

City Hall
206 N. Main St.
Toledo, Oregon 97391
6:00 p.m.



TOLEDO CITY COUNCIL
Regular City Council Meeting
March 18, 2026

1. Call to Order

- a. Mayor Tracy Mix called the meeting to order at 6:00 p.m.; also via Zoom in Toledo, Oregon and lead the Pledge of Allegiance.

2. Roll Call

- a. City Recorder Johnson took roll call and determined a quorum is present.

Council Member	Present	Absent	Via Zoom
Mayor Mix	X		
Council President Silvia	X		
Councilor Chambers	X		
Councilor Kauffman	X		
Councilor Keating	X		
Councilor Burns			X

- b. Staff Present: City Manager Rich Huebner, City Attorney Souvanny Miller, Interim Finance Director Judy Richter, Police Chief Michael Pace, Fire Chief David Lapof, Library Director Harrison Baker, HR Director Shawna Gribskov, and City Recorder Paul Johnson.

3. Visitors/Public Comment

- a. Mayor Mix opened the floor for public comment on items not on the agenda. No members of the public were present in person, and City Recorder Johnson confirmed no one was online raising their hand to speak. Public comment was closed.
- b. Submitted public comments are attached.

4. Consent Agenda

- a. City Manager Huebner asked if anyone wanted to discuss items on the consent agenda, which included amended executive session minutes from September 17, 2024, and meeting minutes from March 4, 2026.
- b. Council President Silvia moved to approve the consent agenda as presented. Councilor Keating seconded the motion. The motion passed unanimously by roll call vote.

Council Member	M	S	Yay	Nay	Abstained	Absent
Mayor Mix			X			
Council President Silvia	X		X			
Councilor Chambers			X			
Councilor Kauffman			X			
Councilor Keating		X	X			
Councilor Burns			X			

5. Community Service Reports and/or Presentations to the Council

- a. Toledo Summer Festival Royalty.
 - i. Shannon Hermann, president of the Toledo Summer Festival Board, presented the 2026 Princess Court. She explained that the Princess Court is a longstanding tradition representing the community, with members participating in fundraising events, gathering donations, and attending six different parades from May to July. Senior court members receive scholarships of \$500 for the queen and \$250 for the runner-up, with a new \$250 junior court scholarship being added this year.
 - ii. The senior court members, Taylor (a freshman at Toledo High School) and Rhianne (a junior), shared their excitement about being part of the tradition and meeting new people in the community. Junior court members Emily and Kyleena (in first grade) shared their favorite rides at the festival.
 - iii. Hermann requested that Mayor Mix provide a "mayor's question" for use during the interview process for the court members. The presentation concluded with photos of the court members with the mayor.

6. Discussion and Information Items

- a. Oregon Forestry Property
 - i. City Manager Huebner provided an update on the city's potential acquisition of Oregon Department of Forestry land located off Highway 20 behind the Town Pump Food Fair and Toledo Feed and Seed area. He noted that two additional discussion items would be added to the agenda: a code enforcement process overview and an update on Art Oysters and Brew.
 - ii. Huebner shared that the state has prioritized housing projects for the sale of state land through Governor Kotek's office. He presented an appraisal document commissioned by ODF in May 2025, showing a land value of \$784,080 for the property if completely cleared and ready for development.
 - iii. The appraisal identified significant demolition costs for existing improvements on the property. A consultant estimated demolition at \$315,325 based on 12,613 square feet of various improvements, primarily wood frame construction. However, ODF obtained a quote from a local contractor that differed by almost \$180,000, suggesting demolition costs of approximately \$134,000.
 - iv. Huebner explained the timeline constraints, noting that the state's Public

Land Advisory Committee meets quarterly with their next meeting on April 23rd. They require a letter of interest by April 2nd if the city intends to make an offer. He outlined potential funding mechanisms, including Urban Renewal Authority funds, noting the property falls within the URA boundaries.

- v. The discussion revealed significant concerns from council members. Council President Silvia expressed strong opposition, citing the city's recent history with the public safety building acquisition where promises of plans were made but never materialized. He emphasized concerns about asbestos abatement costs and the city's recent financial constraints that led to staff reductions.
 - vi. Councilor Chambers echoed these concerns about fiscal responsibility and questioned whether the city should take on another major project given budget shortfalls. He also raised questions about site constraints, including access road limitations and uncertainty about easement rights.
 - vii. Councilor Keating referenced economic data showing Toledo's challenges with unemployment rates nearly double the county average and lower income levels. He expressed concerns about the city's reputation for not completing large projects, citing feedback that this has hurt the city's credibility with state legislators.
 - viii. Councilor Burns agreed with the concerns about fiscal prudence, and Councilor Kauffman questioned what would happen to the land if the city passed on the opportunity.
 - ix. Mayor Mix acknowledged the housing need but agreed the timing was poor given the city's budget constraints. She suggested it would be irresponsible to commit \$650,000 for property the city doesn't have funds to develop.
 - x. Councilor Keating expressed interest in exploring funding opportunities over a three-month extension if possible, but ultimately the consensus was against pursuing the acquisition at this time. City Manager Huebner agreed to notify ODF that the city would not be submitting an offer on April 1st and would inquire about future opportunities.
- b. Code Enforcement Processes
- i. For code enforcement, City Attorney Souvanny Miller provided a comprehensive overview of the process, from initial complaint or observation through correction notices, enforcement options including penalties and city abatement with cost assessment, and potential court proceedings. She identified over 10 unoccupied properties throughout the city with various nuisances requiring remediation, noting challenges with locating owners, unclear property status during foreclosure processes, and high abatement costs. The city budgeted \$25,000 for abatement in the current fiscal year, which would cover boarding and vegetation removal but not demolition. Council requested an executive session on April 1st to discuss specific properties and potential Urban Renewal Authority funding options.

