



City of Independence

Regular Meeting Agenda

City Council

Tuesday, June 23, 2026 @ 6:30 PM

Civic Center - Council Chambers

(see agenda footer for meeting attendance information)

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- 1. Call to Order**
 - 2. Roll Call**
 - 3. Minutes**
 - 3.1. Regular Meeting 06/09/2026
 - 3.2. Work Session Minutes 06/09/2026
 - 4. Visitors/Public Comment**
 - 5. Reports/Presentations**
 - 5.1. Mayor
 - 5.2. City Manager
 - 6. Unfinished Business**
 - 6.1. 2nd Reading: Proposed Ordinance # 1639, An Ordinance Adopting Independence Municipal Code (IMC) Chapter 2, Administration, Article VIII, Service Fees; and Amending IMC 34-400, Utility Service Biling (West)
 - 7. New Business**
 - 7.1. Proposed Resolution # 26-1657: A Resolution Classifying Certain Fees and Charges as Not Subject to the Limitations of Article XI, Section 11b of the Oregon Constitution (Measure 5) (West)
 - 7.2. Public Hearing: To Consider renaming "Madrona Street E." in Independence to "I Street" (Evander)
 - 7.3. Proposed Ordinance # 1640: To Consider renaming "Madrona Street E." in Independence to "I Street" (Evander)
 - 7.4. Executive Session, 3rd Floor Conference Room
Pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.
 - 7.5. Potential Action from Executive Session: Real Estate Negotiation (West)
 - 7.6. Public Hearing: CDBG Grant Funding (Irvine)
 - 7.7. Proposed Resolution # 26-1655: Budget Adjustment (Carey)
 - 7.8. Public Hearing: Proposed Resolution # 26-1658: Supplemental Budget (Carey)

8. Council Announcements

9. General Information

9.1. Management Team Notes

9.2. Miscellaneous Correspondence. Any communications received after publication of the agenda packet, but before 3:00 pm the date of the meeting, will be provided to Council at the meeting and will become a part of the official record

9.3. Pending Agenda Calendar

10. Adjournment

Note: An Independence Urban Renewal Agency meeting will follow immediately after adjournment of this meeting.

Meeting Attendance Information:

The City Council will hold this meeting in-person in City Hall Council Chambers, via video conference (Zoom) or by phone. Meetings are also live-streamed on the City's YouTube channel at: <https://www.youtube.com/c/CityofIndependenceOR>.

- To attend in person, the City Hall address is 555 S. Main St.
- For Zoom login
visit: <https://us06web.zoom.us/j/89048197629?pwd=S5ZThwRoRjJLrIYmjTFyYGRHOwohwJ.1>
- To participate in the meeting **by phone**, dial **US: +1-253-215-8782** and enter **Webinar ID: 890 4819 7629** and **Passcode: 473729**

Written comments are also welcome and may be delivered to City Hall or emailed to CouncilComments@ci.independence.or.us no later than 4:00 pm the day of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.



City of Independence Minutes

City Council Meeting
Tuesday, June 9, 2026

1. **Call to Order.** Mayor Schwarzler called the meeting to order at 6:30 pm.

2. **Roll Call.** Mayor Schwarzler present.

Present: Councilor Evan Sorce
Councilor Dawn Roden
Councilor Bill Boisvert
Councilor/Council President Kathy Martin-Willis
Councilor Marilyn Morton
Councilor Shannon Corr

Absent:

City Staff Present: Kenna West, City Manager
Amanda Carey, Finance Director
Gerald Fisher, Public Works Director
Amanda Christensen, HR Director
Jason Kistler, IT Director
Lyle Gilbert, Police Lieutenant
Truman Stone, City Attorney

3. **Minutes.**

3.1. **Regular Meeting 05/12/2026.**

Action:

Councilor Corr moved to approve the minutes from the 5/12/2026 meeting; Councilor Morton seconded. Discussion: Councilor Roden clarified that she had contacted the Oregon Government Ethics Commission regarding Budget Committee Member Nathan Christensen to seek guidance on an issue. She did not realize her inquiry would trigger a formal investigation, which ultimately concluded quickly. Councilor Roden apologized for not explaining the situation clearly at the previous meeting and stated that her intent was simply to obtain clarification on the matter.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

4. **Visitors/Public Comment.**

- Erin McIntosh, Independence, OR: Opposed the proposed fee to fund parks, the museum, and the library through water bills, arguing that voters had already rejected a levy for those services. While expressing strong support for parks and recreation, they viewed the fee as an inappropriate attempt to circumvent the voters' decision.
- Scott Dannen, Independence, OR: Raised concerns about a large structure constructed at Richmond Court that was reportedly intended for use as a hair salon in a residential neighborhood. The resident requested that the City ensure all applicable land use, building, and business permitting requirements are followed, citing concerns about the structure's size, location, and impacts on neighboring property's privacy.

5. Reports/Presentations.

5.1. Mayor.

- Recognized PW Director Fisher's last council meeting. Thanked him for all the work he had done.
- Also recognized that the Central Panthers are the 5A state baseball champions.
- Vote for student athlete Joe Mendezona who is nominated for the Sports Illustrated National High School Boys Athlete of the Week.
- Congrats to graduates at all levels; Littles to middle school to high school to college. Western Oregon University graduation is this Saturday.

5.2. Council Liaison Reports.

5.2.1. Traffic Safety Commission: Councilor Roden.

- Last meeting was on February 18. Nothing to add today.

5.2.2. Historic Preservation Commission: Councilor Morton.

- Councilor Morton said she gave a report on this at the last meeting.

5.2.3. Planning Commission: Councilor Martin-Willis.

- Councilor Martin-Willis and Councilor Corr are switching liaison roles. Councilor Corr will give the next planning commission update.

5.3. City Manager.

- Ceded time due to long agenda

6. Unfinished Business. None.

7. New Business.

7.1. **Liquor License Application, Change of Ownership: JimmyZ Independence Gas & Mini Mart (Gilbert).**

Lieutenant Gilbert presented information about a change of ownership for the liquor license for JimmyZ Independence Gas and Mini-Mart. Based on his investigation, Lt. Gilbert recommended approval.

Action:

Councilor Roden moved to recommend approval of the above liquor license request; Councilor Sorce seconded. Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

7.2. **Public Hearing: Adopting an Updated System Development Charge Methodology and Fees for Parks System (Fisher).**

Mayor Kate Schwarzler read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None
- Public Hearing opened at 6:41 pm by Mayor Schwarzler.
- Staff Report as submitted in the agenda packet was reviewed by PW Director Fisher and a presentation by consultant Steve Donovan. This is a proposed update to the park system development charge (SDC) methodology, with Steve Donovan presenting two options: a full allocation approach (Option 1) that would significantly increase fees, and a recommended approach (Option 2) that would maintain current fees while seeking additional funding sources for park development.
- Discussion: Councilors discussed the options and a potential 3rd option where multifamily units get charged more than single-family homes.
- Further questions from the Council. None.
- Objections or testimony received: Homebuilders Association sent in a letter of support for option 2.
- Public Testimony: None.
- Discussion: Staff Response to testimony-None.
- Hearing closed at 6:53 PM.

7.3. **Proposed Resolution #26-1651: A Resolution Adopting an Updated System Development Charge Methodology and Fees for Parks System (Fisher).**

PW Director Fisher explained that this resolution was to adopt the Updated System Development charge methodology and fees for the Parks System that was discussed during the public hearing.

Action:

Councilor/Council President Martin-Willis moved to approve the Parks SDC methodology report option 2 and to adopt Resolution 26-1651; Councilor Sorce seconded. Discussion: Councilor Roden does not support this because she doesn't want to raise fees. Councilor Sorce supports option 2 as the

homebuilders also support it.

Roll call vote. Motion 5-1-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: Dawn Roden

Abstentions: None

7.4. **Proposed Ordinance #1635: An Ordinance Amending the Independence Municipal Code (IMC), Chapter 26, Streets, Sidewalks and Public Places (Fisher).**

PW Director Fisher presented an update to IMC Chapter 26 based on input from prior work sessions, and review by the city attorney.

Action:

Councilor Boisvert moved to read the proposed Ordinance # 1635 for the first time by title only; Councilor/Council President Martin-Willis seconded.

Discussion: None

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

2nd Motion: Councilor Roden moved to read the proposed Ordinance # 1635 for the second time by title only; Councilor Sorce seconded. Discussion:None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

CM West called for a brief recess to consult with the legal council. After the recess, CM West explained that the wording for the motion in the packet was incorrect. Truman Stone explained what to do to fix the error. Council needs to have someone move to reconsider the prior motion, second that and vote. Then move to amend the motion by restating the correct motion.

Action:

Councilor Martin-Willis moved to reconsider the prior motion; Councilor Corr seconded. Discussion: None

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Action:

Councilor Boisvert moved to read the proposed Ordinance # 1635 in full as the text is contained in the Council packet for the first time; Councilor/Council President Martin-Willis seconded. Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

2nd Motion: Councilor Roden moved to read the proposed Ordinance # 1635 for the second time by title only; Councilor Sorce seconded. Discussion: None. Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

3rd Motion: Councilor Morton moved to adopt the proposed Ordinance # 1635; Councilor Corr seconded. Discussion:None. Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Ordinance 1635 passed.

7.5. **Proposed Ordinance #1636: An Ordinance Amending the Independence Municipal Code (IMC), Chapter 32 Traffic and Vehicles (Fisher).**

PW Director Fisher explained that his is an IMC update to Chapter 32.

Action:

Councilor Roden moved to read the proposed Ordinance # 1636 in full as the text is contained in the Council packet for the first time; Councilor Boisvert seconded. Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

2nd Motion: Councilor Sorce moved to read the proposed Ordinance # 1636 for the second time by title only; Councilor Morton seconded. Discussion: None. Director Christensen read the title of the proposed ordinance.

Action:

3rd Motion: Councilor Morton moved to adopt the proposed Ordinance # 1636; Councilor Sorce seconded. Discussion:None. Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Ordinance 1636 passed.

7.6. **Proposed Ordinance #1637: An Ordinance Amending the Independence**

Municipal Code (IMC), Chapter 34 Utilities (Fisher).

PD Director Fisher explained that this updates IMC chapter 34.

Action:

Councilor Corr moved to read the proposed Ordinance # 1637 in full as the text is contained in the Council packet for the first time; Councilor Morton seconded.

Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Director Christensen read the title of the proposed ordinance.

Action:

2nd Motion: Councilor Roden moved to read the proposed Ordinance # 1637 for the second time by title only; Councilor Sorce seconded. Discussion:None.

Director Christesen read the title of the proposed ordinance.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Action:

3rd Motion: Councilor Morton moved to adopt the proposed Ordinance # 1637; Councilor Sorce seconded. Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

Ordinance 1637 passed.

7.7. Proposed Resolution #26-1654: Adopts 2026-27 Budget (Carey).

Director Carey explained the process of getting to this point to adopt the fiscal year 2026-27 budget. The city held a training session and 3 budget meetings with presentations by city staff and input from the community during public comment. This budget includes implementing fees to support essential community services like the library, museum, and parks on the utility bill. The Mayor explained how we go to this point and thanked staff, community and budget committee members for their work and input on this version of the budget.

Action:

Councilor Corr moved to approve Resolution No. 26-1654, a resolution adopting the City of Independence budget for fiscal year 2026-27 in the sum of \$51,892,822; to approve appropriations in the amount of \$51,793,807; to impose the ad valorem property taxes for 2026-27 at the full permanent rate of 4.5897 per \$1,000 of assessed value and in the amount of \$400,341 for debt service of the general obligation bonds; and to categorize the taxes.; Councilor Morton seconded. Discussion: Councilor Roden opposed the budget, adding that the fees should not be added without public vote, while other councilors defended the new approach as a necessary alternative to the previously

defeated levy. Councilor Sorce emphasized that this represents a different proposal from the original levy and is intended as a "life support" measure to maintain critical services while the city seeks long-term solutions through commercial and industrial expansion. Councilor Morton agrees that this is a more fair distribution of the fees and appreciates the hard work that the budget committee did.

Roll call vote. Motion 5-1-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: Dawn Roden

Abstentions: None

7.8. **Proposed Resolution #26-1653: Elects State Revenue Sharing 2026-27 (Carey).**

Action:

Councilor Morton moved to approve Resolution No. 26-1653, a resolution to elect to receive state revenues for fiscal year 2026-27; Councilor/Council President Martin-Willis seconded. Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

7.9. **Proposed Ordinance # 1639: An Ordinance Adopting Independence Municipal Code (IMC) Chapter 2, Administration, Article VIII, Service Fees; and Amending IMC 34-400, Utility Service Billing (West)**

• **Public Comment**

CM West discussed a proposed community services and parks fee of \$19.65 per month, with \$11.50 for community services and \$8.15 for parks, which would represent a \$12.65 monthly increase after reducing the public safety fee from \$17 to \$10. The council reviewed how other cities have implemented similar fees and discussed the structural deficit in the general fund that this fee aims to address. Councilors discussed that this fee is similar to fees other cities have implemented. Discussion occurred regarding the possibility of reducing water and sewer rates. Staff explained that utility rates are reviewed annually and noted that rate reductions could be considered in the future as existing debt obligations are paid down and financial conditions improve.

Action:

Councilor Boisvert moved to read the proposed Ordinance 1639 in full as the text is contained in the Council packet for the first time; Councilor/Council President Martin-Willis seconded. Discussion: None.

Roll call vote. Motion 5-1-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: Dawn Roden

Abstentions: None

Director Christenen read the ordinance by title.

The motion passed but not unanimously, so it will come back for a second reading at the next council meeting.

7.10. **Proposed Resolution # 26-1656: A Resolution Setting the Community Services and Parks Fees (West).**

CM West presented information on Resolution 26-1656 setting the Community Services and Parks fees. This resolution sets the amount with an annual CPI-U adjustment in January 2028. Councilor Roden had a question about when the fee would start for residents, which is July 2026, but the CPI-U adjustment wouldn't happen until January 2028. Councilor Sorce asked that staff bring this back to council for an update before the CPI-U adjustment goes into effect. CM West will schedule this for November 2027.

Action:

Councilor Corr moved to adopt Resolution 26-1656, A Resolution setting a Community Services and Parks Fee.; Councilor Morton seconded. Discussion: None.

7.11. **Proposed Resolution # 26-1657: A Resolution Classifying Certain Fees and Charges as Not Subject to the Limitations of Article XI, Section 11b of the Oregon Constitution (Measure 5) (West).**

The Mayor explained that since Ordinance 1639 did not pass at this meeting, Resolution 26–1657 needs to be postponed to the next meeting as well.

Action:

Councilor/Council President Martin-Willis moved to reschedule resolution # 26-1657 to the June 23 city council meeting; Councilor Morton seconded.

Discussion: None.

Roll call vote. Motion 6-0-0

Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None

Abstentions: None

8. **Council Announcements.**

- Councilor Sorce: MINET Update- Budget adopted, debt payments scheduled. Reminder for WOU Graduation this weekend.
- Councilor Roden: read a prepared statement expressing concerns that aspects of her personal life and family circumstances had been discussed and monitored outside of official government matters, causing distress and raising privacy and safety concerns. She requested that public discourse remain focused on policy and governance issues and urged that appropriate boundaries be maintained between public responsibilities and the private lives of elected officials and their families.
- Councilor Corr: Wished everyone a Happy Pride month. Credited Monmouth for putting on a great Pride event last weekend. Announced that Summer Reading at the library starts June 15. It's time for the Council reading challenge. This will go from June 15 to August 13.
- Councilor Morton: Last day of school event on June 16 at Riverview Park. Everything is free for kids.

- Councilor Boisvert: Tickets for Indy Days and volunteer sign-ups are available on their website at friendsofcommunityparks.org.

9. **General Information.** Items submitted here in the packet are for information only; no action was required by city council.

9.1. **Management Team Notes.**

9.2. **Miscellaneous Correspondence.** Any communications received after publication of the agenda packet, but before 3:00 pm the date of the meeting, will be provided to Council at the meeting and will become a part of the official record.

9.3. **Pending Agenda Calendar.**

10. **Adjournment.** Mayor Schwarzler adjourned the meeting at 8:20 pm.

MAYOR KATE SCHWARZLER

ATTEST:

Myra Russell, City Recorder



City of Independence Minutes

City Council Work Session
Tuesday, June 9, 2026

1. **Call to Order.** Mayor Schwarzler called the work session to order at 5:32 pm.

2. **Roll Call.** Mayor Schwarzler present.

Present: Councilor Evan Sorce
Councilor Dawn Roden
Councilor Bill Boisvert
Councilor/Council President Kathy Martin-Willis
Councilor Marilyn Morton
Councilor Shannon Corr

Absent:

City Staff Present: Kenna West, City Manager
Amanda Carey, Finance Director
Amanda Christensen, HR Director
Jason Kistler, IT Director

3. **Reports/Presentations.**

3.1. **Finance and Bond Review (Carey).**

The City Council held a work session to review the City's 2026 bond credit rating assessment conducted by S&P Global, with Finance Director Carey presenting the findings. Carey explained that S&P initiated the review in 2026, marking the first comprehensive evaluation since 2020. She outlined the agency's rating methodology, noting that the City currently holds an investment-grade A rating.

The presentation reviewed the key factors S&P considers when evaluating creditworthiness, including the local economy, governance and regulatory environment, institutional framework, financial performance, management practices, and debt obligations. The primary purpose of the session was to examine past credit rating reports and identify recurring concerns and opportunities for improvement.

S&P's review highlighted positive changes, including disentangling interfund dependencies and improving transparency, but identified ongoing weaknesses in reserves, debt burden, and urban renewal fund performance. The report indicated that the City's financial recovery remains incomplete and highlighted a one-in-three likelihood that the Fiscal Year 2025 recovery plan may not be fully implemented. Council also examined historical rating reports dating back to 2010, which revealed longstanding financial challenges, including structural

budget imbalances, complex interfund dependencies, and weakened General Fund reserves. Many of these concerns were linked to the underperformance of the Urban Renewal Agency (URA) and ongoing reliance on interconnected fund structures.

4. **Adjournment.** Mayor Schwarzler adjourned the work session at 6:16 pm.

MAYOR KATE SCHWARZLER

ATTEST:

Myra Russell, City Recorder

Agenda Item 6.1

2nd Reading: Proposed Ordinance # 1639, An Ordinance Adopting Independence Municipal Code (IMC) Chapter 2, Administration, Article VIII, Service Fees; and Amending IMC 34-400, Utility Service Biling (West)



CITY OF INDEPENDENCE MEMORANDUM

TO: Mayor and City Council
FROM: City Manager Kenna West
MEETING DATE: June 23, 2026
SUBJECT: Ordinance No. 1639, An Ordinance
Adopting IMC Chapter 2, Administration,
Article VIII, Service Fees; and Amending
IMC 34-400, Utility Service Billing –
Second Reading

☐ Information Only

☒ Action Requested

Statement of Issue: Potential Adoption of Ordinance No. 1639, an Ordinance adopting IMC Chapter 2, Administration, Article VIII, Service Fees; and Amending IMC 34-400, Utility Service Billing.

Background: The adoption of Measures 5 and 50 nearly thirty years ago significantly changed the property tax system in Oregon and limited the growth of property tax revenues available to cities. Over time, many municipalities implemented service fees and other revenue mechanisms to offset these constraints and maintain essential services. The City of Independence did not adopt comparable fees. Instead, the City relied on transfers from the Water, Sewer, and Street Funds through non-calculated line-item allocations and interfund loans to support General Fund operations.

In Fiscal Year 2022-2023, then Interim City Manager Police Chief Bob Mason reviewed the City's financial practices and consulted with other experienced city managers in the region regarding industry standards. Based on that review, he determined that the non-calculated transfers from Water, Sewer, and Street funds were not consistent with best practices and initiated a phased reduction, eliminating one-half of those allocations in Fiscal Year 2022-2023.

In Fiscal Year 2023-2024, City Manager Kenna West assumed responsibility for the budget process and appointed Chief Mason as Budget Officer. During that budget cycle, the City completed the transition to best practices by eliminating the remaining non-calculated allocations from the Water, Sewer, and Street Funds. In addition, the City

Council provided direction that interfund loans should not be used except in emergency circumstances. That policy has been implemented as directed.

These changes produced two significant outcomes. First, utility rate revenues remained within the Water and Sewer Funds, allowing those revenues to be used for their intended purposes, including critical infrastructure maintenance and capital improvements. As a result, numerous water and sewer maintenance and improvement projects have been undertaken and completed for the benefit of the community.

Second, the elimination of these transfers revealed a longstanding structural deficit within the General Fund that had previously been masked by the movement of Water, Sewer, and Street Fund revenues. Departments funded entirely through the General Fund including Police, Library, Museum, and Parks were particularly affected.

In Fiscal Year 2024-2025, the City retained Merina & Company to provide contract Finance Director services. Rob Moody, a Certified Public Accountant, auditor, and finance director with more than thirty years of municipal finance experience, was engaged to evaluate the City's financial condition and provide recommendations. Mr. Moody confirmed that eliminating the non-calculated transfers was necessary and consistent with sound financial practices. He further advised that maintaining General Fund operations would require a combination of short-term measures, including a one-time reduction in contingency, the implementation of a public safety fee, and additional long-term actions.

In Fiscal Year 2025-2026, under Mr. Moody's financial leadership, the City implemented several temporary measures, including the sale of City-owned real property and continued reductions in services. Mr. Moody advised that while these actions could provide short-term relief, they did not address the underlying structural deficit and that additional action would be necessary, either through service reductions or the establishment of new revenue sources.

In 2025, the City received a U.S. Department of Housing and Urban Development (HUD) Technical Assistance Grant to conduct an independent evaluation of its financial condition. The assessment was led by Dave Waffle and Bill Peterson of Jensen Strategies, who collectively possess more than eighty-five years of municipal management experience as city managers and finance professionals.

The resulting report concluded that the City was facing multiple financial challenges, including declining General Fund balances and an underperforming Urban Renewal Agency (URA) carrying substantial debt obligations that originated more than a decade ago. The report further noted that the City had historically addressed financial pressures through transfers and borrowing from other funds, including utility funds, to support

General Fund and Urban Renewal operations. The consultants concluded that long-term financial sustainability would require expansion of the City's commercial and industrial tax base rather than continued reliance primarily on residential growth. As stated in the report, "expanding commercial and industrial development rather than relying only on housing growth is essential to increasing the City's ability to fund essential services." The report further noted that business and industrial investments increase the tax base, create jobs, and help stabilize City finances over the long term. As part of its recommendations, the report advised the City to consider additional fees.

During Fiscal Year 2025-2026, Mayor Schwarzler convened an Ad Hoc Committee consisting of community members to evaluate the long-term sustainability of City services. The committee met multiple times, reviewed the City's financial information, evaluated potential options, and examined approaches used by other jurisdictions facing similar challenges.

Following its review, the committee recommended implementation of a fee at a reduced level from a previously proposed levy as "life support" to help sustain community services and parks. The City Council subsequently directed that the proposed fee be incorporated into the budget process to allow review and input from the Budget Committee and community members. To encourage additional public participation, the Budget Committee process was modified to allow public comment at every meeting rather than only at the initial meeting.

After hearing public testimony and staff reports and thoroughly reviewing and discussing the proposed budget, the Budget Committee approved a budget that included implementation of the proposed Community Services and Parks Fee.

On June 9, 2026 this matter was considered by the City Council and a first reading of the Ordinance was completed. Because the decision was not unanimous the matter must now come back before the Council for discussion and if appropriate a second reading.

Discussion: The proposed Community Services and Parks Fee is intended to address a longstanding structural deficit within the General Fund that became fully visible after the City transitioned away from historical funding practices that relied on non-calculated line-item allocation transfers from Water, Sewer, and Street funds and interfund loans.

Based upon expert advice, over the past several years, the City has implemented a series of financial reforms designed to align budgeting and accounting practices with municipal finance best practices. These reforms included eliminating non-calculated line-item transfers from utility funds, limiting the use of interfund loans, retaining water and sewer rates paid by the community for utility infrastructure needs, reducing expenditures,

selling real property, and identifying operational efficiencies. While these actions improved financial transparency and strengthened Water and Sewer Fund operations, they also highlighted the extent to which General Fund services had previously relied on Water, Sewer, and Street revenue sources not intended to support those functions.

The City has obtained independent financial evaluations from both its previous highly experienced contract Finance Director and the equally highly experienced HUD-funded technical assistance team from Jensen Strategies. Both reviews concluded that the City faces a structural General Fund challenge that cannot be resolved through temporary measures alone. Both reviews identified the need for either additional ongoing revenue, additional service reductions to include elimination of some community services completely, or some combination of the two.

None of the independent financial professionals retained by the City have recommended returning to the historical practice of using non-calculated transfers from utility funds or routine interfund loans to support General Fund operations.

The services most affected by the General Fund shortfall are those funded entirely through General Fund revenues, including parks, library services, and museum operations. These services provide direct benefits to residents and contribute to quality of life, recreation, education, and cultural preservation.

The proposed fee is intended to provide a dedicated and predictable revenue source to support these community services until one or more of the following occurs: alternative funding sources are identified, the General Fund's existing debt obligations are substantially reduced, or the Urban Renewal Agency is able to generate sufficient revenue to begin repaying the substantial outstanding debt to the General Fund. This debt originated more than a decade ago and the URA has not generated sufficient revenues to make the repayments as originally scheduled.

The changes made to the financial practices and the proposed fee approach are consistent with recommendations from independent financial experts

Recommended/Suggested Motions:

1st MOTION: "I move to read the proposed Ordinance No. 1639 for the second time by title only."

Should the motion pass, a second motion would be in order.

3rd MOTION: "I move to adopt the proposed Ordinance No. 1639"

Attachments:

- A. Ordinance No. 1639, with Exhibits.

Memo prepared by: Kenna West, City Manager

**BEFORE THE CITY COUNCIL OF THE CITY OF INDEPENDENCE
STATE OF OREGON, COUNTY OF POLK**

An Ordinance Adopting Independence	]
Municipal Code (IMC) Chapter 2,	]
Administration, Article VIII, Service Fees;	]
and Amending IMC 34-400,	]
Utility service billing	]

ORDINANCE NO. 1639

WHEREAS, the City of Independence (City) seeks to establish dedicated and sustainable funding sources to support community services and parks; **AND**

WHEREAS, the City has been operating community services and parks at reduced staffing levels due to limited General Fund capacity and, without additional dedicated revenue, further reductions in services would be required which could include closure of these services and facilities; **AND**

WHEREAS, an Ad Hoc Committee comprised solely of community members, and no elected officials, reviewed available funding options and recommended service fees to the City Council as the preferred mechanism to fund Community Services and Parks; **AND**

WHEREAS, service fees to support Community Services and Parks were considered during the FY 2026-27 budget process by the Budget Committee, which received public testimony and subsequently recommended a budget that included service fees to support Community Services and Parks; **AND**

WHEREAS, after receiving recommendations from the Ad Hoc Committee and Budget Committee, considering public testimony received during the budget process, and reviewing other available funding options, the City Council finds that fees are the best mechanism to provide more stable and sustainable funding sources for ongoing operations, programming, staffing, and maintenance and facilities needs of the City's Community Services and Parks departments; **AND**

WHEREAS, in contrast with other funding options, the City Council finds that charging the proposed fees to all developed properties will ensure reliable and equitable sources of funding to address the public need for continued services; **AND**

WHEREAS, the City Council finds that assessing the fees on each developed unit of property within the City is the most equitable and fairest way to spread the fees and also constitutes a reasonably accurate measure for the services provided throughout the City; **AND**

WHEREAS, the City considered the proposed adoption of Article VIII, Service Fees, in the form attached as Exhibit A, at a public meeting held on June 9 where public input was solicited; **AND**

WHEREAS, to facilitate collection of the fees as proposed by Chapter 2, Administration, Article VIII, Service Fees, the City must amend its utility service billing provisions in IMC 34-400; **AND**

NOW THEREFORE, THE CITY OF INDEPENDENCE DOES ORDAIN AS FOLLOWS:

Section 1. Adoption. IMC Article VIII, Service Fees, as set forth and attached hereto as Exhibit A, is hereby adopted into IMC Chapter 2, Administration.

Section 2. Amendment. IMC 34-400 governing Utility Billing is hereby amended to read as follows:

"Sec. 34-400. – Utility service billing.

Billings for water, stormwater, sewer utility services, and service fees under Chapter 2, Article VIII shall be combined into one bill and shall be made monthly. Bills are due and payable on demand and will become delinquent if not paid within 15 days after they become due and payable. The city will apply amounts received from customers first to stormwater charges, then Chapter 2, Article VIII service fees, then sewer charges, then to late charges, if any, and then to water charges.

Section 3. Continued Effect. All unamended provisions of Independence Municipal Code shall remain unchanged and in full force and effect.

Section 4. Severability. The sections, subsections, paragraphs and clauses of this ordinance and the attached Code provisions are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

Section 5. Codification. Provisions of this Ordinance shall be incorporated into the City Code, and the words "ordinance" or "section" may be changed to "code," "article," "chapter," "division," or another word, and the sections of this Ordinance may be renumbered or re-lettered, provided however, that any recital clause and boilerplate provisions of this Ordinance (i.e., Section Nos. 3 through 6) need not be codified, and the City Recorder is authorized to correct any cross-references and any typographical errors.

Section 6. Effective Date. This ordinance will take effect thirty (30) days after the date of passage by the Council and signature by the Mayor.

First Reading to the Council, this 9th day of June, 2026

Second Reading to the Council, this __ day of _____, 2026

Adopted, this __ day of _____, 2026

Signed by the Mayor, this __ day of _____, 2026

KATE SCHWARZLER, MAYOR

ATTEST:

Myra Russell, City Recorder

ARTICLE VIII – SERVICE FEES

DIVISION 1. GENERALLY

Sec. 2-469. - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A. “Developed Property” means a parcel of real property, or portion thereof, on which an improvement exists or has been constructed. Improvements on developed property include but are not limited to buildings, parking lots, landscaping and outside storage. A property is not developed if it is real property upon which no improvements exist or no improvements have been constructed. A presumption exists that a property is developed property under this chapter when a property receives water service, receives sewer service, is under lease, is issued a building permit, or receives an occupancy permit. Thereafter, to avoid a service fee, the person responsible for the property shall have the burden to show that the property is not a developed property.

B. “Person” means a natural person, unincorporated association, tenancy in common, partnership, corporation, limited liability company, cooperative, trust, or other entity in law or in fact.

C. “Person Responsible” means the occupant, lessee, tenant, contract purchaser, owner, agent or other person having possession of property, or, if no person is in possession, then the person in control of the use of the property, or in control of the supervision of development on the property. A presumption exists that the person responsible is the person or persons who, by occupancy or contractual arrangement, are responsible to pay for utility services provided to a unit.

D. “Service Fee,” means a fee imposed in this Article VIII to support one or more specific City provided public services.

E. “Unit” means any residential or non-residential structure or any portion of any structure occupied for residential, commercial, industrial, or other purposes. For example, in a multi-family residential development, each dwelling unit shall be considered a separate unit, and each retail outlet in a multi-tenant retail building shall be considered a separate unit. A unit may include more than one structure if all structures are part of the same dwelling unit or commercial or industrial operation. For example, an industrial site with several structures that form an integrated manufacturing process operated by a single manufacturer constitutes one unit.

For purposes of non-residential structures, a unit includes but is not limited to a structure which provides accommodation for one or more businesses or tenants, with each distinct portion of the structure or tenancy considered a separate unit. A business that leases storage space does not create separate units for each storage space so long as the lease does not provide for general public access to the storage space from which the lessee runs a business. A business that provides long-term assisted living care, including but not limited to

a long-term care facility, but that does not provide full individualized living facilities for each dwelling space is a single unit, not separate units. Separate transient lodging rooms are not separate units.

For purposes of residential structures, a unit is each portion of developed property primarily used for personal domestic use or accommodation which provides complete individual living facilities for one or more persons, including but not limited to permanent provisions for living, sleeping, and sanitation. An accessory dwelling unit is a separate unit. Each individual dwelling unit within a multifamily residential property, condominium, or mobile home park is a separate unit. A home business within a residential structure is not a separate unit.

Sec. 2-470. - Administration of Service Fees.

Except as otherwise provided in this chapter, the City Manager shall be responsible for the administration of this chapter, including the development of administrative procedures for implementation of this chapter. References to the City Manager in this chapter mean the City Manager, or the City Manager's designee.

Sec. 2-471. - Service Fees.

A. Service Fees shall be assessed to each unit of developed property. Service Fees shall be paid by the person responsible for each unit of developed property. Unless another person responsible for the unit of developed property has agreed in writing to pay Service Fees and a copy of that writing is filed with the city, the person receiving the city's utility bill is responsible for paying Service Fees. If there is no water service to the developed unit of property or if water service is discontinued, the Service Fees shall be paid by the person responsible for the property regardless of occupancy.

B. The obligation to pay Service Fees exists when a person uses or otherwise benefits from public services. It is presumed that public services are used, and that a benefit arises, whenever a property is a developed property. Undeveloped properties within the city are not subject to the Service Fees.

Sec. 2-472. - Service Fee Billing.

A. Service Fees shall be charged to the person responsible for each unit of developed property at the rates established by city council resolution. The fee resolution may also direct that the adopted fee shall increase annually based upon the West Region CPI-U (Consumer Price Index for All Urban Consumers).

B. The city shall bill the Service Fees in the same manner and at the same times as it bills for other utility services, and shall combine the Service Fees bill with the utility bill for each unit of developed property.

C. Billings may be prorated in accordance with procedures established by the City Manager.

D. All revenue collected from the Service Fee shall be used solely for costs associated with the City department or City service for which such fee was established.

Sec. 2-473. - Service Fee Delinquency.

A. Service Fee delinquency will be determined as for other utility accounts under IMC Chapter 34. A delinquent fee, if any, in an amount established by resolution of the city council, shall be added to all delinquent accounts.

B. The City Manager is authorized to determine what constitutes a de minimis account balance and to waive associated delinquency fees and penalties.

C. A Service Fee shall not be treated as part of a utility bill for purposes of establishing a lien against a property under IMC 34-406. No lien will attach to property in the event of nonpayment of a Service Fee.

Sec. 2-474. - Appeal.

A. The City Manager shall have the initial authority and responsibility to interpret all terms, provisions and requirements of this Article and to determine the appropriate charges thereunder. A person responsible may request reconsideration of the determination of the amount of the fee related to a unit controlled by the person responsible by submission of a written application to the City Manager. The application shall be supported with sufficient factual details to enable the City Manager to render a decision.

B. Within thirty (30) days of the submission of a complete application requesting reconsideration of the amount of the Service Fee to be charged to a person responsible, the City Manager shall render a decision on the application. The decision shall be written and shall include findings of fact and conclusions for the particular aspects of the decision. A copy of the decision shall be mailed to the person submitting the application.

C. The person responsible receiving a decision from the City Manager may appeal the City Manager's determination to the city council. The notice of appeal must be in writing, filed in the office of the City Recorder within twelve (12) days of the date of the City Manager's determination, include an appeal fee in an amount of set by Council resolution, and must provide the following information:

1. The name and address of the appellant.
2. The address of the affected premises.
3. The nature of the determination being appealed.
4. The reason the determination is incorrect.
5. An explanation of the correct determination on appeal.

A person responsible who fails to file such a statement within the time permitted or fails to include any of the elements of an appeal listed above, waives objections to the City

Manager's determination and the appeal shall be dismissed. If notice of appeal is properly filed, except in an emergency, the City shall take no enforcement action regarding the failure of the person responsible to pay the Service Fee until the city council renders a final determination on the appeal.

D. At its next available meeting, the city council shall hear and determine the appeal on the basis of the written statement and such additional evidence as the city council deems appropriate. The appellant shall be allowed at least seven (7) days' written notice of the hearing on appeal. At the hearing, the appellant may present testimony, oral argument personally or by counsel, and additional evidence. The rules of evidence as used by courts of law do not apply. Factors for the city council to take into consideration include but are not limited to: availability of more accurate information; equity relative to billing classifications assigned to other developments of a similar nature; changed circumstances; and situations uniquely affecting the party filing the appeal.

E. The decision of the city council shall be in writing and shall contain findings of fact that substantiate the city council's decision. The decision shall be mailed to the appellant within ten (10) days of the completion of the appeal hearing. The decision of the city council shall be final. If the appeal is successful, the appeal fee will be refunded and any refund of the Service Fee will be limited to any overpayment, retroactive to no more than twelve months prior to the filing date of the appeal.

Sec. 2-475. - Penalty.

In addition to other lawful enforcement procedures, a violation of any provision of this chapter is a civil infraction with a maximum civil penalty of one hundred dollars (\$100.) Each day on which a violation occurs or continues is a separate civil infraction.

DIVISION II – COMMUNITY SERVICES AND PARKS FEE

Sec. 2-476. - Purpose.

The principal purpose of the Community Services and Parks fee adopted under this chapter is to promote the health, safety, and welfare of the residents and businesses of the city. The city council finds that a stable, well-funded program for community services and parks provides substantial economic, recreational, and social benefits. It is the intent of this chapter to establish a dedicated revenue source, used exclusively to fund City Community Services and Parks departments, to support the provision, maintenance, and improvement of these services and facilities within the city, including but not limited to Community Services and Parks operations, staffing, facilities, equipment, and capital needs.

Sec. 2-477. – Definitions

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- A. "Community Services" means City-provided programs, facilities, and activities that support the cultural, educational, recreational, and social well-being of residents through the City's library and museum and associated community events.
- B. "Parks" means City-provided programs, facilities, and activities that support the cultural, educational, recreational, and social well-being of residents through the City's parks and recreation programs.

Sec. 2-478. – Community Services and Parks Fee Imposed.

- A. A Community Services and Parks fee is hereby established for each unit of developed property within the city.
- B. The amount of the Community Services and Parks fee shall be set by council resolution, taking into account desired community services and parks funding levels and the associated costs of providing those service levels.

Sec. 2-479. – Dedication of Funds.

All collected Community Services and Parks fee revenues shall be identified separately within the City's Community Services Department budget and the Parks Department budget and shall only be used for the purposes stated within this chapter.

Agenda Item 7.1

Proposed Resolution # 26-1657: A Resolution
Classifying Certain Fees and Charges as Not Subject
to the Limitations of Article XI, Section 11b of the
Oregon Constitution (Measure 5) (West)



CITY OF INDEPENDENCE MEMORANDUM

TO: Mayor and City Council
FROM: City Manager Kenna West
MEETING DATE: June 23, 2026
SUBJECT: Resolution 26-1657, A Resolution
Classifying Certain Fees and Charges as
Not Subject to the Limitations of Article
XI, Section 11b of the Oregon
Constitution (Measure 5)

☐ Information Only

☒ Action Requested

Statement of Issue: Potential adoption of Resolution 26-1657, A Resolution Classifying Certain Fees and Charges as Not Subject to the Limitations of Article XI, Section 11b of the Oregon Constitution.

Background: The adoption of Measures 5 and 50 nearly thirty years ago significantly changed the property tax system in Oregon and limited the growth of property tax revenues available to cities. Over time, many municipalities implemented service fees and other revenue mechanisms to offset these constraints and maintain essential services. The City of Independence did not adopt comparable fees. Instead, the City relied on transfers from the Water, Sewer, and Street Funds through non-calculated line-item allocations and interfund loans to support General Fund operations.

In Fiscal Year 2022-2023, then Interim City Manager Police Chief Bob Mason reviewed the City's financial practices and consulted with other experienced city managers in the region regarding industry standards. Based on that review, he determined that the non-calculated transfers from Water, Sewer, and Street funds were not consistent with best practices and initiated a phased reduction, eliminating one-half of those allocations in Fiscal Year 2022-2023.

In Fiscal Year 2023-2024, City Manager Kenna West assumed responsibility for the budget process and appointed Chief Mason as Budget Officer. During that budget cycle, the City completed the transition to best practices by eliminating the remaining non-calculated allocations from the Water, Sewer, and Street Funds. In addition, the City

Council provided direction that interfund loans should not be used except in emergency circumstances. That policy has been implemented as directed.

These changes produced two significant outcomes. First, utility rate revenues remained within the Water and Sewer Funds, allowing those revenues to be used for their intended purposes, including critical infrastructure maintenance and capital improvements. As a result, numerous water and sewer maintenance and improvement projects have been undertaken and completed for the benefit of the community.

Second, the elimination of these transfers revealed a longstanding structural deficit within the General Fund that had previously been masked by the movement of Water, Sewer, and Street Fund revenues. Departments funded entirely through the General Fund including Police, Library, Museum, and Parks were particularly affected.

In Fiscal Year 2024-2025, the City retained Merina & Company to provide contract Finance Director services. Rob Moody, a Certified Public Accountant, auditor, and finance director with more than thirty years of municipal finance experience, was engaged to evaluate the City's financial condition and provide recommendations. Mr. Moody confirmed that eliminating the non-calculated transfers was necessary and consistent with sound financial practices. He further advised that maintaining General Fund operations would require a combination of short-term measures, including a one-time reduction in contingency, the implementation of a public safety fee, and additional long-term actions.

In Fiscal Year 2025-2026, under Mr. Moody's financial leadership, the City implemented several temporary measures, including the sale of City-owned real property and continued reductions in services. Mr. Moody advised that while these actions could provide short-term relief, they did not address the underlying structural deficit and that additional action would be necessary, either through service reductions or the establishment of new revenue sources.

In 2025, the City received a U.S. Department of Housing and Urban Development (HUD) Technical Assistance Grant to conduct an independent evaluation of its financial condition. The assessment was led by Dave Waffle and Bill Peterson of Jensen Strategies, who collectively possess more than eighty-five years of municipal management experience as city managers and finance professionals.

The resulting report concluded that the City was facing multiple financial challenges, including declining General Fund balances and an underperforming Urban Renewal Agency (URA) carrying substantial debt obligations that originated more than a decade ago. The report further noted that the City had historically addressed financial pressures through transfers and borrowing from other funds, including utility funds, to support

General Fund and Urban Renewal operations. The consultants concluded that long-term financial sustainability would require expansion of the City's commercial and industrial tax base rather than continued reliance primarily on residential growth. As stated in the report, "expanding commercial and industrial development rather than relying only on housing growth is essential to increasing the City's ability to fund essential services." The report further noted that business and industrial investments increase the tax base, create jobs, and help stabilize City finances over the long term. As part of its recommendations, the report advised the City to consider additional fees.

During Fiscal Year 2025-2026, Mayor Schwarzler convened an Ad Hoc Committee consisting of community members to evaluate the long-term sustainability of City services. The committee met multiple times, reviewed the City's financial information, evaluated potential options, and examined approaches used by other jurisdictions facing similar challenges.

Following its review, the committee recommended implementation of a fee at a reduced level from a previously proposed levy as "life support" to help sustain community services and parks. The City Council subsequently directed that the proposed fee be incorporated into the budget process to allow review and input from the Budget Committee and community members. To encourage additional public participation, the Budget Committee process was modified to allow public comment at every meeting rather than only at the initial meeting.

After hearing public testimony and staff reports and thoroughly reviewing and discussing the proposed budget, the Budget Committee approved a budget that included implementation of the proposed Community Services and Parks Fee.

At the June 9, 2026 City Council meeting the Council passed Resolution 26-1654 adopting the City's FY 2026-2027 budget which incorporates a Community Services and Parks fee. The City Council then then passed Resolution 26-1656 setting that fee which becomes effective upon adoption of Ordinance No. 1639. Resolution 26-1657 classifying the fee was rescheduled for consideration at the June 23, 2026 Council meeting. Should Ordinance No. 1639 be adopted at the June 23, 2026 City Council meeting then Resolution 26-1657 should be considered.

Discussion: The proposed Community Services and Parks Fee is intended to address a longstanding structural deficit within the General Fund that became fully visible after the City transitioned away from historical funding practices that relied on non-calculated line-item allocation transfers from Water, Sewer, and Street funds and interfund loans.