- c. EDALC Update on Art, Oysters and Brews
 - i. For Art Oysters and Brew, City Manager Huebner reported positive news about increased SIP tax revenues of \$580,000 compared to the projected \$450,000, though some of the additional funds would need to address cost center overruns. He presented EDALC's budget breakdown totaling approximately \$5,215 for the event, including band matching funds, mural supplies, marketing, water bottles, and chalk the walk prizes. Council expressed unanimous support for moving forward with the two-day event format that had proven successful in recent years.

7. Decision Items

- a. RCA - Authorize expenditure from the General Reserve Fund – Fire Department Equipment for Fire Apparatus Repair.
 - i. City Manager Huebner presented a request for council approval to pay an invoice for fire apparatus repair that exceeded the original budget estimate. The 1997 Freightliner fire truck was initially budgeted for approximately \$35,000 in repairs but ultimately cost over \$50,000 due to unexpected work required on the compressed air foam system and integrated gearbox.
 - ii. Huebner explained that Benton County determined during inspection that the vehicle's gearbox was integrated into the foam system and required replacement along with the complete removal and replacement of the foam system and all attached wiring and tubing. The vehicle returned to service in January 2026 with the best performance scores in its 30-year life.
 - iii. Due to the successful repair, the fire department recommended retaining the vehicle in active service rather than replacing it as originally planned in the 2026 budget, with reevaluation in five years. Council President Silvia noted that a new equivalent fire truck would cost over \$600,000, making the repair a good value despite the sticker shock.
 - iv. Council President Silvia moved to approve the expenditure of \$84,311.49 to Benton County from the General Reserve Fund Fire Department equipment for the repair of Toledo Fire Department 1997 Freightliner fire apparatus. Councilor Keating seconded the motion. The motion passed unanimously by roll call vote.

Council Member	M	S	Yay	Nay	Abstained	Absent
Mayor Mix			X			
Council President Silvia	X		X			
Councilor Chambers			X			
Councilor Kauffman			X			
Councilor Keating		X	X			
Councilor Burns			X			

8. Reports and Comments

- a. City Manager Huebner and the department heads provided written reports in the council packet covering police, fire, public works, planning, human resources, finance, library, and city recorder activities. No questions were raised on the reports.
- b. City Recorder Johnson announced that the TextMyGov service would be live soon, with information included in the next utility bill. He also noted that the agenda management program would change how agendas are prepared, going live May 1st.
- c. City Manager Huebner reminded council members that Statement of Economic Interest filings opened March 16th with a 30-day deadline. He provided updates on staff changes, noting Public Works Director Lorimor would be out dealing with a family situation while Public Works Supervisor Jeff Chatterton stepped up to help with leadership duties.
- d. Huebner announced the successful hiring of Mindy Switter as the new Finance Director, starting April 1st. Switter currently works as a finance manager for the Siletz Tribe and has government budgeting and accounting experience. Interim Finance Director Judy would continue through the budget process to ensure a smooth transition.

9. City Council Issue Tracker

- a. City Manager Huebner noted he had updated the issue tracker and asked council members to identify any additional items needing attention. Mayor Mix confirmed that city council seat applicant interviews would be conducted on April 1st.

10. Council Comments

- a. Councilor Burns had no comments.
- b. Councilor Kauffman issued a public awareness announcement about phone scams, emphasizing that legitimate law enforcement agencies appear in person rather than calling to request money transfers or gift cards.
- c. Councilor Chambers noted the opening of an upholstery business in the former Crow's Nest building and addressed feedback about Toledo's reputation for not completing projects. He acknowledged the criticism while noting that the pool district's funding challenges stemmed from receiving only half their requested amount. He also alerted the community to a potential credit card skimming issue at a local business that is under active police investigation.
- d. Councilor Keating suggested revisiting public comment procedures to include discussion items, noting that important community decisions were being made by consensus without formal public input opportunities.
- e. Council President Silvia provided updates from the Economic Development Alliance summit, highlighting concerning statistics: Lincoln County has 32,373 homes but only 22,829 occupied, with 9,544 being second homes or vacation rentals. He also warned about extreme fire danger due to lack of snowpack and early season conditions, urging residents to complete burn piles early or wait until the wet season returns.

11. Mayor's Comments

- a. Mayor Mix expressed enthusiasm about Toledo's position as the only jurisdiction allowing fireworks, seeing it as an economic opportunity to attract visitors to local businesses. She suggested exploring options for a safe fireworks location and potentially developing a July 4th celebration at Memorial Field, though noting the need for cleanup before Summer Festival setup.
- b. Mayor Mix also reported on her discussion with Senator Gomberg about pursuing funding for the police building project, indicating it remains a priority for his office despite the recent setback.

12. Future Agenda Items

- a. The agenda tracker showed limited items as the city prepares to enter the budget season in April. A town hall meeting on fireworks was scheduled for the following Wednesday at the fire station, with Deputy Fire Chief Robeson attending to provide expertise.
- b. Council noted a domestic violence awareness assembly at Toledo High School on April 3rd where artwork would be presented to students, with Mayor Mix planning to speak.

13. Adjournment

- a. The meeting adjourned at 7:56 p.m. after discussion of potential July 4th activities and coordination with Summer Festival timing.

APPROVE:



Mayor Tracy Mix

ATTEST:



City Recorder Paul Johnson