Based upon expert advice, over the past several years, the City has implemented a series of financial reforms designed to align budgeting and accounting practices with municipal

finance best practices. These reforms included eliminating non-calculated line-item transfers from utility funds, limiting the use of interfund loans, retaining water and sewer rates paid by the community for utility infrastructure needs, reducing expenditures, selling real property, and identifying operational efficiencies. While these actions improved financial transparency and strengthened Water and Sewer Fund operations, they also highlighted the extent to which General Fund services had previously relied on Water, Sewer, and Street revenue sources not intended to support those functions.

The City has obtained independent financial evaluations from both its previous highly experienced contract Finance Director and the equally highly experienced HUD-funded technical assistance team from Jensen Strategies. Both reviews concluded that the City faces a structural General Fund challenge that cannot be resolved through temporary measures alone. Both reviews identified the need for either additional ongoing revenue, additional service reductions to include elimination of some community services completely, or some combination of the two.

None of the independent financial professionals retained by the City have recommended returning to the historical practice of using non-calculated transfers from utility funds or routine interfund loans to support General Fund operations.

The services most affected by the General Fund shortfall are those funded entirely through General Fund revenues, including parks, library services, and museum operations. These services provide direct benefits to residents and contribute to quality of life, recreation, education, and cultural preservation.

The proposed fee is intended to provide a dedicated and predictable revenue source to support these community services until one or more of the following occurs: alternative funding sources are identified, the General Fund's existing debt obligations are substantially reduced, or the Urban Renewal Agency is able to generate sufficient revenue to begin repaying the substantial outstanding debt to the General Fund. This debt originated more than a decade ago and the URA has not generated sufficient revenues to make the repayments as originally scheduled.

The changes made to the financial practices and the proposed fee approach are consistent with recommendations from independent financial experts.

Resolution No. 26-1657 classifies the proposed Community Services and Parks Fee as an incurred charge and thus not subject to the limits of Article XI, Section 11b of the Oregon Constitution and directs the City Recorder to publish appropriate notice.

Recommended/Suggested Motions:

I move to adopt Resolution 26-1657 classifying the Community Services and Parks Fee as an incurred charge and directing the City Recorder to publish appropriate notice.

Attachments:

- A. Resolution 26-1657

Memo prepared by: Kenna West, City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF INDEPENDENCE FOR THE COUNTY OF
POLK, STATE OF OREGON

A Resolution Classifying Certain Fees]
and Charges as Not Subject to the Limitations]
Of Article XI, Section 11b of the]
Oregon Constitution (Measure 5)]

RESOLUTION NO. 26-1657

WHEREAS, Article XI, Section 11b of the Oregon Constitution (Measure 5) imposes limits on only certain types of fees and charges imposed by local governments; **AND**

WHEREAS, ORS 305.583, enacted by the 1990 Legislature to implement Article XI, Section 11b, provides that local governments may adopt resolutions classifying its existing fees and charges as either subject to, or not subject to the limits in Article XI, Section 11b of the Oregon Constitution; **AND**

WHEREAS, if a local government adopts such a classifying resolution, ORS 305.583(8) requires that notice of the adoption be published within fifteen (15) days of the adoption to ensure that the public is notified of the action and has an opportunity to challenge the classification in court; **AND**

WHEREAS, if no challenge is brought against the classification within sixty (60) days after adoption of the resolution, and assuming that notice is published as required, ORS 305.583 then prohibits any challenge at a later time to challenge the local government's classification of a fee or charge as not subject to the limits in Article XI, Section 11b of the Oregon Constitution, thereby providing the local government additional certainty in preparing and relying on its budget; **AND**

WHEREAS, it is in the public interest that the recently adopted service fee, specifically for community services and parks, be classified as not subject to the limits of Article XI, Section 11b of the Oregon Constitution at this time.

**THE CITY COUNCIL OF THE CITY OF INDEPENDENCE HEREBY RESOLVES AS
FOLLOWS:**

Section 1. The City of Independence Community Services and Parks Fee is classified as an incurred charge and thus not subject to the limits of Article XI, Section 11b of the Oregon Constitution.

Section 2. Within fifteen (15) days of the adoption of this Resolution, the City Council Recorder shall cause to be published in a newspaper of general circulation within the City, a notice of adoption of this resolution classifying fees and charges. The notice shall:

- a. Appear in the general news section of the newspaper, not in the classified advertisements;
- b. Measure at least three (3) square inches;
- c. Be printed in a type size at least equal to eight (8) point type; and
- d. State that the City Council has adopted a resolution classifying its Community Services and Parks Fee as not subject to the limits of Article XI, Section 11b of the Oregon Constitution, that the reader may contact a designated City official to obtain a copy of the resolution, and that judicial review of the classification may be sought within sixty (60) days of the date the resolution was adopted.

Approved and adopted by the City Council on:

SIGNED by the Mayor:

Kate Schwarzler, Mayor

ATTEST:

Myra Russell, City Recorder

Agenda Item 7.2

Public Hearing: To Consider renaming “Madrona Street E.” in Independence to “I Street” (Evander)



INDEPENDENCE

Oregon's Story Begins Here

STREET RENAMING REQUEST PLANNING COMMISSION RECOMMENDATION

MEETING DATE:	June 23, 2026
RECOMMENDATION:	RECOMMEND APPROVAL
REQUEST:	Rename Madrona Street E. in Independence
PROPERTY:	Southwest Crossing Subdivision
ZONING:	Mixed Density Residential (MX) Zone
ATTACHMENT:	A. Southwest Crossing – Draft Final Plat (4 pages) B. Partition Plat No. 2021-0018 (3 pages) C. Zoning Map (1 page)

I. OVERVIEW

At the meeting of June 23, 2026, the Independence City Council will consider renaming Madrona Street E. in Independence as I Street. The Planning Commission considered the proposed change at their meeting on June 15, 2026, found that renaming was “in the best interest of the city and the six-mile area” and recommended that the City Council approve of the change.

II. BACKGROUND

On May 19, 2026, the applicant for the Southwest Crossing subdivision submitted a final plat for their project (located between S. 13th and S. 16th in Southwest Independence). As part of the plat, the applicant showed a portion of a newly created road in the subdivision as I Street (as had been directed by City of Independence staff) (see Attachment A). An earlier recorded partition for the site, however, officially named the road Madrona Street E. due to the road’s proximity to a similar road in Monmouth (see Attachment B).

III. PURPOSE OF CHANGE

To avoid the potential for confusion in addressing of the area, staff at the City of Independence directed the applicant for Southwest Crossing to call the main east/west road in the development “I Street”. In both Monmouth and Independence, addresses run up in number as you travel away from the downtowns. Just west of S. 16th, Monmouth’s addresses are 1984 Madrona Street E. and 1993 Madrona Street E. and go down as individuals move to the west. Independence’s numbers are just under 1600 at S. 16th and travel down as individuals move east. If both segments of the road were called Madrona Street E., Independence’s

numbers would ultimately duplicate the numbers that were found a few blocks to the west (in Monmouth) – creating a difficult situation for postal workers and emergency responders.

Additionally, the use of the directional “East” at the end of Madrona Street only makes sense in the context of Monmouth and does not work in southwest Independence. Changing the direction to something different, like Madrona Street W., would also not work as the road would be east of Madrona Street E. Eliminating the direction altogether would similarly not end the potential for confusion.

Given the situation, city staff determined that a completely different road name was warranted. To select the road name, the city relied on the existing grid system in accordance with IDC 90.90.010(N), which states that “streets that are in alignment with existing named streets shall bear the names of such existing streets,” and carried the I Street name over from a similarly aligned road near the Willamette River Bridge (see Attachment C). Use of this existing naming and numbering convention is intended to allow the city to create an easily navigable numbering grid for this new portion of Independence.

IV. PROCESS

To officially change the road name, the Independence Planning Commission is required to make a recommendation to the Independence City Council, who is then required to adopt an ordinance.

Per ORS 227.120:

***Procedure and approval for renaming streets.** Within six miles of the limits of any city, the commission, if there is one, or if no such commission legally exists, then the city engineer, shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the commission, or if no such commission legally exists, then in the judgment of the city engineer, such renaming is in the best interest of the city and the six mile area. Upon receiving such recommendation the council shall afford persons particularly interested, and the general public, an opportunity to be heard, at a time and place to be specified in a notice of hearing published in a newspaper of general circulation within the municipality and the six mile area not less than once within the week prior to the week within which the hearing is to be held. After such opportunity for hearing has been afforded, the city council by ordinance shall rename the street or highway in accordance with the recommendation or by resolution shall reject the recommendation...*

The Planning Commission considered the matter at their meeting of June 15, 2026, as required by this section, and found that the “renaming is in the best interest of the city and the six-mile area.”

IV. RECOMMENDATION

Given the potential for confusion associated with the existing Madrona Street E. road name, the Independence Planning Commission recommends that the City Council find that renaming is in the best interest of the city and the six-mile area and adopt an ordinance to change the road name from Madrona Street E to I Street.

SOUTHWEST CROSSING

LOCATED IN THE NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
MAY 15, 2026

ATTACHMENT A

SHEET INDEX

SHEET 1 - PLAT BOUNDARY, CURVE TABLE, NARRATIVE, LEGEND, SURVEY REFERENCES, DEED REFERENCES
SHEET 2 - NORTH LOTS AND TRACTS, CURVE TABLE
SHEET 3 - SOUTH LOTS AND TRACTS, CURVE TABLE, LINE TABLE
SHEET 4 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION, PLAT NOTES

NARRATIVE:

The purpose of this survey is subdivide into lots and tracts, Parcel 1 of Partition Plat 2021-0018 per City of Independence Planning Case No. SUB 2021-01. The Basis of Bearings used was along the south boundary of said Parcel 1 holding monuments set and data of record as shown. Found monuments and record data per Partition Plat 2021-0018 were held for the boundary of this subdivision plat.

FOUND MONUMENT LIST

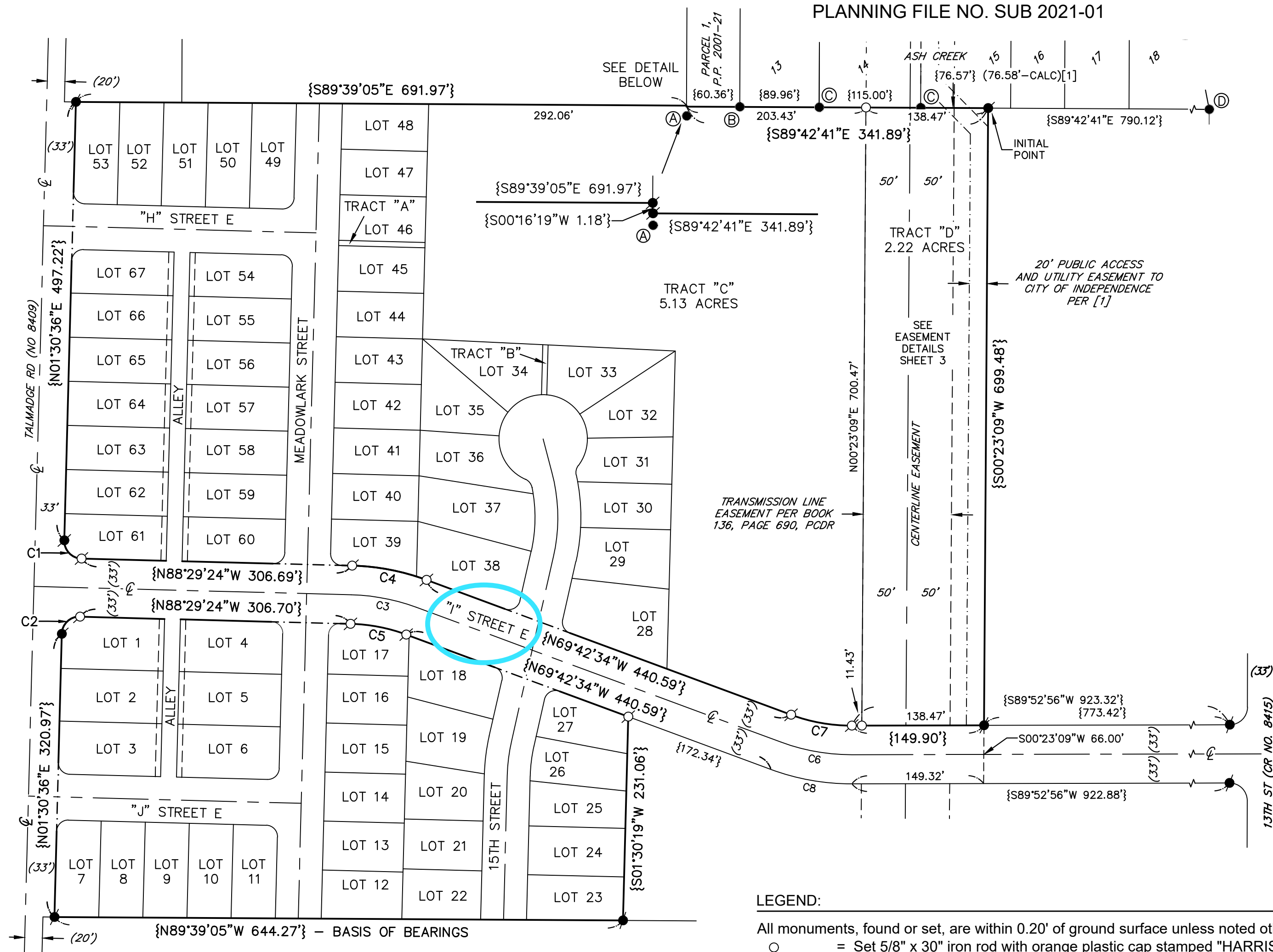
- (A) - 3/4" iron pipe, shown in [1] and [2]. Bears S00°16'19"W 0.30' from the southwest corner of Parcel 1, Partition Plat 2001-21.
- (B) - 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", set in [3].
- (C) - 5/8" iron rod with red plastic cap stamped "MULTI/TECH ENG.", set in [3].
- (D) - 1" iron pipe inside of a 2" iron pipe, down 1.6', set in [4].

SURVEY REFERENCES:

- [1] - P.P. 2021-0018
[2] - PARTITION PLAT 2001-21
[3] - ASH CREEK (V. 12, P. 37, BOTP)
[4] - OREGON TRAIL APARTMENTS
(V. 8, P. 14, BOTP)

DEED REFERENCES:

R1 - INSTRUMENT NUMBER 2024-008886

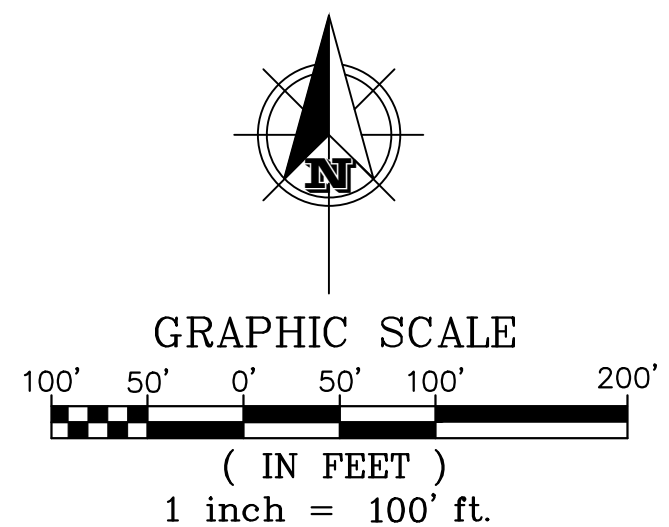


LEGEND:

All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.

-  = Set 5/8" x 30" iron rod with orange plastic cap stamped "HARRIS PLS 96889"
-  = Set 5/8" x 30" iron rod with aluminum cap stamped "HARRIS PLS 96889"
-  = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1], destroyed during construction and replaced with a 5/8" x 30" iron rod with orange plastic cap stamped "HARRIS PLS 96889"
-  = Found monument (see found monument list)
-  = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1],
-  = Data of record per survey noted
-  = Record equals measured data per [1]
-  = Survey reference number
- CS = County Survey
- PCDR = Polk County Deed Records
- CALC = Calculated Survey Value
- PUE = Public Utility Easement
- PAE = Public Access Easement
- SF = Square Feet
- *
- = Per this plat

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
{C1}	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
{C2}	20.00'	90°00'00"	31.42'	N46°30'36"E 28.28'
{C3}	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
{C4}	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
{C5}	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
{C6}	230.00'	20°24'30"	81.92'	S79°54'49"E 81.49'
{C7}	197.00'	20°24'30"	70.17'	S79°54'49"E 69.80'
{C8}	263.00'	20°24'30"	93.68'	S79°54'49"E 93.18'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027

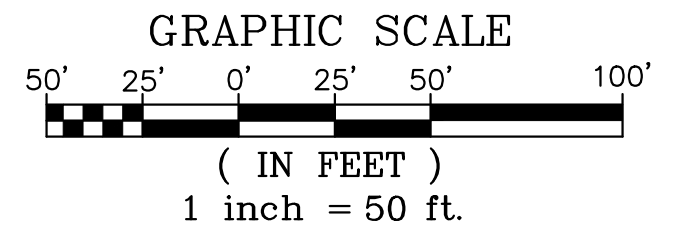
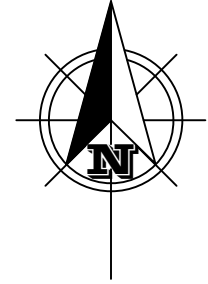


3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

SOUTHWEST CROSSING

LOCATED IN THE NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
MAY 15, 2026
PLANNING FILE NO. SUB 2021-01

SHEET 2 OF 4



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
{C1}	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
{C2}	20.00'	90°00'00"	31.42'	N46°30'36"E 28.28'
{C3}	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
{C4}	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
{C5}	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
C9	13.00'	90°00'10"	20.42'	N43°29'29"W 18.39'
C10	13.00'	89°59'50"	20.42'	N46°30'31"E 18.38'
C11	13.00'	90°01'08"	20.42'	S46°29'52"W 18.39'
C12	13.00'	89°58'52"	20.42'	S43°30'08"E 18.38'
C13	13.00'	90°01'18"	20.43'	S46°29'57"W 18.39'
C14	13.00'	89°58'42"	20.42'	N43°30'03"W 18.38'
C15	263.00'	16°11'25"	74.32'	N80°24'07"W 74.07'
C16	263.00'	2°35'51"	11.92'	N71°00'29"W 11.92'
C17	13.00'	90°01'18"	20.43'	N46°29'57"E 18.39'
C18	13.00'	89°58'42"	20.42'	S43°30'03"E 18.38'
C19	13.00'	97°29'58"	22.12'	S61°32'28"W 19.55'
C20	13.00'	82°30'02"	18.72'	N28°27'32"W 17.14'
C21	226.00'	25°05'52"	99.00'	N00°14'33"E 98.21'
C22	200.00'	27°33'25"	96.19'	N00°59'14"W 95.27'
C23	174.00'	24°03'07"	73.04'	N00°45'55"E 72.51'
C24	226.00'	9°57'20"	39.27'	N07°48'49"E 39.22'
C25	226.00'	13°11'32"	52.04'	N03°45'37"W 51.92'
C26	226.00'	1°57'01"	7.69'	N11°19'53"W 7.69'
C27	174.00'	2°20'32"	7.11'	N10°05'22"W 7.11'
C28	174.00'	21°34'21"	65.51'	N01°52'04"E 65.13'
C29	174.00'	0°08'15"	0.42'	N12°43'22"E 0.42'
C30	13.00'	49°32'55"	11.24'	S12°28'04"W 10.90'
C31	13.00'	54°54'32"	12.46'	N38°42'54"W 11.99'
C32	50.00'	283°24'42"	247.32'	S75°32'11"W 61.97'
C33	50.00'	70°18'47"	61.36'	S31°00'46"E 57.58'
C34	50.00'	32°58'21"	28.77'	S20°37'48"W 28.38'
C35	50.00'	50°47'19"	44.32'	S62°30'38"W 42.88'
C36	50.00'	6°52'47"	6.00'	N88°39'19"W 6.00'
C37	50.00'	51°05'17"	44.58'	N59°40'18"W 43.12'
C38	50.00'	33°05'51"	28.88'	N17°34'43"W 28.48'
C39	50.00'	38°16'20"	33.40'	N18°06'22"E 32.78'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027

**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM



SOUTHWEST CROSSING

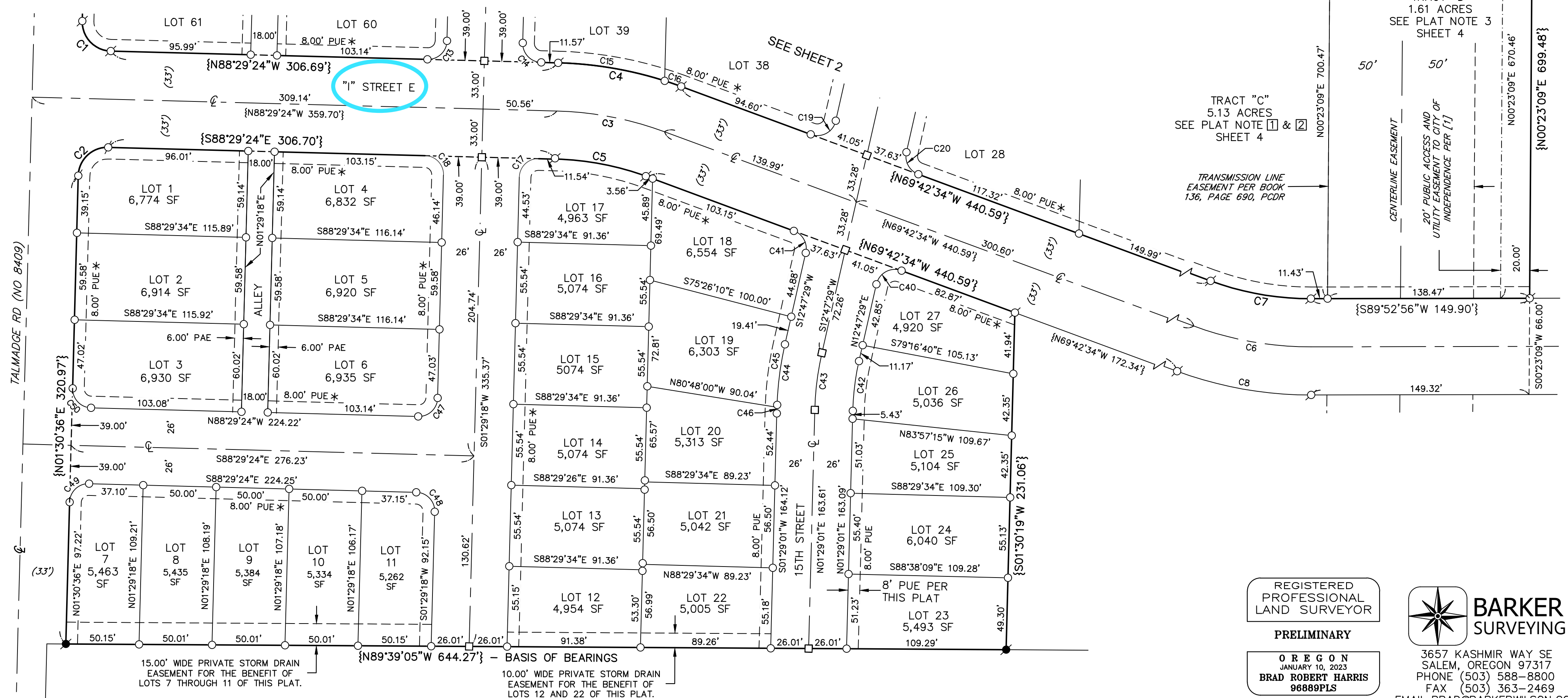
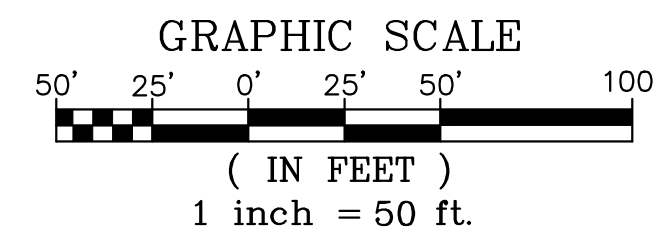
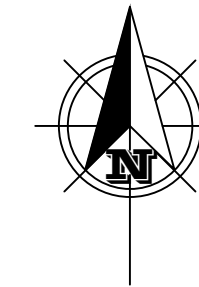
LOCATED IN THE NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M. **DRAFT**
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
MAY 15, 2026
PLANNING FILE NO. SUB 2021-01

SHEET 3 OF 4

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
{C1}	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
{C2}	20.00'	90°00'00"	31.42'	N46°30'36"E 28.28'
{C4}	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
{C5}	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
{C7}	197.00'	20°24'30"	70.17'	N79°54'49"W 69.80'
{C8}	263.00'	20°24'30"	93.68'	S79°54'49"E 93.18'
C13	13.00'	90°01'18"	20.43'	S46°29'57"W 18.39'
C14	13.00'	89°58'42"	20.42'	N43°30'03"W 18.38'
C15	263.00'	16°11'25"	74.32'	N80°24'07"W 74.07'
C16	263.00'	2°35'51"	11.92'	N71°00'29"W 11.92'
C17	13.00'	90°01'18"	20.43'	N46°29'57"E 18.39'
C18	13.00'	89°58'42"	20.42'	S43°30'03"E 18.38'
C19	13.00'	97°29'58"	22.12'	S61°32'28"W 19.55'
C20	13.00'	82°30'02"	18.72'	N28°27'32"W 17.14'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C40	13.00'	97°29'58"	22.12'	N61°32'28"E 19.55'
C41	13.00'	82°30'02"	18.72'	S28°27'32"E 17.14'
C42	174.00'	11°18'28"	34.34'	N07°08'15"E 34.28'
C43	200.00'	11°18'28"	39.47'	S07°08'15"W 39.41'
C44	226.00'	11°18'28"	44.60'	S07°08'15"W 44.53'
C45	226.00'	11°02'07"	43.53'	N07°16'25"E 43.46'
C46	226.00'	0°16'21"	1.07'	N01°37'11"E 1.07'
C47	13.00'	90°01'18"	20.43'	S46°29'57"W 18.39'
C48	13.00'	90°00'00"	20.42'	S43°29'24"E 18.38'
C49	13.00'	90°00'00"	20.42'	N46°30'36"E 18.38'
C50	13.00'	90°00'00"	20.42'	N43°29'24"W 18.38'

LINE TABLE	
LINE #	CHORD BEARING & DIST.
L1	N44°36'49"W 29.54'
L2	S44°36'49"E 41.18'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027



**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

PARTITION PLAT NO. 2021-0018

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

JULY 6, 2021

PARTITION FILE NO. PAR 2021-01

NARRATIVE:

The purpose of this survey is to partition that property described in Document No. 2002-019411, Polk County Deed Records, into three parcels as approved by the City of Independence Planning File No. PAR 2021-01. The Basis of Bearings used for this survey is between monuments M and N, the line being held as South 89°39'09" East per OCRS Salem. Bearings are based on OCRS (Oregon Coordinate Reference System) Salem Zone - NAD 83(2011) EPOCH 2010.00, using the ORGN (Oregon Real Time GNSS Network). The boundary of the subject property was determined as follows:

East Line - I held a point 13 feet Easterly of monument G and held record deed distance Easterly from the Southerly southwest corner of the J.E. Davidson D.L.C. No. 44. This line was shown to be along the west line of a 40 foot wide road-way in CS 9-425.

South Line - I held the south line parallel with and deed distance Northerly of the south line of Claim No. 44. The south line common to the north line of Document No. 2006-012111 was determined by holding a line parallel with and 14 chains Southerly per the subject property deed at a perpendicular distance Southerly of the determined north line of the subject property.

West Line - I held a line parallel with and record distance Easterly from the tangent portion of the centerline of Talmadge Road and the Northerly extension of said tangent Northerly through the P.1 monument O per said Document No. 2006-012111. For the portion along the Talmadge Road right of way, I held a line 20 feet Easterly of the line between monument J and a point 20.93 feet Westerly of monument A as shown in CS 14614.

North Line - I held a point 1.19 feet Southerly of monument A and held monument G per CS 12145 to determine that portion of the north line lying Westerly of Parcel 1 of Partition Plat 2001-21. For the portion of the north line lying Easterly of said point, I held monuments defining the south lines of said Parcel 1, the plat of ASH CREEK, Document No. 2015-013966 and the plat of OREGON TRAIL APARTMENTS.

LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- | | |
|------|---|
| ○ | = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687" |
| ● | = Found monument (see found monument list) |
| () | = Data of record per survey noted |
| { } | = Record and measured data per survey noted |
| | = County Survey |
| CS | = Polk County Deed Records |
| PCDR | = Calculated Survey Value |
| CALC | = Chains |
| CH | = Public Utility Easement |
| PUE | |

SURVEY REFERENCES:

- [1] CS 2639
[2] Government Restoration Corner REC-337
[3] OREGON TRAIL APARTMENTS (Volume 8, Page 14, Book of Town Plats)
[4] CS 13097
[5] CS 13202
[6] CS 13203
[7] ASH CREEK (Volume 12, Page 37, Book of Town Plats)
[8] CS 9-425
[9] CS 12145
[10] CS 14614

DEED REFERENCES:

- R1 DOCUMENT NO. 2002-019411, PCDR
R2 DOCUMENT NO. 2006-012111, PCDR

SHEET INDEX

SHEET 1 - PLAT MAP, NARRATIVE, LEGEND, SURVEY AND DEED REFERENCES
SHEET 2 - DETAILS A, B & C, CURVE TABLE, FOUND MONUMENT LIST
SHEET 3 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION AND
ACKNOWLEDGEMENTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

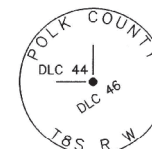
Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2022


BARKER
 SURVEYING

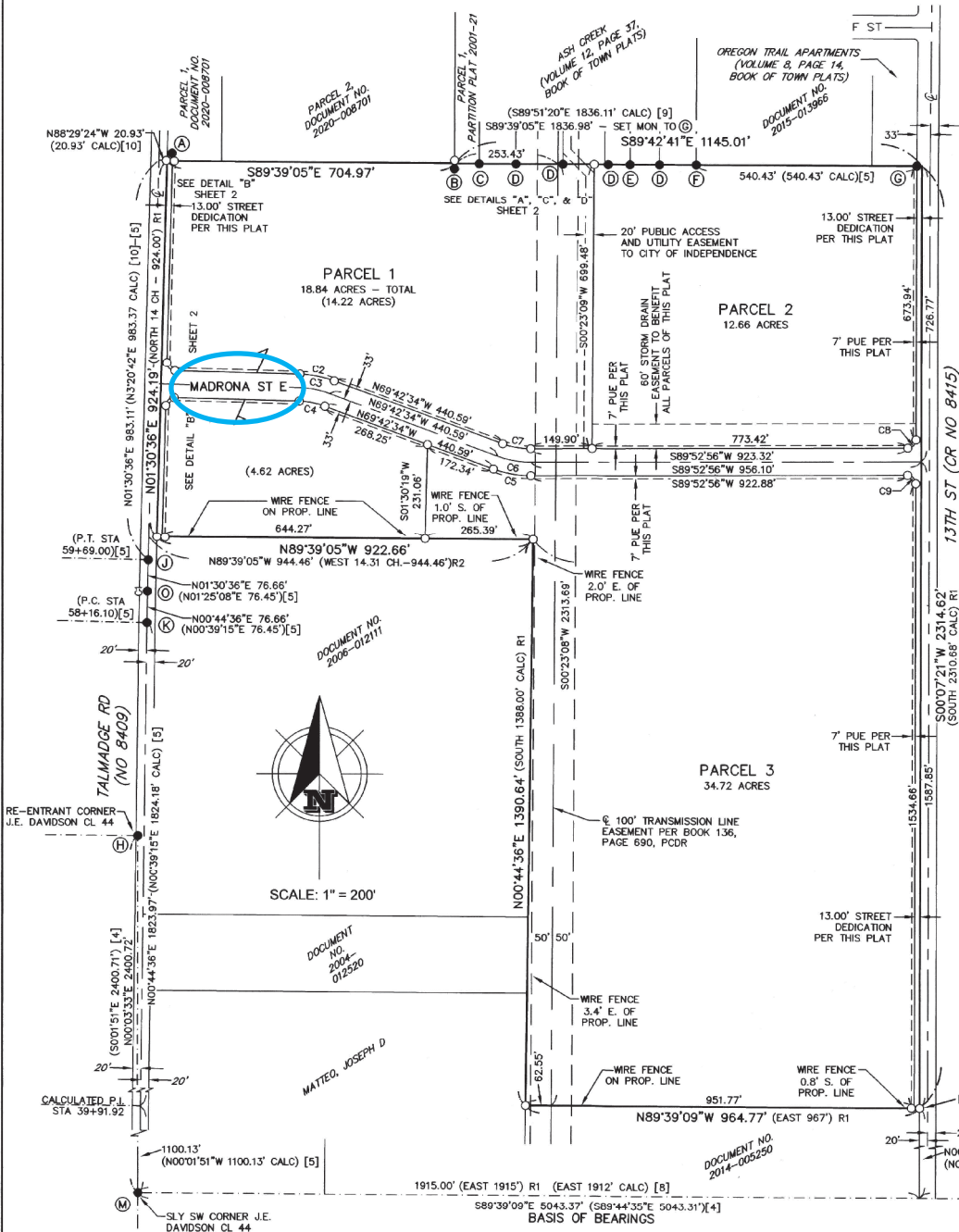
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM



MONUMENT M DETAIL



MONUMENT N DETAIL



PARTITION PLAT NO. 2021-0018

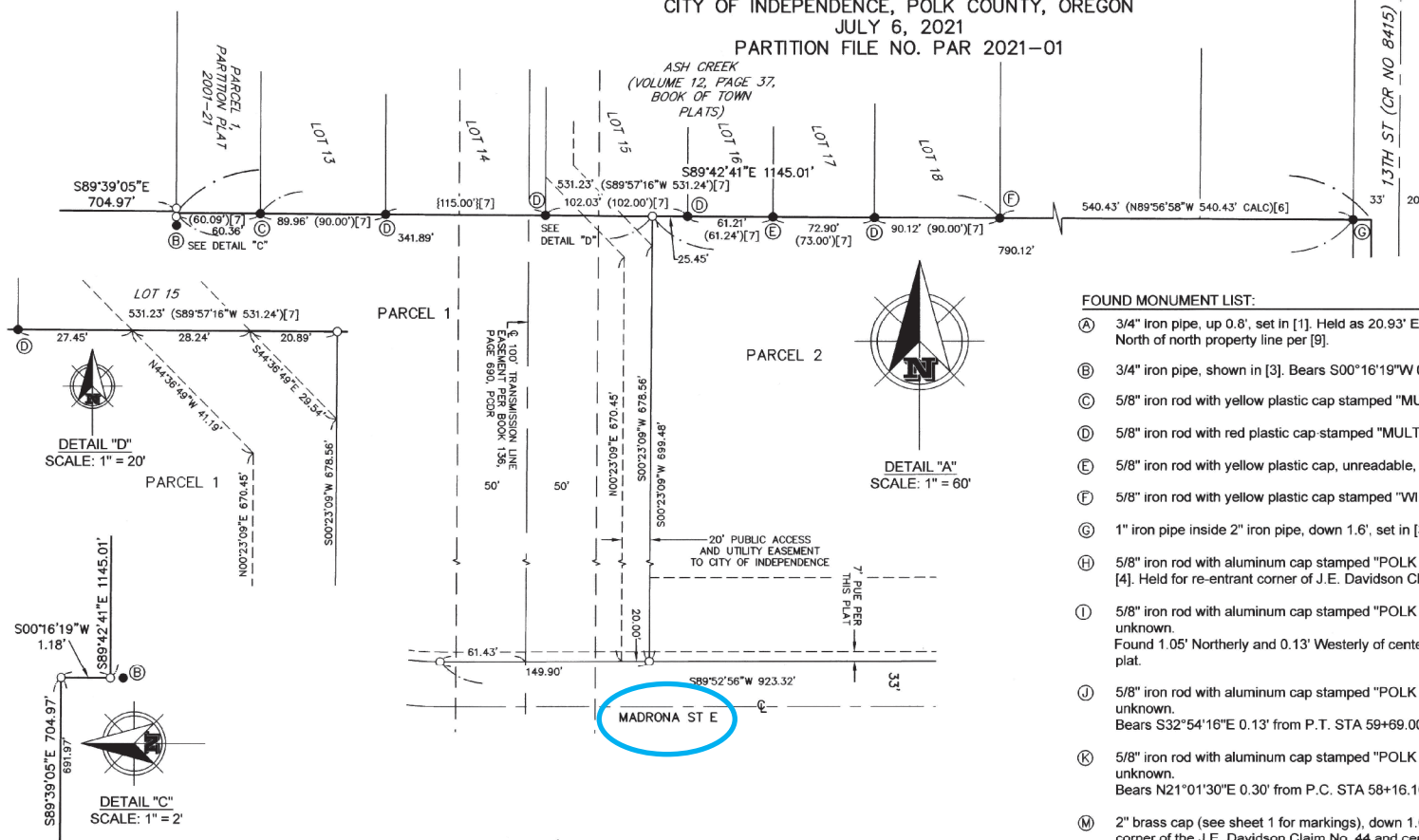
LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

JULY 6, 2021

PARTITION FILE NO. PAR 2021-01



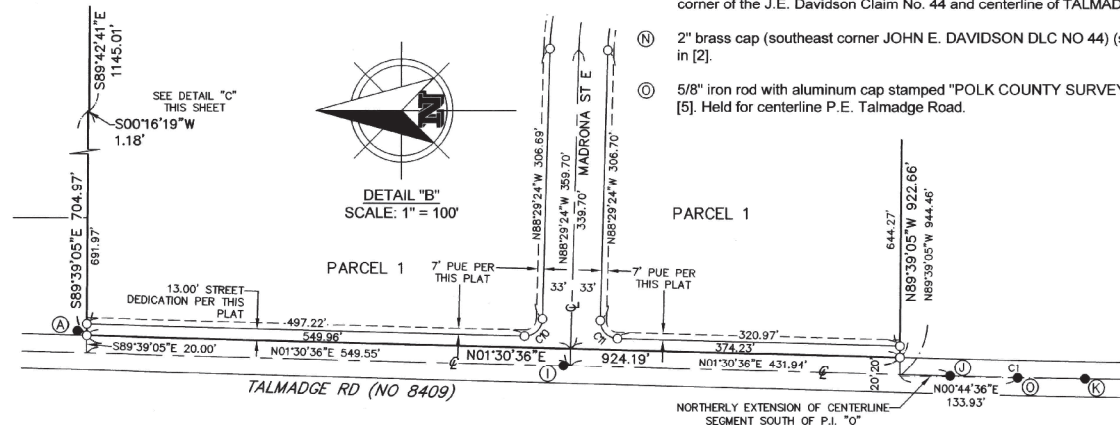
3657 KASHMIR WAY SE
SALEM, OREGON 97317
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FOUND MONUMENT LIST:

- (A) 3/4" Iron pipe, up 0.8', set in [1]. Held as 20.93' Easterly of centerline Talmadge Road per [10] and as 1.19' North of north property line per [9].
- (B) 3/4" iron pipe, shown in [3]. Bears S00°16'19"W 0.30' from southwest corner Parcel 1, P.P. 2001-21.
- (C) 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", set in [7]. Held for south line ASH CREEK.
- (D) 5/8" iron rod with red plastic cap stamped "MULTI/TECH ENG.", set in [7].
- (E) 5/8" iron rod with yellow plastic cap, unreadable, set in [7].
- (F) 5/8" iron rod with yellow plastic cap stamped "WILHELM ENG. OR. LS 2413", set in [6].
- (G) 1" iron pipe inside 2" iron pipe, down 1.6', set in [3]. Held for north line of subject property.
- (H) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, set in [4]. Held for re-entrant corner of J.E. Davidson Claim No. 44.
- (I) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, origin unknown. Found 1.05' Northerly and 0.13' Westerly of centerline-centerline Talmadge Road and Madrona St. E for this plat.
- (J) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, origin unknown. Bears S32°54'16"E 0.13' from P.T. STA 59+69.00.
- (K) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.4' in monument box, origin unknown. Bears N21°01'30"E 0.30' from P.C. STA 58+16.10.
- (M) 2" brass cap (see sheet 1 for markings), down 1.0' in monument box, set in [4]. Held for Southerly southwest corner of the J.E. Davidson Claim No. 44 and centerline of TALMADGE RD.
- (N) 2" brass cap (southeast corner JOHN E. DAVIDSON DLC NO 44) (see sheet 1 for markings), in concrete, set in [2].
- (O) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, set in [5]. Held for centerline P.E. Talmadge Road.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	11459.16'	00°46'00"	153.31'	N01°07'36"E 153.31'
(C1)[5]	11459.16'	0°45'52"	152.90'	N01°02'12"E 152.90'
C2	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
C3	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
C4	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
C5	263.00'	20°24'30"	93.68'	N79°54'49"W 93.18'
C6	230.00'	20°24'30"	81.92'	N79°54'49"W 81.49'
C7	197.00'	20°24'30"	70.17'	N79°54'49"W 69.80'
C8	20.00'	89°45'36"	31.33'	S45°00'08"W 28.22'
C9	20.00'	90°14'24"	31.50'	N44°59'52"W 28.34'
C10	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
C11	20.00'	90°00'00"	31.42'	S46°30'36"W 28.28'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2022

PARTITION PLAT NO. 2021-0018

SHEET 3 OF 3

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
JULY 6, 2021
PARTITION FILE NO. PAR 2021-01

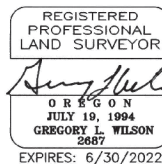
SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, situated in the south one-half and the northwest one-quarter of Section 29, Township 8 South, Range 4 West of the Willamette Meridian, City of Independence, Polk County, Oregon, being described as follows:

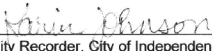
Beginning at the Initial Point for this partition plat, said point being marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the southeast corner of that property described in that instrument recorded in Document No. 2002-019411, Polk County Deed Records, said point being South 89°39'09" East 1915.00 feet and North 00°07'21" East 1744.00 feet from the Southerly southwest corner of the J.E. Davidson Donation Land Claim No. 44 in said Township, said point being on the west right of way line of 13th Street (County Road No. 8415); and running thence along the boundary of said property the following five courses:

North 89°39'09" West 964.77 feet;
thence North 00°44'36" East 1390.64 feet;
thence North 89°39'05" West 922.66 feet to a point on the east right of way line of Talmadge Road (County Road No. 8409);
thence North 01°30'36" East 924.19 feet along said east right of way line;
thence South 89°39'05" East 704.97 feet to a point on the west line of Parcel 1, Partition Plat 2001-21, as platted and recorded in the Polk County Book of Partition Plats;
thence South 00°16'19" West 1.18 feet along the west line of said Parcel 1 to the southwest corner thereof;
thence South 89°42'41" East 1145.01 feet along the south line of said Parcel 1 and the south line of the plat of ASH CREEK, as platted and recorded in Volume 12, Page 37, Book of Town Plats for Polk County, Oregon, and the south line of that property described in Document No. 2015-013966, Polk County Deed Records, and the south line of Lot 1, Block 1, OREGON TRAIL APARTMENTS, as platted and recorded in Volume 8, Page 14, Book of Town Plats for Polk County, Oregon, to the northeast corner of the aforementioned property described in Document No. 2002-019411, said point being on the aforementioned west right of way line of 13th Street;
thence South 00°07'21" West 2314.62 feet along said west right of way line to the Point of Beginning, containing 70.02 acres of land, more or less.


Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2022



THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:

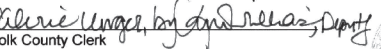
 City Recorder, City of Independence	<u>10-11-2021</u> Date
 Chairperson, Planning Commission, City of Independence	<u>10/11/2021</u> Date
 Director, Community Development, City of Independence Planning File No. PAR 2021-01	<u>10-11-2021</u> Date
 Polk County Surveyor	<u>10/20/21</u> Date
 Polk County Assessor	<u>11-29-2021</u> Date
 Commissioner, Chairperson or Vice Chairperson Polk County Board of Commissioners	<u>11/3/21</u> Date
Taxes and assessments on the above described property as provided by ORS 92.095, have been paid through <u>6-30-2022</u> .	
 Polk County Tax Collector	<u>11-23-21</u> Date

HAVE NEED
The parcels described and shown hereon () (X) an approved access permit to a county road.


COUNTY ROAD OFFICIAL

10/20/21
DATE

STATE OF OREGON
COUNTY OF POLK

I hereby certify that the within partition plat was received and duly recorded by me in the Polk County Book of Partition Plats, Volume 2021, Page 0018, on this 29 day of November, 2021 at 6:25 o'clock A. m.

Polk County Clerk

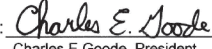
DECLARATION:

Know all people by these presents that VAL-PAC DEVELOPMENT CORPORATION, an Oregon corporation, being the owner of the property described in the Surveyor's Certificate hereon made and desiring to dispose of the same in parcels, has caused the same to be platted and surveyed in accordance with the provisions of O.R.S. Chapter 92.

We hereby grant the easements as shown. We hereby dedicate to the public forever the streets shown hereon.

In witness whereof I set my hand and seal this 11 day of OCTOBER, 2021.

VAL-PAC DEVELOPMENT CORPORATION

By: 
Charles E Goode, President

STATE OF OREGON
COUNTY OF Marion S.S.

This instrument was acknowledged before me this 11 day of OCTOBER, 2021, by Charles E Goode, as President of VAL-PAC DEVELOPMENT CORPORATION, an Oregon corporation, being the identical person described in the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.


NOTARY PUBLIC - OREGON

Robert Carter
(PRINT NAME)

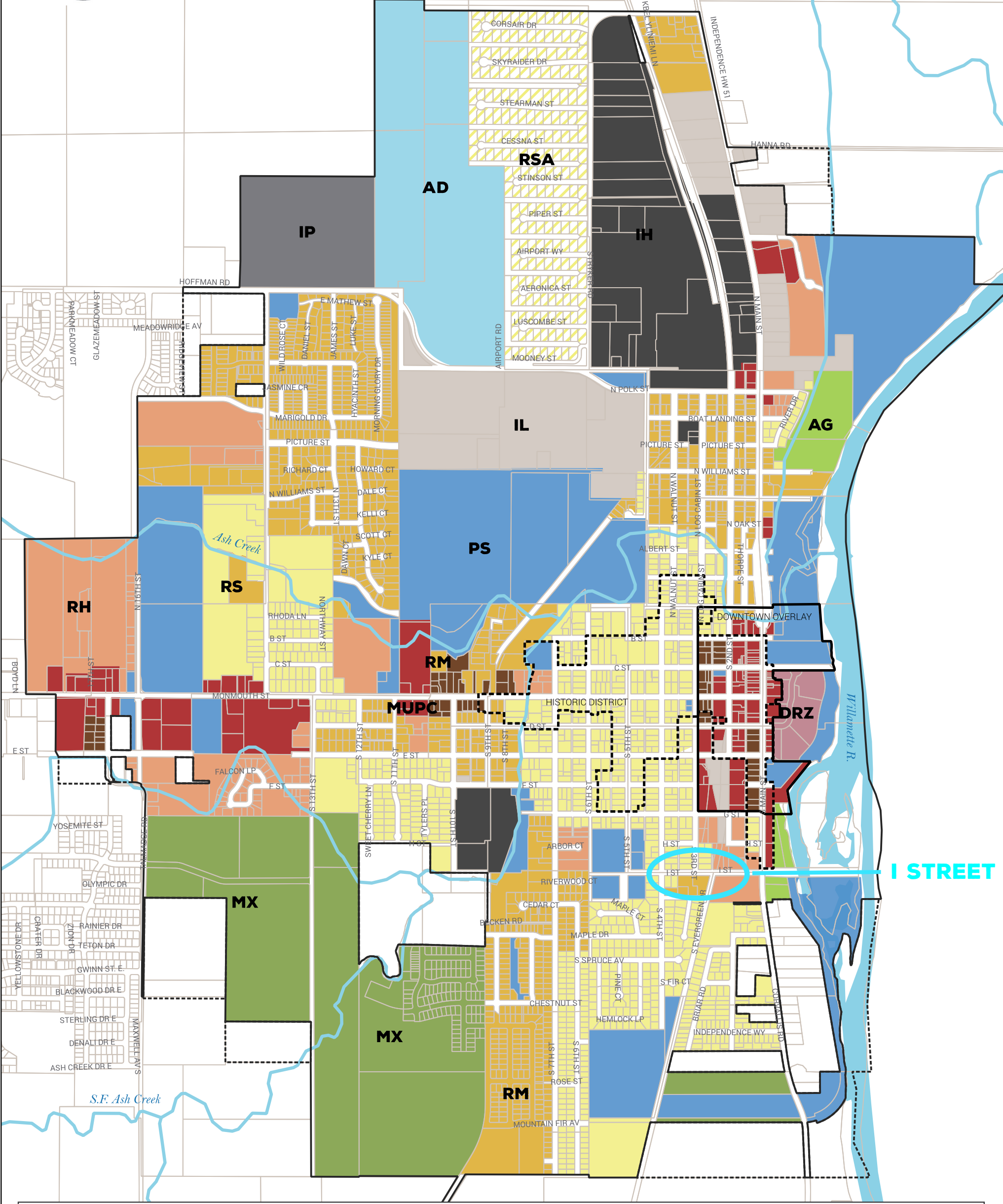
COMMISSION NO. 1004388MY COMMISSION EXPIRES OCTOBER 11, 2024

 **BARKER SURVEYING**
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM



CITY OF INDEPENDENCE

Zoning Map



LEGEND

ZONE

- Low-Density Residential (RS)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Residential Single-Family Airpark Overlay (RSA)
- Mixed Residential (MX)
- Mixed-Use Pedestrian Friendly Commercial (MUPC)

- MUPC-Transitional (MUPC-T)
- Downtown Riverfront Zone (DRZ)
- Light Industrial (IL)
- Heavy Industrial (IH)
- Industrial Park (IP)
- Airport District (AD)
- Agricultural (AG)

- Public Service (PS)
- City Limits
- Urban Growth Boundary
- Downtown Overlay
- Historic District

Agenda Item 7.3

Proposed Ordinance # 1640: To Consider renaming
“Madrona Street E.” in Independence to “I Street”
(Evander)



CITY OF INDEPENDENCE MEMORANDUM

TO: Mayor and City Council
FROM: Planning Manager Fred Evander
MEETING DATE: June 23, 2026
SUBJECT: Public Hearing to Change Name of "Madrona Street E." in Independence to "I Street"

☐ Information Only

☒ Action Requested

Statement of Issue:

At the meeting of June 23, 2026, the Independence City Council will hold a public hearing to consider renaming "Madrona Street E." in Independence as "I Street." The Independence Planning Commission considered the proposal at their meeting of June 15, 2026, found that renaming was "in the best interest of the city and the six-mile area" and recommended that the City Council approve of the change.

Background:

City of Independence staff directed the applicant for Southwest Crossing to call the main east/west road in the development "I Street" to avoid the potential for confusion in addressing the area. In both Monmouth and Independence, addresses run up in number as you travel away from the downtowns. Just west of S. 16th, Monmouth's addresses are 1984 Madrona Street E. and 1993 Madrona Street E. and go down as individuals move west. Independence's numbers are just under 1600 at S. 16th and travel down as individuals move east. If both segments of the road were named Madrona Street E., Independence's numbers would ultimately duplicate the numbers that were found a few blocks to the west (in Monmouth) – creating a potentially confusing situation for postal workers and emergency responders.

Given the circumstances, city staff determined that a completely different road name was warranted. To select the road name, the city relied on the existing grid system in accordance with IDC 90.90.010(N), which states that "streets that are in alignment with existing named streets shall bear the names of such existing streets," and carried the I Street name over from a similarly aligned road near the Willamette River Bridge.

The Planning Commission considered the recommendation to change the road name at their meeting on June 15, 2026, and ultimately agreed that "renaming is in the best interest of the city and the six-mile area" (as required by ORS 227.120).

The City Council will hold a Public Hearing to consider the recommendation on June 23rd.

Options:

Following the Public Hearing the Council may:

- A. Approve Ordinance 1640 as submitted.
- B. Take no action.

Recommendation/Suggested Motion:

Staff and the Planning Commission recommend that the City Council choose Option A.

Suggested Motions:

"I move to read Ordinance 1640, an ordinance to change the name of "Madrona Street E." in Independence to "I Street," the text of which is contained in the Council packet, for the first time."

Should the motion pass unanimously, a second motion would be in order:

"I move to read the proposed Ordinance 1640 for the second time by title only."

Should the motion pass, a third motion would be in order:

"I move to adopt proposed Ordinance 1640."

Attachment:

- A. Ordinance 1640 and Exhibits

Reviewed by City Manager Kenna West

**BEFORE THE CITY COUNCIL OF THE CITY OF INDEPENDENCE
STATE OF OREGON, COUNTY OF POLK**

Adoption of an Ordinance Renaming	]
“Madrona Street E.” in Independence	]
as “I Street”	]

ORDINANCE NO. 1640

AN ORDINANCE RENAMING “MADRONA STREET E.” AS “I STREET”

WHEREAS, in 2021, the City of Independence accepted the dedication of a street as part of Partition Plat No. 2021-0018, a partition of the Southwest Crossing subdivision, shown in the attached Exhibit A (the “Street”), for public use and named the Street “Madrona Street E”, because of the presence of a similarly named street to the west in Monmouth; and

WHEREAS, in 2024, to avoid confusion in the addressing of two similarly named roads in the two different communities, the City of Independence requested that the applicant for the Southwest Crossing Subdivision change the name of the Street to “I Street”; and

WHEREAS, ORS 227.120 authorizes the Planning Commission to recommend the renaming of any street to the City Council if, in the judgment of the Planning Commission, renaming would be in the best interests of the City and the area within six miles of City limits; and

WHEREAS, Independence Municipal Code (IMC) Chapter 26, Article VIII, and Independence Development Code (IDC) Section 90.90.010.N establish a system for street names and numbers, and generally require streets that are in alignment with existing named streets to bear the names of the existing streets; and

WHEREAS, on June 15, 2026, the Planning Commission found that the proposed renaming was in the best interests of the City and the surrounding six-mile area and that the proposed renaming satisfied the requirements of IMC Chapter 26, Article VIII, and IDC Section 90.90.010.N, and recommended that the City Council rename the Street to “I Street”, as documented in the staff report attached and incorporated as Exhibit B; and

WHEREAS, in accordance with ORS 227.120, the City Council held a properly noticed public hearing on June 23, 2026, where it considered the Planning Commission’s recommendation to rename the Street as “I Street” and all associated public comment received.

NOW THEREFORE, the City of Independence does ordain as follows:

Section 1. Findings.

The City Council hereby adopts the recitals above and the staff report reflecting the Planning Commission’s recommendation, attached as Exhibit B, as findings supporting its determination that the proposed renaming of the Street satisfies the requirements of ORS 227.120, IMC Chapter 26, Article VIII, and IDC Section 90.90.010.N.

Section 2. Renaming.

The City Council hereby adopts the staff report reflecting the Planning Commission's recommendation in Exhibit B, renames the Street shown in the attached Exhibit A as "I Street," and directs City staff to file a certified copy of this ordinance with the county clerk or recorder, county assessor, and county surveyor. The City Council hereby requests that the county surveyor enter the new name of the Street on any affected plats in accordance with ORS 227.120.

Section 3. Effective Date.

This Ordinance shall become effective 30 days after adoption.

READ for the first time: _____
READ for the second time: _____
APPROVED by Council: _____
SIGNED by the Mayor: _____

ATTEST:

Kate Schwarzler, Mayor

Myra Russell, City Recorder

PARTITION PLAT NO. 2021-0018

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

JULY 6, 2021

PARTITION FILE NO. PAR 2021-01

NARRATIVE:

The purpose of this survey is to partition that property described in Document No. 2002-019411, Polk County Deed Records, into three parcels as approved by the City of Independence Planning File No. PAR 2021-01. The Basis of Bearings used for this survey is between monuments M and N, the line being held as South 89°39'09" East per OCRS Salem. Bearings are based on OCRS (Oregon Coordinate Reference System) Salem Zone - NAD 83(2011) EPOCH 2010.00, using the ORGN (Oregon Real Time GNSS Network). The boundary of the subject property was determined as follows:

East Line - I held a point 13 feet Easterly of monument G and held record deed distance Easterly from the Southerly southwest corner of the J.E. Davidson D.L.C. No. 44. This line was shown to be along the west line of a 40 foot wide road-way in CS 9-425.

South Line - I held the south line parallel with and deed distance Northerly of the south line of Claim No. 44. The south line common to the north line of Document No. 2006-012111 was determined by holding a line parallel with and 14 chains Southerly per the subject property deed at a perpendicular distance Southerly of the determined north line of the subject property.

West Line - I held a line parallel with and record distance Easterly from the tangent portion of the centerline of Talmadge Road and the Northerly extension of said tangent Northerly through the P.I. monument O per said Document No. 2006-012111. For the portion along the Talmadge Road right of way, I held a line 20 feet Easterly of the line between monument J and a point 20.93 feet Westerly of monument A as shown in CS 14614.

North Line - I held a point 1.19 feet Southerly of monument A and held monument G per CS 12145 to determine that portion of the north line lying Westerly of Parcel 1 of Partition Plat 2001-21. For the portion of the north line lying Easterly of said point, I held monuments defining the south lines of said Parcel 1, the plat of ASH CREEK, Document No. 2015-013966 and the plat of OREGON TRAIL APARTMENTS.

LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
 - = Found monument (see found monument list)
 - () = Data of record per survey noted
 - { } = Record and measured data per survey noted
 - CS = County Survey
 - PCDR = Polk County Deed Records
 - CALC = Calculated Survey Value
 - CH = Chains
 - PUE = Public Utility Easement

SURVEY REFERENCES:

- [1] CS 2639
- [2] Government Restoration Corner REC-337
- [3] OREGON TRAIL APARTMENTS (Volume 8, Page 14, Book of Town Plats)
- [4] CS 13097
- [5] CS 13202
- [6] CS 13203
- [7] ASH CREEK (Volume 12, Page 37, Book of Town Plats)
- [8] CS 9-425
- [9] CS 12145
- [10] CS 14614

DEED REFERENCES:

- R1 DOCUMENT NO. 2002-019411, PCDR
R2 DOCUMENT NO. 2006-012111, PCDR

SHEET INDEX

- SHEET 1 - PLAT MAP, NARRATIVE, LEGEND, SURVEY AND DEED REFERENCES
SHEET 2 - DETAILS A, B & C, CURVE TABLE, FOUND MONUMENT LIST
SHEET 3 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION AND ACKNOWLEDGEMENTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

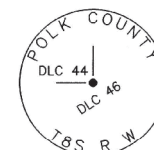
Gregory L. Wilson
OREGON
JULY 10, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2022

BARKER SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
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MONUMENT M DETAIL



MONUMENT N DETAIL

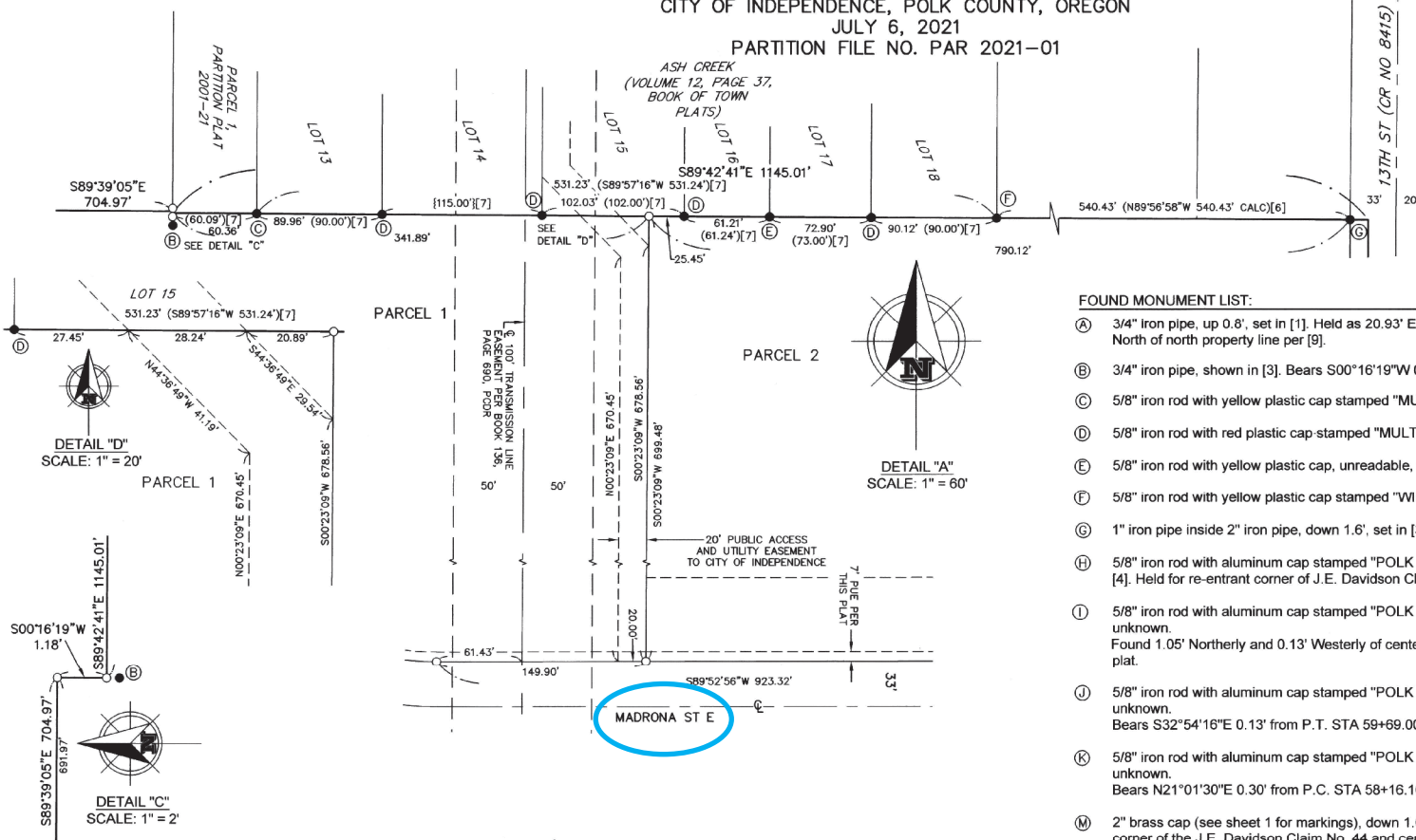
PARTITION PLAT NO. 2021-0018

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

JULY 6, 2021

PARTITION FILE NO. PAR 2021-01

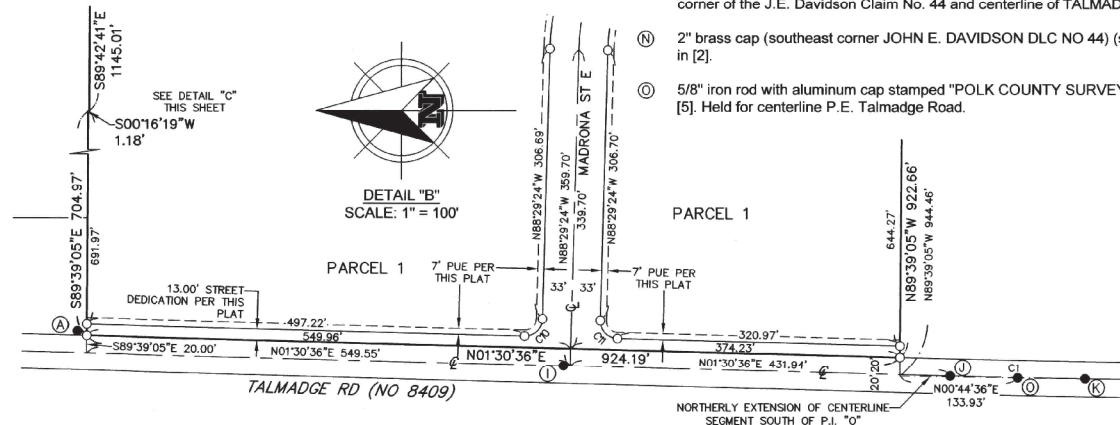
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SALEM, OREGON 97317
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FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM



FOUND MONUMENT LIST:

- (A) 3/4" Iron pipe, up 0.8', set in [1]. Held as 20.93' Easterly of centerline Talmadge Road per [10] and as 1.19' North of north property line per [9].
- (B) 3/4" iron pipe, shown in [3]. Bears S00°16'19"W 0.30' from southwest corner Parcel 1, P.P. 2001-21.
- (C) 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", set in [7]. Held for south line ASH CREEK.
- (D) 5/8" iron rod with red plastic cap stamped "MULTI/TECH ENG.", set in [7].
- (E) 5/8" iron rod with yellow plastic cap, unreadable, set in [7].
- (F) 5/8" iron rod with yellow plastic cap stamped "WILHELM ENG. OR. LS 2413", set in [6].
- (G) 1" iron pipe inside 2" iron pipe, down 1.6', set in [3]. Held for north line of subject property.
- (H) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, set in [4]. Held for re-entrant corner of J.E. Davidson Claim No. 44.
- (I) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, origin unknown. Found 1.05' Northerly and 0.13' Westerly of centerline-centerline Talmadge Road and Madrona St. E for this plat.
- (J) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, origin unknown. Bears S32°54'16"E 0.13' from P.T. STA 59+69.00.
- (K) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.4' in monument box, origin unknown. Bears N21°01'30"E 0.30' from P.C. STA 58+16.10.
- (M) 2" brass cap (see sheet 1 for markings), down 1.0' in monument box, set in [4]. Held for Southerly southwest corner of the J.E. Davidson Claim No. 44 and centerline of TALMADGE RD.
- (N) 2" brass cap (southeast corner JOHN E. DAVIDSON DLC NO 44) (see sheet 1 for markings), in concrete, set in [2].
- (O) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, set in [5]. Held for centerline P.E. Talmadge Road.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	11459.16'	00°46'00"	153.31'	N01°07'36"E 153.31'
(C1)[5]	11459.16'	0°45'52"	152.90'	N01°02'12"E 152.90'
C2	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
C3	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
C4	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
C5	263.00'	20°24'30"	93.68'	N79°54'49"W 93.18'
C6	230.00'	20°24'30"	81.92'	N79°54'49"W 81.49'
C7	197.00'	20°24'30"	70.17'	N79°54'49"W 69.80'
C8	20.00'	89°45'36"	31.33'	S45°00'08"W 28.22'
C9	20.00'	90°14'24"	31.50'	N44°59'52"W 28.34'
C10	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
C11	20.00'	90°00'00"	31.42'	S46°30'36"W 28.28'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2022

PARTITION PLAT NO. 2021-0018

SHEET 3 OF 3

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
JULY 6, 2021
PARTITION FILE NO. PAR 2021-01

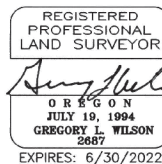
SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, situated in the south one-half and the northwest one-quarter of Section 29, Township 8 South, Range 4 West of the Willamette Meridian, City of Independence, Polk County, Oregon, being described as follows:

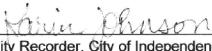
Beginning at the Initial Point for this partition plat, said point being marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the southeast corner of that property described in that instrument recorded in Document No. 2002-019411, Polk County Deed Records, said point being South 89°39'09" East 1915.00 feet and North 00°07'21" East 1744.00 feet from the Southerly southwest corner of the J.E. Davidson Donation Land Claim No. 44 in said Township, said point being on the west right of way line of 13th Street (County Road No. 8415); and running thence along the boundary of said property the following five courses:

North 89°39'09" West 964.77 feet;
thence North 00°44'36" East 1390.64 feet;
thence North 89°39'05" West 922.66 feet to a point on the east right of way line of Talmadge Road (County Road No. 8409);
thence North 01°30'36" East 924.19 feet along said east right of way line;
thence South 89°39'05" East 704.97 feet to a point on the west line of Parcel 1, Partition Plat 2001-21, as platted and recorded in the Polk County Book of Partition Plats;
thence South 00°16'19" West 1.18 feet along the west line of said Parcel 1 to the southwest corner thereof;
thence South 89°42'41" East 1145.01 feet along the south line of said Parcel 1 and the south line of the plat of ASH CREEK, as platted and recorded in Volume 12, Page 37, Book of Town Plats for Polk County, Oregon, and the south line of that property described in Document No. 2015-013966, Polk County Deed Records, and the south line of Lot 1, Block 1, OREGON TRAIL APARTMENTS, as platted and recorded in Volume 8, Page 14, Book of Town Plats for Polk County, Oregon, to the northeast corner of the aforementioned property described in Document No. 2002-019411, said point being on the aforementioned west right of way line of 13th Street;
thence South 00°07'21" West 2314.62 feet along said west right of way line to the Point of Beginning, containing 70.02 acres of land, more or less.


Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2022



THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:

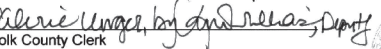
 City Recorder, City of Independence	<u>10-11-2021</u> Date
 Chairperson, Planning Commission, City of Independence	<u>10/11/2021</u> Date
 Director, Community Development, City of Independence Planning File No. PAR 2021-01	<u>10-11-2021</u> Date
 Polk County Surveyor	<u>10/20/21</u> Date
 Polk County Assessor	<u>11-29-2021</u> Date
 Commissioner, Chairperson or Vice Chairperson Polk County Board of Commissioners	<u>11/3/21</u> Date
Taxes and assessments on the above described property as provided by ORS 92.095, have been paid through <u>6-30-2022</u> .	
 Polk County Tax Collector	<u>11-23-21</u> Date

HAVE NEED
The parcels described and shown hereon () (X) an approved access permit to a county road.


COUNTY ROAD OFFICIAL

10/20/21
DATE

STATE OF OREGON
COUNTY OF POLK

I hereby certify that the within partition plat was received and duly recorded by me in the Polk County Book of Partition Plats, Volume 2021, Page 0018, on this 29 day of November, 2021 at 6:25 o'clock A. m.

Polk County Clerk

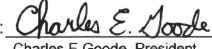
DECLARATION:

Know all people by these presents that VAL-PAC DEVELOPMENT CORPORATION, an Oregon corporation, being the owner of the property described in the Surveyor's Certificate hereon made and desiring to dispose of the same in parcels, has caused the same to be platted and surveyed in accordance with the provisions of O.R.S. Chapter 92.

We hereby grant the easements as shown. We hereby dedicate to the public forever the streets shown hereon.

In witness whereof I set my hand and seal this 11 day of OCTOBER, 2021.

VAL-PAC DEVELOPMENT CORPORATION

By: 
Charles E Goode, President

STATE OF OREGON
COUNTY OF Marion S.S.

This instrument was acknowledged before me this 11 day of OCTOBER, 2021, by Charles E Goode, as President of VAL-PAC DEVELOPMENT CORPORATION, an Oregon corporation, being the identical person described in the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.


NOTARY PUBLIC - OREGON
Robert Carter
(PRINT NAME)

COMMISSION NO. 1004388MY COMMISSION EXPIRES OCTOBER 11, 2024

 **BARKER SURVEYING**
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM



INDEPENDENCE

Oregon's Story Begins Here

STREET RENAMING REQUEST PLANNING COMMISSION RECOMMENDATION

MEETING DATE:	June 23, 2026
RECOMMENDATION:	RECOMMEND APPROVAL
REQUEST:	Rename Madrona Street E. in Independence
PROPERTY:	Southwest Crossing Subdivision
ZONING:	Mixed Density Residential (MX) Zone
ATTACHMENT:	A. Southwest Crossing – Draft Final Plat (4 pages) B. Partition Plat No. 2021-0018 (3 pages) C. Zoning Map (1 page)

I. OVERVIEW

At the meeting of June 23, 2026, the Independence City Council will consider renaming Madrona Street E. in Independence as I Street. The Planning Commission considered the proposed change at their meeting on June 15, 2026, found that renaming was “in the best interest of the city and the six-mile area” and recommended that the City Council approve of the change.

II. BACKGROUND

On May 19, 2026, the applicant for the Southwest Crossing subdivision submitted a final plat for their project (located between S. 13th and S. 16th in Southwest Independence). As part of the plat, the applicant showed a portion of a newly created road in the subdivision as I Street (as had been directed by City of Independence staff) (see Attachment A). An earlier recorded partition for the site, however, officially named the road Madrona Street E. due to the road’s proximity to a similar road in Monmouth (see Attachment B).

III. PURPOSE OF CHANGE

To avoid the potential for confusion in addressing of the area, staff at the City of Independence directed the applicant for Southwest Crossing to call the main east/west road in the development “I Street”. In both Monmouth and Independence, addresses run up in number as you travel away from the downtowns. Just west of S. 16th, Monmouth’s addresses are 1984 Madrona Street E. and 1993 Madrona Street E. and go down as individuals move to the west. Independence’s numbers are just under 1600 at S. 16th and travel down as individuals move east. If both segments of the road were called Madrona Street E., Independence’s

numbers would ultimately duplicate the numbers that were found a few blocks to the west (in Monmouth) – creating a difficult situation for postal workers and emergency responders.

Additionally, the use of the directional “East” at the end of Madrona Street only makes sense in the context of Monmouth and does not work in southwest Independence. Changing the direction to something different, like Madrona Street W., would also not work as the road would be east of Madrona Street E. Eliminating the direction altogether would similarly not end the potential for confusion.

Given the situation, city staff determined that a completely different road name was warranted. To select the road name, the city relied on the existing grid system in accordance with IDC 90.90.010(N), which states that “streets that are in alignment with existing named streets shall bear the names of such existing streets,” and carried the I Street name over from a similarly aligned road near the Willamette River Bridge (see Attachment C). Use of this existing naming and numbering convention is intended to allow the city to create an easily navigable numbering grid for this new portion of Independence.

IV. PROCESS

To officially change the road name, the Independence Planning Commission is required to make a recommendation to the Independence City Council, who is then required to adopt an ordinance.

Per ORS 227.120:

***Procedure and approval for renaming streets.** Within six miles of the limits of any city, the commission, if there is one, or if no such commission legally exists, then the city engineer, shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the commission, or if no such commission legally exists, then in the judgment of the city engineer, such renaming is in the best interest of the city and the six mile area. Upon receiving such recommendation the council shall afford persons particularly interested, and the general public, an opportunity to be heard, at a time and place to be specified in a notice of hearing published in a newspaper of general circulation within the municipality and the six mile area not less than once within the week prior to the week within which the hearing is to be held. After such opportunity for hearing has been afforded, the city council by ordinance shall rename the street or highway in accordance with the recommendation or by resolution shall reject the recommendation...*

The Planning Commission considered the matter at their meeting of June 15, 2026, as required by this section, and found that the “renaming is in the best interest of the city and the six-mile area.”

IV. RECOMMENDATION

Given the potential for confusion associated with the existing Madrona Street E. road name, the Independence Planning Commission recommends that the City Council find that renaming is in the best interest of the city and the six-mile area and adopt an ordinance to change the road name from Madrona Street E to I Street.

SOUTHWEST CROSSING

LOCATED IN THE NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M. **DRAFT**
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
MAY 15, 2026
PLANNING FILE NO. SUB 2021-01

SHEET 1 OF 4

ATTACHMENT A

SHEET INDEX

SHEET 1 - PLAT BOUNDARY, CURVE TABLE, NARRATIVE, LEGEND,
SURVEY REFERENCES, DEED REFERENCES
SHEET 2 - NORTH LOTS AND TRACTS, CURVE TABLE
SHEET 3 - SOUTH LOTS AND TRACTS, CURVE TABLE, LINE TABLE
SHEET 4 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION,
PLAT NOTES

NARRATIVE:

The purpose of this survey is subdivide into lots and tracts, Parcel 1 of Partition Plat 2021-0018 per City of Independence Planning Case No. SUB 2021-01. The Basis of Bearings used was along the south boundary of said Parcel 1 holding monuments set and data of record as shown. Found monuments and record data per Partition Plat 2021-0018 were held for the boundary of this subdivision plat.

FOUND MONUMENT LIST

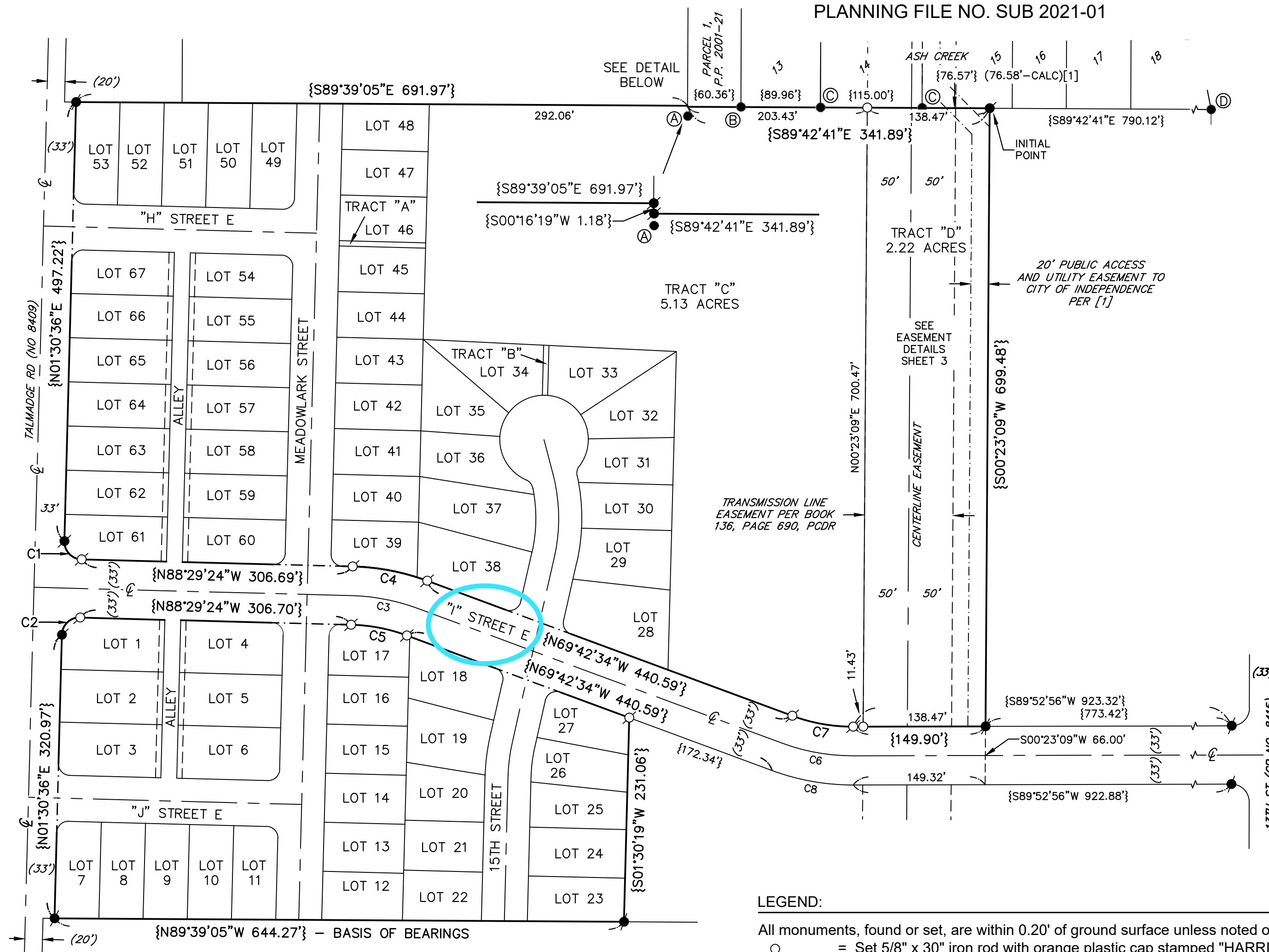
- (A) - 3/4" iron pipe, shown in [1] and [2]. Bears S00°16'19"W 0.30' from the southwest corner of Parcel 1, Partition Plat 2001-21.
(B) - 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", set in [3].
(C) - 5/8" iron rod with red plastic cap stamped "MULTI/TECH ENG.", set in [3].
(D) - 1" iron pipe inside of a 2" iron pipe, down 1.6', set in [4].

SURVEY REFERENCES:

- [1] - P.P. 2021-0018
[2] - PARTITION PLAT 2001-21
[3] - ASH CREEK (V. 12, P. 37, BOTP)
[4] - OREGON TRAIL APARTMENTS (V. 8, P. 14, BOTP)

DEED REFERENCES:

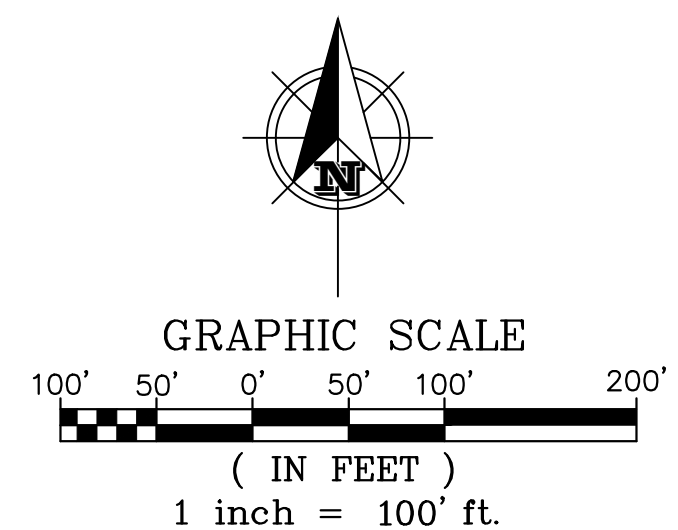
R1 - INSTRUMENT NUMBER 2024-008886



LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with orange plastic cap stamped "HARRIS PLS 96889"
 - = Set 5/8" x 30" iron rod with aluminum cap stamped "HARRIS PLS 96889"
 - ⊙ = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1], destroyed during construction and replaced with a 5/8" x 30" iron rod with orange plastic cap stamped "HARRIS PLS 96889"
 - = Found monument (see found monument list)
 - () = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1]
 - { } = Data of record per survey noted
 - [#] = Record equals measured data per [1]
 - [#] = Survey reference number
 - CS = County Survey
 - PCDR = Polk County Deed Records
 - CALC = Calculated Survey Value
 - PUE = Public Utility Easement
 - PAE = Public Access Easement
 - SF = Square Feet
 - *

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
{C1}	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
{C2}	20.00'	90°00'00"	31.42'	N46°30'36"E 28.28'
{C3}	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
{C4}	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
{C5}	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
{C6}	230.00'	20°24'30"	81.92'	S79°54'49"E 81.49'
{C7}	197.00'	20°24'30"	70.17'	S79°54'49"E 69.80'
{C8}	263.00'	20°24'30"	93.68'	S79°54'49"E 93.18'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027

**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

SOUTHWEST CROSSING

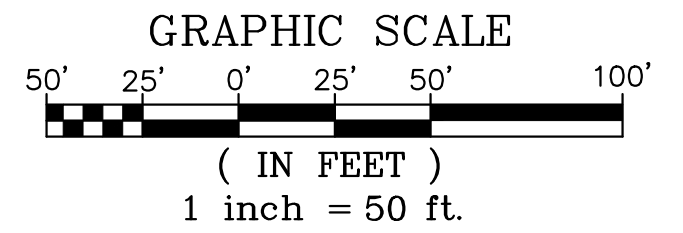
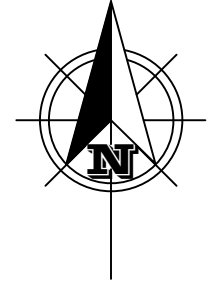
LOCATED IN THE NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

MAY 15, 2026

PLANNING FILE NO. SUB 2021-01

DRAFT

SHEET 2 OF 4



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
{C1}	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
{C2}	20.00'	90°00'00"	31.42'	N46°30'36"E 28.28'
{C3}	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
{C4}	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
{C5}	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
C9	13.00'	90°00'10"	20.42'	N43°29'29"W 18.39'
C10	13.00'	89°59'50"	20.42'	N46°30'31"E 18.38'
C11	13.00'	90°01'08"	20.42'	S46°29'52"W 18.39'
C12	13.00'	89°58'52"	20.42'	S43°30'08"E 18.38'
C13	13.00'	90°01'18"	20.43'	S46°29'57"W 18.39'
C14	13.00'	89°58'42"	20.42'	N43°30'03"W 18.38'
C15	263.00'	16°11'25"	74.32'	N80°24'07"W 74.07'
C16	263.00'	2°35'51"	11.92'	N71°00'29"W 11.92'
C17	13.00'	90°01'18"	20.43'	N46°29'57"E 18.39'
C18	13.00'	89°58'42"	20.42'	S43°30'03"E 18.38'
C19	13.00'	97°29'58"	22.12'	S61°32'28"W 19.55'
C20	13.00'	82°30'02"	18.72'	N28°27'32"W 17.14'
C21	226.00'	25°05'52"	99.00'	N00°14'33"E 98.21'
C22	200.00'	27°33'25"	96.19'	N00°59'14"W 95.27'
C23	174.00'	24°03'07"	73.04'	N00°45'55"E 72.51'
C24	226.00'	9°57'20"	39.27'	N07°48'49"E 39.22'
C25	226.00'	13°11'32"	52.04'	N03°45'37"W 51.92'
C26	226.00'	1°57'01"	7.69'	N11°19'53"W 7.69'
C27	174.00'	2°20'32"	7.11'	N10°05'22"W 7.11'
C28	174.00'	21°34'21"	65.51'	N01°52'04"E 65.13'
C29	174.00'	0°08'15"	0.42'	N12°43'22"E 0.42'
C30	13.00'	49°32'55"	11.24'	S12°28'04"W 10.90'
C31	13.00'	54°54'32"	12.46'	N38°42'54"W 11.99'
C32	50.00'	283°24'42"	247.32'	S75°32'11"W 61.97'
C33	50.00'	70°18'47"	61.36'	S31°00'46"E 57.58'
C34	50.00'	32°58'21"	28.77'	S20°37'48"W 28.38'
C35	50.00'	50°47'19"	44.32'	S62°30'38"W 42.88'
C36	50.00'	6°52'47"	6.00'	N88°39'19"W 6.00'
C37	50.00'	51°05'17"	44.58'	N59°40'18"W 43.12'
C38	50.00'	33°05'51"	28.88'	N17°34'43"W 28.48'
C39	50.00'	38°16'20"	33.40'	N18°06'22"E 32.78'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027

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SOUTHWEST CROSSING

LOCATED IN THE NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

MAY 15, 2026

PLANNING FILE NO. SUB 2021-01

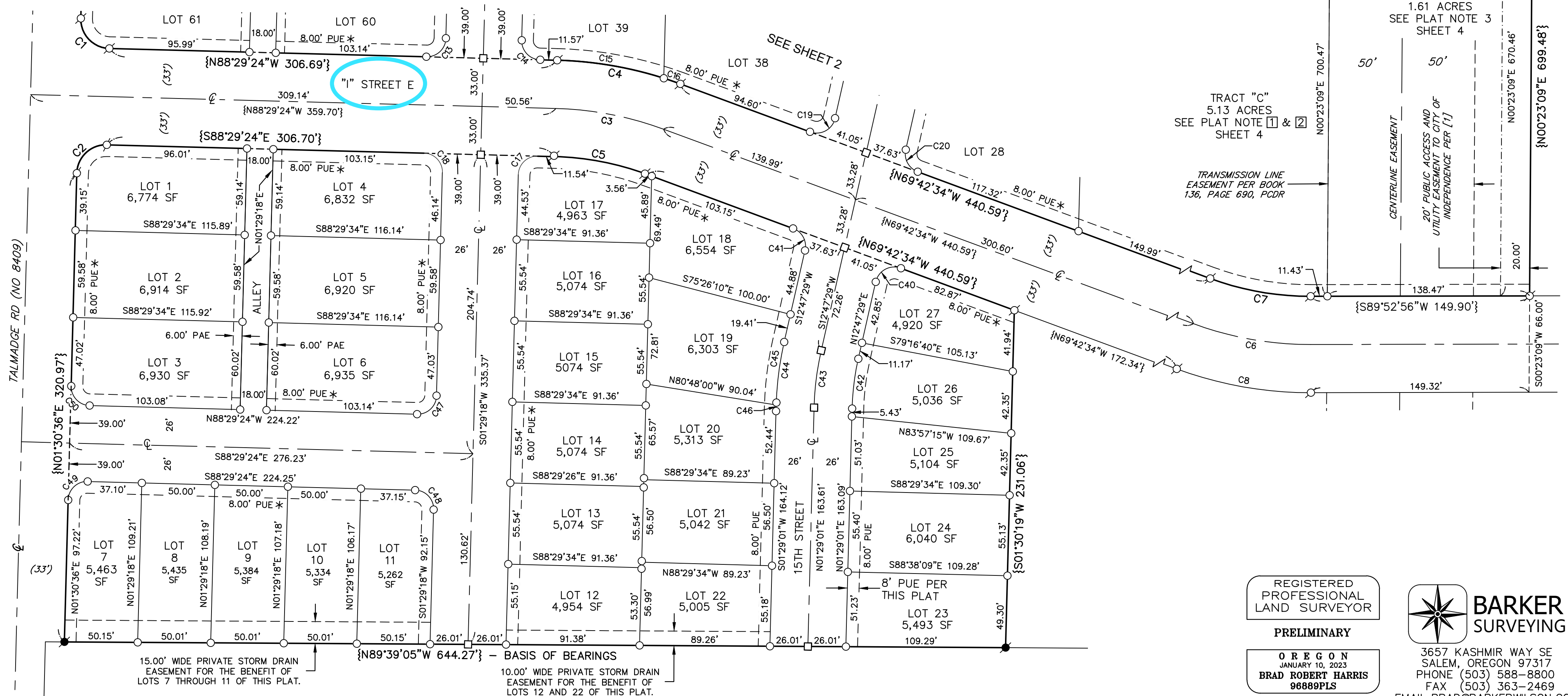
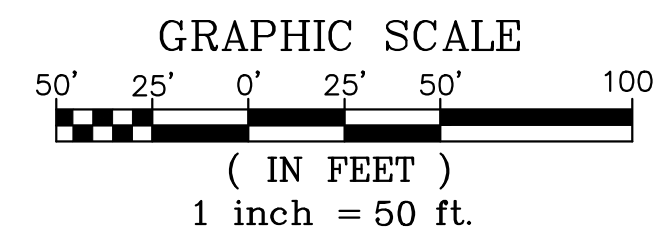
DRAFT

SHEET 3 OF 4

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
{C1}	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
{C2}	20.00'	90°00'00"	31.42'	N46°30'36"E 28.28'
{C4}	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
{C5}	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
{C7}	197.00'	20°24'30"	70.17'	N79°54'49"W 69.80'
{C8}	263.00'	20°24'30"	93.68'	S79°54'49"E 93.18'
C13	13.00'	90°01'18"	20.43'	S46°29'57"W 18.39'
C14	13.00'	89°58'42"	20.42'	N43°30'03"W 18.38'
C15	263.00'	16°11'25"	74.32'	N80°24'07"W 74.07'
C16	263.00'	2°35'51"	11.92'	N71°00'29"W 11.92'
C17	13.00'	90°01'18"	20.43'	N46°29'57"E 18.39'
C18	13.00'	89°58'42"	20.42'	S43°30'03"E 18.38'
C19	13.00'	97°29'58"	22.12'	S61°32'28"W 19.55'
C20	13.00'	82°30'02"	18.72'	N28°27'32"W 17.14'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C40	13.00'	97°29'58"	22.12'	N61°32'28"E 19.55'
C41	13.00'	82°30'02"	18.72'	S28°27'32"E 17.14'
C42	174.00'	11°18'28"	34.34'	N07°08'15"E 34.28'
C43	200.00'	11°18'28"	39.47'	S07°08'15"W 39.41'
C44	226.00'	11°18'28"	44.60'	S07°08'15"W 44.53'
C45	226.00'	11°02'07"	43.53'	N07°16'25"E 43.46'
C46	226.00'	0°16'21"	1.07'	N01°37'11"E 1.07'
C47	13.00'	90°01'18"	20.43'	S46°29'57"W 18.39'
C48	13.00'	90°00'00"	20.42'	S43°29'24"E 18.38'
C49	13.00'	90°00'00"	20.42'	N46°30'36"E 18.38'
C50	13.00'	90°00'00"	20.42'	N43°29'24"W 18.38'

LINE TABLE	
LINE #	CHORD BEARING & DIST.
L1	N44°36'49"W 29.54'
L2	S44°36'49"E 41.18'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027



**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

PARTITION PLAT NO. 2021-0018

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

JULY 6, 2021

PARTITION FILE NO. PAR 2021-01

NARRATIVE

The purpose of this survey is to partition that property described in Document No. 2002-019411, Polk County Deed Records, into three parcels as approved by the City of Independence Planning File No. PAR-2021-01. The Basis of Bearings used for this survey is between monuments M and N, the line being held as South 89°39'09" East per OCRS Salem. Bearings are based on OCRS (Oregon Coordinate Reference System) Salem Zone - NAD 83(2011) EPOCH 2010.00, using the ORGN (Oregon Real Time GNSS Network). The boundary of the subject property was determined as follows:

East Line - I held a point 13 feet Easterly of monument G and held record deed distance Easterly from the Southerly southwest corner of the J.E. Davidson D.L.C. No. 44. This line was shown to be along the west line of a 40 foot wide road-way in CS 9-425.

South Line - I held the south line parallel with and deed distance Northerly of the south line of Claim No. 44. The south line common to the north line of Document No. 2006-012111 was determined by holding a line parallel with and 14 chains Southerly per the subject property deed at a perpendicular distance Southerly of the determined north line of the subject property.

West Line - I held a line parallel with and record distance Easterly from the tangent portion of the centerline of Talmadge Road and the Northerly extension of said tangent Northerly through the P.1 monument O per said Document No. 2006-012111. For the portion along the Talmadge Road right of way, I held a line 20 feet Easterly of the line between monument J and a point 20.93 feet Westerly of monument A as shown in CS 14614.

North Line - I held a point 1.19 feet Southerly of monument A and held monument G per CS 12145 to determine that portion of the north line lying Westerly of Parcel 1 of Partition Plat 2001-21. For the portion of the north line lying Easterly of said point, I held monuments defining the south lines of said Parcel 1, the plat of ASH CREEK, Document No. 2015-013966 and the plat of OREGON TRAIL APARTMENTS.

LEGEND:

All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.

- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Found monument (see found monument list)
- () = Data of record per survey noted
- { } = Record and measured data per survey noted
- CS = County Survey
- PCDR = Polk County Deed Records
- CALC = Calculated Survey Value
- CH = Chains
- PUE = Public Utility Easement

SURVEY REFERENCES

- | | |
|------|---|
| [1] | CS 2639 |
| [2] | Government Restoration Corner REC-337 |
| [3] | OREGON TRAIL APARTMENTS (Volume 8, Page 14, Book of Town Plats) |
| [4] | CS 13097 |
| [5] | CS 13202 |
| [6] | CS 13203 |
| [7] | ASH CREEK (Volume 12, Page 37, Book of Town Plats) |
| [8] | CS 9-425 |
| [9] | CS 12145 |
| [10] | CS 14614 |

DEED REFERENCES:

- R1 DOCUMENT NO. 2002-019411, PCDR
R2 DOCUMENT NO. 2006-012111, PCDR

SHEET INDEX

SHEET 1 - PLAT MAP, NARRATIVE, LEGEND, SURVEY AND DEED REFERENCES
SHEET 2 - DETAILS A, B & C, CURVE TABLE, FOUND MONUMENT LIST
SHEET 3 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION AND
ACKNOWLEDGEMENTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2022

EXPIRES: 6/30/2022

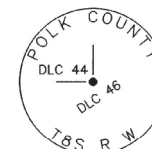


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MONUMENT M DETAIL



MONUMENT N DETAIL



BARKER
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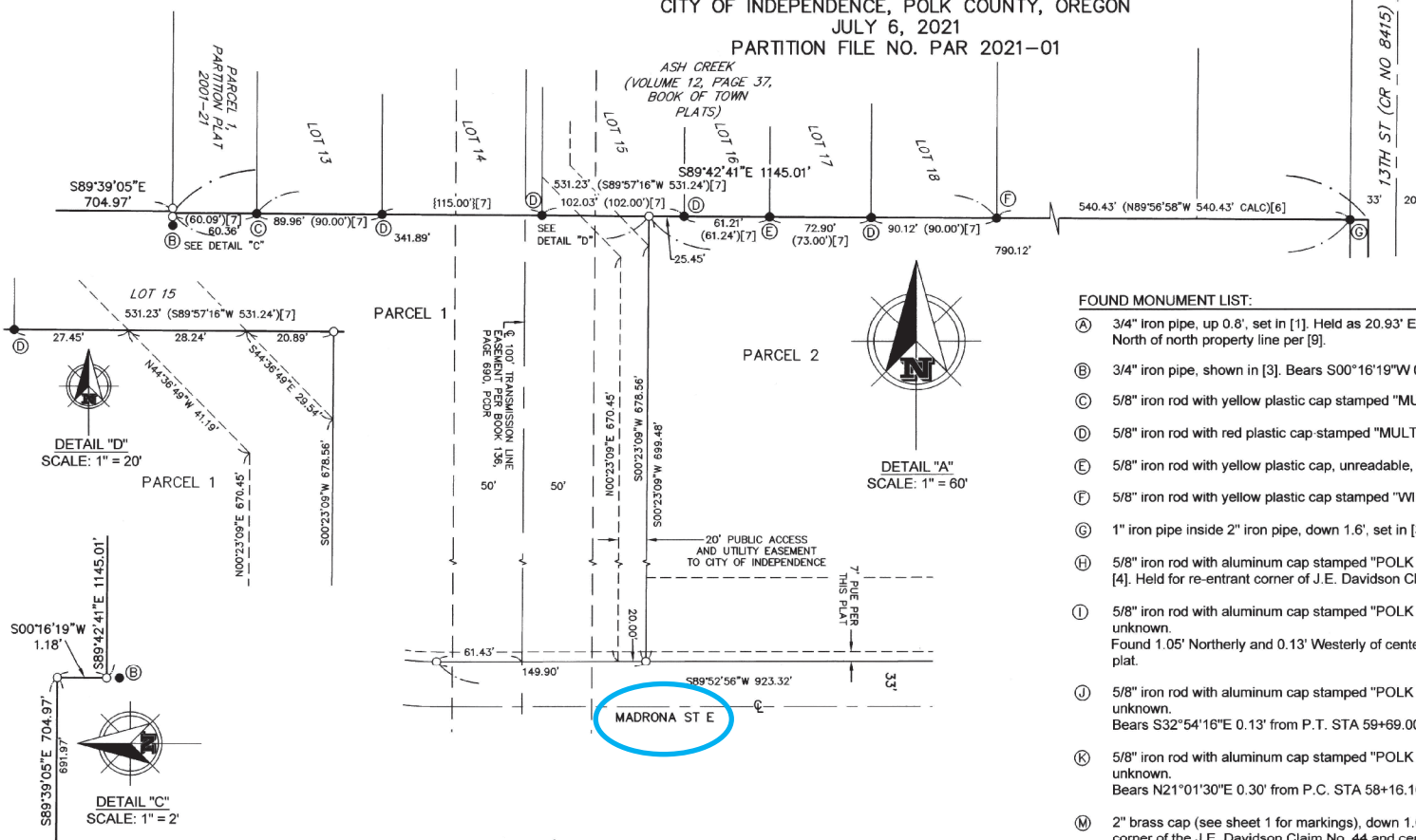
PARTITION PLAT NO. 2021-0018

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON

JULY 6, 2021

PARTITION FILE NO. PAR 2021-01

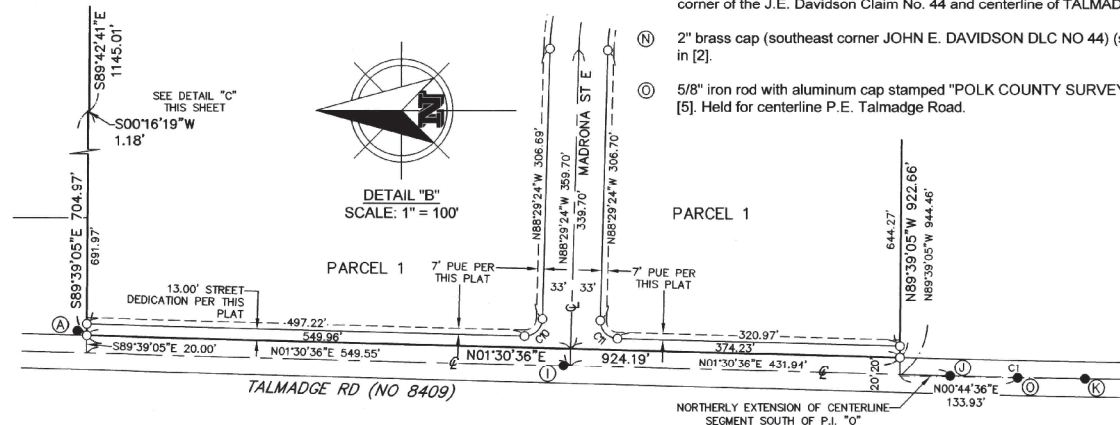
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SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM



FOUND MONUMENT LIST:

- (A) 3/4" Iron pipe, up 0.8', set in [1]. Held as 20.93' Easterly of centerline Talmadge Road per [10] and as 1.19' North of north property line per [9].
- (B) 3/4" iron pipe, shown in [3]. Bears S00°16'19"W 0.30' from southwest corner Parcel 1, P.P. 2001-21.
- (C) 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", set in [7]. Held for south line ASH CREEK.
- (D) 5/8" iron rod with red plastic cap stamped "MULTI/TECH ENG.", set in [7].
- (E) 5/8" iron rod with yellow plastic cap, unreadable, set in [7].
- (F) 5/8" iron rod with yellow plastic cap stamped "WILHELM ENG. OR. LS 2413", set in [6].
- (G) 1" iron pipe inside 2" iron pipe, down 1.6', set in [3]. Held for north line of subject property.
- (H) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, set in [4]. Held for re-entrant corner of J.E. Davidson Claim No. 44.
- (I) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, origin unknown. Found 1.05' Northerly and 0.13' Westerly of centerline-centerline Talmadge Road and Madrona St. E for this plat.
- (J) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, origin unknown. Bears S32°54'16"E 0.13' from P.T. STA 59+69.00.
- (K) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.4' in monument box, origin unknown. Bears N21°01'30"E 0.30' from P.C. STA 58+16.10.
- (M) 2" brass cap (see sheet 1 for markings), down 1.0' in monument box, set in [4]. Held for Southerly southwest corner of the J.E. Davidson Claim No. 44 and centerline of TALMADGE RD.
- (N) 2" brass cap (southeast corner JOHN E. DAVIDSON DLC NO 44) (see sheet 1 for markings), in concrete, set in [2].
- (O) 5/8" iron rod with aluminum cap stamped "POLK COUNTY SURVEYOR", down 0.3' in monument box, set in [5]. Held for centerline P.E. Talmadge Road.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	11459.16'	00°46'00"	153.31'	N01°07'36"E 153.31'
(C1)[5]	11459.16'	0°45'52"	152.90'	N01°02'12"E 152.90'
C2	263.00'	18°47'16"	86.24'	N79°06'12"W 85.85'
C3	230.00'	18°47'16"	75.42'	N79°06'12"W 75.08'
C4	197.00'	18°47'16"	64.60'	N79°06'12"W 64.31'
C5	263.00'	20°24'30"	93.68'	N79°54'49"W 93.18'
C6	230.00'	20°24'30"	81.92'	N79°54'49"W 69.80'
C7	197.00'	20°24'30"	70.17'	N79°54'49"W 69.80'
C8	20.00'	89°45'36"	31.33'	S45°00'08"W 28.22'
C9	20.00'	90°14'24"	31.50'	N44°59'52"W 28.34'
C10	20.00'	90°00'00"	31.42'	N43°29'24"W 28.28'
C11	20.00'	90°00'00"	31.42'	S46°30'36"W 28.28'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2022

PARTITION PLAT NO. 2021-0018

SHEET 3 OF 3

LOCATED IN THE S 1/2 & NW 1/4 OF SECTION 29, T. 8 S., R. 4 W., W.M.,
CITY OF INDEPENDENCE, POLK COUNTY, OREGON
JULY 6, 2021
PARTITION FILE NO. PAR 2021-01

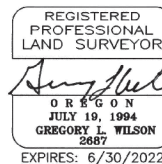
SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, situated in the south one-half and the northwest one-quarter of Section 29, Township 8 South, Range 4 West of the Willamette Meridian, City of Independence, Polk County, Oregon, being described as follows:

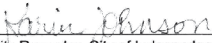
Beginning at the Initial Point for this partition plat, said point being marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the southeast corner of that property described in that instrument recorded in Document No. 2002-019411, Polk County Deed Records, said point being South 89°39'09" East 1915.00 feet and North 00°07'21" East 1744.00 feet from the Southerly southwest corner of the J.E. Davidson Donation Land Claim No. 44 in said Township, said point being on the west right of way line of 13th Street (County Road No. 8415); and running thence along the boundary of said property the following five courses:

North 89°39'09" West 964.77 feet;
thence North 00°44'36" East 1390.64 feet;
thence North 89°39'05" West 922.66 feet to a point on the east right of way line of Talmadge Road (County Road No. 8409);
thence North 01°30'36" East 924.19 feet along said east right of way line;
thence South 89°39'05" East 704.97 feet to a point on the west line of Parcel 1, Partition Plat 2001-21, as platted and recorded in the Polk County Book of Partition Plats;
thence South 00°16'19" West 1.18 feet along the west line of said Parcel 1 to the southwest corner thereof;
thence South 89°42'41" East 1145.01 feet along the south line of said Parcel 1 and the south line of the plat of ASH CREEK, as platted and recorded in Volume 12, Page 37, Book of Town Plats for Polk County, Oregon, and the south line of that property described in Document No. 2015-013966, Polk County Deed Records, and the south line of Lot 1, Block 1, OREGON TRAIL APARTMENTS, as platted and recorded in Volume 8, Page 14, Book of Town Plats for Polk County, Oregon, to the northeast corner of the aforementioned property described in Document No. 2002-019411, said point being on the aforementioned west right of way line of 13th Street;
thence South 00°07'21" West 2314.62 feet along said west right of way line to the Point of Beginning, containing 70.02 acres of land, more or less.


Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2022



THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:


City Recorder, City of Independence Date 10-11-2021


Chairperson, Planning Commission, City of Independence Date 10/11/2021

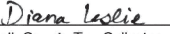

Director, Community Development, City of Independence Date 10-11-2021
Planning File No. PAR 2021-01


Polk County Surveyor Date 10/20/21


Polk County Assessor Date 11-29-2021


Commissioner,
Chairperson or Vice Chairperson Date 11/3/21
Polk County Board of Commissioners

Taxes and assessments on the above described property as provided by ORS 92.095, have been paid through 6-30-2022.

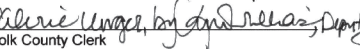

Polk County Tax Collector Date 11-23-21

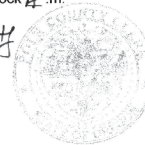
HAVE NEED
The parcels described and shown hereon () (X) an approved access permit to a county road.


COUNTY ROAD OFFICIAL Date 10/20/21

STATE OF OREGON
COUNTY OF POLK S.S.

I hereby certify that the within partition plat was received and duly recorded by me in the Polk County Book of Partition Plats, Volume 2021, Page 0018, on this 29 day of November, 2021 at 6:25 o'clock A. m.


Polk County Clerk



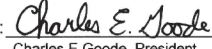
DECLARATION:

Know all people by these presents that VAL-PAC DEVELOPMENT CORPORATION, an Oregon corporation, being the owner of the property described in the Surveyor's Certificate hereon made and desiring to dispose of the same in parcels, has caused the same to be platted and surveyed in accordance with the provisions of O.R.S. Chapter 92.

We hereby grant the easements as shown. We hereby dedicate to the public forever the streets shown hereon.

In witness whereof I set my hand and seal this 11 day of OCTOBER, 2021.

VAL-PAC DEVELOPMENT CORPORATION

By: 
Charles E Goode, President

STATE OF OREGON
COUNTY OF Marion S.S.

This instrument was acknowledged before me this 11 day of OCTOBER, 2021, by Charles E Goode, as President of VAL-PAC DEVELOPMENT CORPORATION, an Oregon corporation, being the identical person described in the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.


NOTARY PUBLIC - OREGON

Robert Carter
(PRINT NAME)

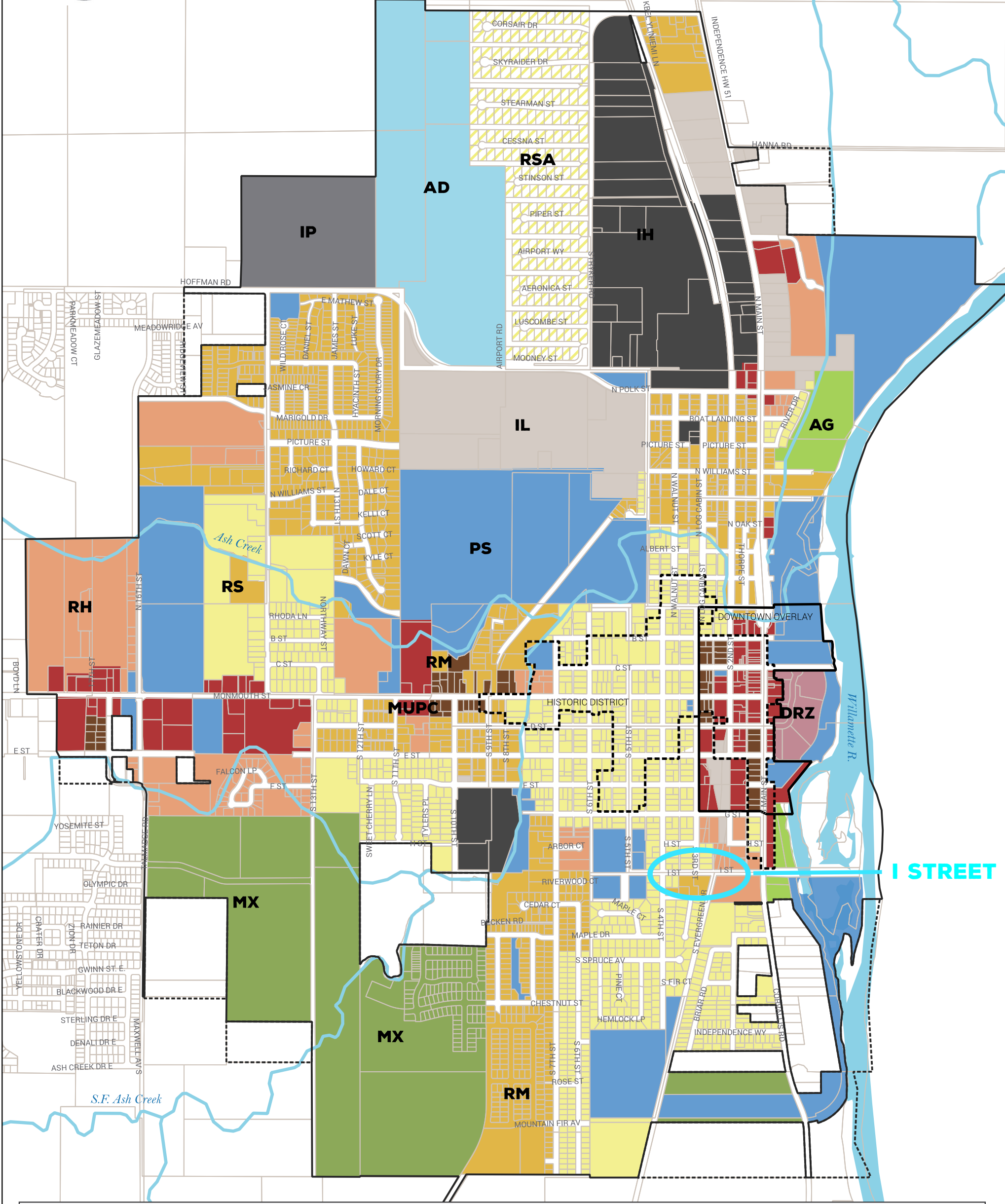
COMMISSION NO. 1004388MY COMMISSION EXPIRES OCTOBER 11, 2024

 **BARKER SURVEYING**
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM



CITY OF INDEPENDENCE

Zoning Map



LEGEND

ZONE

- Low-Density Residential (RS)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Residential Single-Family Airpark Overlay (RSA)
- Mixed Residential (MX)
- Mixed-Use Pedestrian Friendly Commercial (MUPC)

- MUPC-Transitional (MUPC-T)
- Downtown Riverfront Zone (DRZ)
- Light Industrial (IL)
- Heavy Industrial (IH)
- Industrial Park (IP)
- Airport District (AD)
- Agricultural (AG)

- Public Service (PS)
- City Limits
- Urban Growth Boundary
- Downtown Overlay
- Historic District

Agenda Item 7.4

Executive Session, 3rd Floor Conference Room

The governing body will meet in executive session pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Executive sessions are closed to the public.

Representatives of the news media and designated staff may attend, except as otherwise provided by law. All information discussed in the executive session is confidential and may not be disclosed.

Agenda Item 7.5

Potential Action from Executive Session:
Real Estate Negotiation

Agenda Item 7.6

Public Hearing: CDBG Grant Funding (Irvine)



CITY OF INDEPENDENCE MEMORANDUM

TO: Mayor and City Council
FROM: Assistant City Manager Shawn Irvine
MEETING DATE: June 23, 2026
SUBJECT: Public Hearing for CDBG Grant Application

☒ Information Only

☐ Action Requested

Statement of Issue:

Staff is requesting Council hold a public hearing to solicit input on the potential use of Community Development Block Grant funds.

Background:

The City of Independence is eligible to apply for a 2026 Community Development Block Grant from Business Oregon. Community Development Block Grant (CDBG) funds come from the U.S. Department of Housing and Urban Development. The grants can be used for constructing public facilities, housing improvements, microenterprise assistance and other projects that primarily benefit persons with low or moderate incomes.

Before submitting a pre-application for a CDBG grant, the City Council is required to hold a public hearing to solicit input from the community on the needs of low to moderate income residents and potential uses of CDBG funds. The City Council is not required to take any action after holding the public hearing

The City's proposed project, Habitat for Humanity Affordable Housing Infrastructure, would fund public infrastructure improvements (water, sewer, street, sidewalks) for Habitat for Humanity's planned 10-unit development on 7th Street. It is estimated that the proposed project will benefit at least 125 people (2.5 people per housing unit each year for 5 years), all of whom will be low or moderate income.

Discussion:

The lack of affordable housing in the community has been well documented. Independence's Housing Needs Analysis determined that in the next twenty years, the community would need just under 1,000 additional housing units priced at a level affordable to people making 80% of Area Median Income. Independence's Housing Production Strategy identifies a number of priority actions to support the creation of more affordable housing including "Proactively pursue State and Federal grants for infrastructure." Habitat for Humanity has a long record of supplying affordable ownership housing to low and moderate income populations. The

organization uses a model where the future homeowner contributes sweat equity to the project by helping construct the home along with other volunteers.

Habitat for Humanity has purchased a property on 7th Street and is working through the permitting process to enable construction of ten townhome/duplex-type homes. The primary roadblock to starting construction on the homes is the cost of constructing the public infrastructure that will serve the homes – the cul-de-sac, sidewalks, water and sewer mains. CDBG has a funding category that supports the development of public infrastructure to support low to moderate income populations. After discussions with CDBG staff, it was determined that the City could seek funding to support construction of Habitat for Humanity's public infrastructure. While the grant has not been prepared yet, we anticipate a request near the maximum allowable \$750,000.

The City would act as the fiscal agent for this grant application, in the same way it has for other CDBG projects. Habitat for Humanity would construct the project and track performance measures, with the City ensuring grant requirements are followed and processing reimbursement requests. The City would not be responsible for providing any matching funds required by this grant.

Fiscal Impact:

There is minimal fiscal impact to the City from this project. A small amount of staff time would be required to process financial disbursements. Habitat for Humanity will write the grant application.

Options:

- A. No action is needed other than opening and closing the hearing.

Memo reviewed by: Kenna West, City Manager

Agenda Item 7.7

Proposed Resolution # 26-1655: Budget Adjustment
(Carey)



CITY OF INDEPENDENCE MEMORANDUM

TO: Mayor and City Council
FROM: Amanda Carey, Finance Director
MEETING DATE: June 23, 2026
SUBJECT: FY 2025-26 Budget Adjustments

☐ Information Only

☒ Action Requested

Statement of Issue:

This combination of a supplemental budget and appropriations transfers is necessary to provide appropriation authority in several funds and maintain compliance with Oregon Local Budget Law ORS 294.471(3) and ORS 294.463(2).

Background:

Budget Transfers:

Many changes were made to the City of Independence's general fund during the development of the fiscal year 2025-26 budget. When the allocated personnel services expenditures were budgeted, there was a miscalculation in the budgeted allocation of personnel services across departments. A transfer of personnel services appropriations between departments in the general fund will correct the budgeted allocation.

In addition, several other expenditures were higher than anticipated when the budget was created, necessitating transfers of appropriations within departments or funds to cover expenses for fiscal year 2025-26. Banking and credit card processing fees increased during the fiscal year, causing both the Water and Storm Drain funds to go over the budgeted miscellaneous expenditures. A transfer of appropriations within the respective funds from the contract services category will cover the expenses incurred without requiring additional revenue appropriations.

In the Community Services department, utility costs, including electricity and insurance costs, were higher than budgeted. A transfer of unexpended appropriations from the contract services category will cover operational expenses. No additional revenue is required to cover budgeted expenditures; however, transfers of appropriations are needed to comply with local budget law.

Budget Appropriations:

The Community Services department has successfully obtained many grants throughout the fiscal year. The Library was awarded a Ready to Read grant from the State of Oregon in the amount of \$1,690, which helps to fund programs at the Library. Additionally, the Museum was

awarded a \$3,000 grant from the Oregon Historical Society for a collaborative quilt project as part of Oregon's America 250 celebration. A supplemental budget and appropriation of these grant funds are necessary to fund these programs.

Discussion:

The supplemental budget and appropriations transfers, as proposed, provide necessary budget authority to carry out the above actions in the respective funds noted and ensure compliance with the Oregon Local Budget Law by avoiding over-expenditures relative to the fiscal year ending June 30, 2026.

Recommendation/Suggested Motion:

Staff recommend that the Council approve the attached resolution to amend the 2025-26 Adopted Budget for the City of Independence.

"I move that Council approve Resolution No. 26-1655 to amend the fiscal year 2025-26 Adopted Budget in accordance with the above noted recommendations."

Attachments:

- A. Resolution No. 26-1655

Reviewed by: Kenna West, City Manager

A Resolution Authorizing)
Budget Amendments for the)
Fiscal Year 2025-26 Budget)

WHEREAS, on June 23, 2026, the Independence City Council held a duly noticed public hearing providing an opportunity for interested persons to comment on the proposed supplemental budget for the fiscal year ending June 30, 2026,

BE IT FURTHER RESOLVED that the budget adjustments for the fiscal year ending June 30, 2026, and for the purposes indicated below are hereby appropriated:

General Fund appropriation transfers are necessary for budgeted personnel services expenditures during fiscal year 2025-26. During the 2025-26 budget process, many changes and reductions were implemented to consolidate departments and reduce general fund expenditures. The budget was passed with sufficient funding to cover personnel costs; however, due to the many changes implemented, the allocation of staff time across funds was miscalculated in some areas, and it is necessary to transfer appropriations within the general fund to comply with local budget law.

During fiscal year 2025-26, many costs increased or were higher than anticipated when the budget was created. Payment processing fees from credit card merchant vendors increased more than originally anticipated, resulting in Miscellaneous expenditures in both the Water and Storm Drain funds going over budget. Transfers of appropriations within the respective funds are necessary to comply with local budget law.

Appropriations in the Grants Fund are increased to recognize the award of grants to the Community Services Department, and appropriate funds for spending in the 2025-26 fiscal year.

PASSED by the City Council:

SIGNED by the Mayor:

Kate Schwarzler, Mayor

ATTEST:

Myra Russell, City Recorder

Agenda Item 7.8

Public Hearing: Proposed Resolution # 26-1658:
Supplemental Budget (Carey)



CITY OF INDEPENDENCE MEMORANDUM

TO: Mayor and City Council
FROM: Amanda Carey, Finance Director
MEETING DATE: June 23, 2026
SUBJECT: FY 2025-26 Supplemental Budget

☐ Information Only

☒ Action Requested

Statement of Issue:

This supplemental budget is necessary to provide appropriation authority in the Tourism and Events fund and maintain compliance with Oregon Local Budget Law.

Background:

The budget for the Tourism and Events fund was prepared based on conservative estimates of revenues and expenditures for fiscal year 2025-26. A supplemental budget is required when new appropriation authority is needed, such as for increased revenues not budgeted within the fund to cover associated event expenditures.

If the proposed supplemental budget will change any fund's expenditures by more than 10 percent, then a public hearing must be held and public comment taken before adoption of the supplemental budget.

Discussion:

The supplemental budget as proposed provides necessary budget authority to appropriate \$100,000 in additional revenue received from Independence Days events. The appropriation of additional revenue is necessary to cover the cost of Personnel Services expenditures for staff who worked on Independence Days events. The appropriation of funds ensures compliance with the Oregon Local Budget Law and avoids over-expenditures for the fiscal year ending June 30, 2026.

Recommendation/Suggested Motion:

Staff recommend that the Council approve the attached resolution to amend the 2025-26 Adopted Budget for the City of Independence.

"I move that Council approve Resolution No. 26-1658 to amend the fiscal year 2025-26 Adopted Budget in accordance with the above noted recommendations."

Attachments:

A. Resolution No. 26-1658

Agenda Item 9.1

Management Team Notes 6-10-2026

Management Team Notes
Wednesday, June 10, 2026

Present: Amanda Carey, Amanda Christensen, Emmanuel, Fred, Gerald, Jason, Patrick, Shawn, Kenna

Pending agenda review.

Amanda FD:

- Today in management team I discussed the work session update to council on historical and current S&P Global Bond Credit Ratings.
- I also informed the group that I met with the Assistant Director of Experiential Learning at WOU last week, and that we will be bringing in a student majoring in Accounting for a summer fellowship in the Finance Department.

Amanda HR:

- Extended a conditional offer to the selected Public Works Director candidate.
- Completed the 2026 Seasonal Event Worker job description to support summer event operations and staffing needs.
- Working on Personnel Action Form to make sure with the correct information.
- Graduated from NW Women's Leadership Academy

Emmanuel:

- OEDA speaking event, working on presentation
- Summer series promotions
- PWD interviews last week
- Summer reading promotions
- We've heard video production
- 60 second council
- 5th-grade cities event happening
- 2500 newsletter subscribers
- Working remote tomorrow and Friday

Fred:

- Planning Commission - Preparing for Planning Commission meeting on June 15th. The meeting will include a public hearing on potential code changes associated with the More Housing, Same (Great) Neighborhood project, a discussion about revisions to the park/open space dedication requirements for subdivisions and multifamily developments, the potential extension of the subdivision approval for the Habitat for Humanity project, and a street renaming request.
- Historic Homes Videos - Preparing for one more Historic Home Roadshow video. The series is slated to end in June with the expiration of the Certified Local Government Grant.

- Tour - Had a second walking tour of the historic district on June 3rd. Had a good turnout (more than 20 people). Preparing for final walking tour on June 24, which will focus on the growth of the community from 1940 to 1970. The tour will include details about the architecture and history from the time.
- Reviewing various development applications. The plat for Southwest Crossing is close to being recorded, which should help increase development activity.
- Helping with family medical appointments and taking some time off in June. Will be in and out of the office.

Gerald:

Project Updates

- **2022-09 WWTP Upgrade:** Construction underway through 10/15/28.
- **2022-12 OR 51–5th St SRTS Crossing:** Design to begin in July.
- **2022-17 9th St PS Ph 2-3:** See WWTP Upgrade.
- **2023-04 Surface Water Treatment Plant:** Looking at options between collector well and intake.
- **2023-06 Stormwater Master Plan Update:** Open house #2 scheduled for 06/18/26, Planning Commission and City Council hearings to be determined.
- **2023-12 Chestnut St Bridge:** Waiting for IGA between ODOT, Marion County, and city.
- **2023-13 Corvallis Rd Waterline:** Construction underway through 07/31/26.
- **2024-01 ODOT ADA Upgrades:** ODOT construction to start late summer.
- **2024-04 Polk-Main Intersection Improvement:** ROW acquisition underway.
- **2025-04 Stormwater SDC and Rate Study** – Project to start in 2027.

Private Development Projects

The following is a status update on larger private development projects underway.

- 2021-02 SW Crossing: Construction underway.
- 2024-03 Ella Curran Food: Waiting for detention pond landscaping.
- 2024-06 601 Stryker Rd Industrial: Construction underway.

Jason:

- Enterprise Systems & Licensing Planning
- Advancing planning for Microsoft 365 licensing upgrades (G5), including coordination with vendor on agreement structure and procurement timing
 - Cloud Migration & Modernization for Monmouth
- Supporting Google to Microsoft 365 migration project in partnership with external consultants
- Overseeing user credential validation and test migration troubleshooting to prepare for production rollout
 - Cybersecurity & Threat Response
- Responded to multiple suspicious/phishing-style emails reported by staff, providing guidance and preventing potential compromise
- Assisted departments in evaluating external content and reinforcing safe handling practices
 - IT Operations & Infrastructure Support
- Investigating and troubleshooting building access control system issue affecting secured door functionality

- Providing real-time support and coordination with Facilities to diagnose hardware/software behavior
 - Systems Monitoring & Reliability
- Reviewing system monitoring outputs and alerts, including:
 - Audit system (Netwrix) health warnings and errors requiring attention
 - Cloud backup status and warnings to ensure data protection continuity
- Maintaining oversight of daily operational health across infrastructure systems
 - Council & Executive Support
- Preparing technical materials and visual aids to support City Council discussions
- Coordinating with Finance and leadership to ensure readiness of presentation materials if needed
 - Ongoing Service Delivery (Help Desk & Field Support)
- Overseeing continued help desk operations, including:
 - Video systems, printing systems, and user equipment requests
- Coordinating ticket assignments and ensuring timely response to departmental needs
 - Interdepartmental Coordination
- Supporting internal communication workflows and personnel-related updates in coordination with HR and other departments

Myra:

- At Northwest Clerks Institute PD II from June 7-12. Learning lots of new information, skills, tips and tricks to bring back to the city.
- Out June 18-19 for medical.

Patrick:

- The library has been hosting school class visits this week from Ash Creek and Independence Elementary schools, including some days where we're partnering with the museum.
- Finished filming the Summer Reading video with Emmanuel that has since posted.
- Finalizing plans for Summer Reading. We begin next Monday, June 15, and will run through August 13.
- We will be installing the Story Walk at the Inspiration Garden this Friday morning.
- The library will be at the End of School Celebration at Riverview Park. We'll be signing people up for Summer Reading and passing out free books to kids.
- Patrick will be sitting on a panel discussing the progress of the rural library/centers for independent living partnership project he has been a part of through the University of Montana today (June 10).

Shawn:

- Yoga in the park kicked off last weekend. Bad weather but still had a decent group. Should build over the summer
- Ashley created an online reservation system for the B&B campground, starting to get reservations and we're working out process.
- Met with DSL staff including the director to talk regional wetland mitigation bank

- Summer series is pretty much set, just working on final details for sponsors, promo, etc.

Agenda Item 9.3

Pending Agenda Calendar 6-10-2026

JUN 9, 2026 - 6:30 PM	JUN 23, 2026 - 6:30 PM
Agenda items due: Noon, 06/03/2026 » NB: Liquor License Change of Ownership: Jimmyz (Gilbert) » NB: Public Hearing Parks SDC Adoption » NB: Parks SDC Adoption Resolution # 26-1651 (Fisher) » NB: PW Code Update Ch 26 Ord # 1635 (Fisher) » NB: PW Code Update Ch 32 Ord # 1636 (Fisher) » NB: PW Code Update Ch 34 Ord # 1637 (Fisher) » NB: City Budget Adoption: Res # 26-1653 to receive State Revenue sh » NB: City Budget Adoption: Res # 26-1654 to adopt 2026-27 Budget (Ca » NB: Adopting IMC Code re: Service fees: Ord # 1639 (West) » NB: Setting PS & CSP Fees: Res # 26-1656 (West) » NB: Classifying fees and charges: Res # 26-1657 (West) » » URA Meeting-Budget Adoption: Res # 2026-01(Carey) After Regular m » Liaison Reports: Traffic Safety, Historic Preservation, » and Planning Commission » Minutes/Misc Corresp/Notes/PAC	Agenda items due: Noon, 06/17/2026 » UB: Second reading Ordinance 1639 » NB: Resolution 26-1657 Classifying fee » NB: I St (Fred) » Executive Session » NB: Authority to Negotiate » NB: Public Hearing/CDBG Funding » NB: Public Hearing for Supplemental Budget » NB: Supplemental Budget or Adj Resolution # 26-1655 (Carey) » » » » » » »
+ Urban Renewal Agency Meeting, if needed	+ Urban Renewal Agency Meeting, if needed
JUL 14, 2026 - 6:30 PM	JUL 28, 2026 - 6:30 PM
Agenda items due: Noon, 07/08/2026 » Center St Bridge project Update (ODOT?) July? » » NB: Water Rate update Resolution # 26-1658 (Carey) » NB: Public Hearing: Infill code » NB: Infill code Ord # 1638 » NB: Q3 financials (Carey) » NB: Q3 board appointments(West) » » » Liaison Reports: MINET, Parks Board » Minutes/Misc Corresp/Notes/PAC	Agenda items due: Noon, 07/22/2026 » » » » » » » » » »
+ Urban Renewal Agency Meeting, if needed	+ Urban Renewal Agency Meeting, if needed
AUG 11, 2026 - 6:30 PM	AUG 25, 2026 - 5:30 PM
Agenda items due: Noon, 08/05/2026 » IDA Presentation (Cindy-Confirmed) » » » » » » » » Liaison Reports: Library Board, Museum Board » and Continuum of Care » Minutes/Misc Corresp/Notes/PAC	Agenda items due: Noon, 08/19/2026 » Grants report (Irvine) » » » » » » » » »
+ Urban Renewal Agency Meeting, if needed	+ Urban Renewal Agency Meeting, if needed

Future Items:

Grants reports Jan/Feb & July/Aug
 Franchise Agreements (updates ongoing)
 Resolution: Purchasing Authority (West)
 Work Session-Dusk to Dawn
 NB: Council Bill: Ordinances associated with new Fees (Carey)
 NB: Resolution: pub records request update (West)
 Council Liaison appointments: Every 2 years on election year
 Council President: First meeting every year
Future Council Work Sessions:

Future PW Agenda Items:

City Council Liaisons:

Historic Preservation Commission: Councilor Morton
 Planning Commission: Councilor Martin-Willis
 Independence Days Commission: Councilor Boisvert
 Library Board: Councilor Boisvert
 Museum Advisory Board: Councilor Morton
 Parks Board: Councilor Roden
 MINET: Councilor Sorce
 Traffic Safety Commission: Councilor Roden
 Continuum of Care: Councilor Corr