



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

Toledo City Council
Regular Meeting – also via Zoom Meeting Platform
May 6, 2026

Virtual Meeting: The Toledo City Council will host the meeting in person in the City Hall Council Chambers for the City Council and staff as well as through video conferencing. The public is encouraged to attend the meeting electronically. Visit the [meetings](#) page on the city website for meeting information.

Public Comments: The Toledo City Council will take comments on topics not listed on the meeting agenda from members of the community during the "Public Comments" portion of the council meeting. There is a time limit of 3 minutes for each comment. If you wish to address the City Council during this portion of the meeting, please email paul.johnson@cityoftoledo.org by **3:00 p.m. on the day of the scheduled meeting. Please include your: Name, address, and phone number (optional) and the topic.** Public comment cards will also be available at the door and must be completed and given to the City Recorder prior to the start of the meeting.

1. **Call to Order**
2. **Roll Call & Quorum Determination**
3. **Pledge of Allegiance**
4. **Public Comments**
 - a. In-Person/Online Comments
 - b. Submitted Comments
5. **Consent Agenda**
 - a. April 15, 2026 City Council Minutes
6. **Toledo Beat and/or Presentations**
 - a. 57th Annual Professional Municipal Clerks Week Proclamation
 - b. National Police Week Proclamation

This notice satisfies the requirements of ORS 192.630 and ORS 192.640 regarding Public Meetings. This meeting 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 48 hours in advance of the meeting by calling the City Offices at (541)336-2247.

7. Discussion and Information Items

- a. Water and sewer rate changes effective 5/22/2026-Request for Council action next meeting
- b. Appointment of Councilor to Cascade West Area Commission on Transportation
- c. Council Goals
- d. Fireworks Retail Permits
- e. Thursday Market Fee Waiver Request

8. Requests for Council Action

- a. Missing and Murdered Indigenous Persons Proclamation
- b. Resolution No. 1602, appropriating donations to the Library in the combined amount of \$7,100
- c. Fire Department Equipment Surplus
- d. Approval of Collateral Lease Assignment and Tripartite Agreement related to Olalla Meadows Housing Project

9. Staff Reports**10. Issue Tracker & Future Agenda Items**

- a. Issue Tracker
- b. Future Agenda Items

11. Council Comments**12. Mayor's Comments****13. Adjournment**

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



**TOLEDO CITY COUNCIL
 Regular City Council Meeting
 April 15, 2026**

1. Call to Order

- a. Council President Silvia 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		
Councilor Riley	X		

- b. Staff Present: City Manager Rich Huebner, HR Director Shawna Gribskov, Fire Chief David Lapof, Finance Director Mindy Suttter, Interim Finance Director Judy Richter, City Attorney Souvanny Miller, and City Recorder Paul Johnson

3. Visitors/Public Comment

- a. In-Person/Online Comments
 - i. Shannon Herman inquired about the status of retail permits for fireworks that were stated to be on the agenda from the previous meeting minutes. City Manager Huebner explained that the item was not ready for this meeting and was anticipated for the May 6th meeting.
 - ii. Kathy Rigby, a resident of Newport and current grants manager for the city of Newport, introduced herself as a candidate running for County Commissioner Seat 1, currently occupied by Casey Miller. She provided her website information (KathyRigbee.com) for those with questions and offered to answer questions after the meeting.
 - iii. Kristen Dawn, a resident of South Beach, introduced herself as a candidate running for Lincoln County Commissioner Position 2 to serve the remaining two years of the position formerly held by the late Claire Hall. She highlighted her 22 years in Lincoln County, her career serving coastal communities with the Oregon Department of Fish and Wildlife, and her current service on the Lincoln County Budget Committee and Samaritan

House Family Shelter board. She expressed interest in meeting with council members to discuss how the county can better partner with the city of Toledo.

- b. Submitted Comments
 - i. Email dated 04/15/2026 from anonymous Toledo resident. Document will be included in packet.

4. Consent Agenda

- a. Motion to approve the consent agenda as presented.

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

5. Toledo Beat and/or Presentations to the Council

- a. Toledo Arbor Day 2026 Proclamation
 - i. City Manager Huebner explained that Toledo has proudly earned the designation as a Tree City USA for several years. To maintain this designation, the city must issue an Arbor Day proclamation and hold an Arbor Day event. The library, in conjunction with the public works department, will host a trail tour on Saturday, April 25th, of the area behind the library that was previously a disc golf course. While Arbor Day is Friday, April 24th, the event is scheduled for Saturday to accommodate families.
 - ii. Mayor Mix read the Arbor Day proclamation into the record, proclaiming Friday, April 24, 2026, as Arbor Day in the city of Toledo and encouraging residents to participate in the trail tour on Saturday, April 25, 2026.

6. Discussion and Information Items

- a. Toledo H2O Water Assistance Program
 - i. Lieutenant Michelle Del Olivo from the Salvation Army of Lincoln County presented a request to increase the maximum assistance amount from \$100 to \$200 (or at least \$150) per recipient in a 12-month period. She explained that many assistance requests exceed the current \$100 limit, with one recent request being nearly \$650. Since taking over in summer 2023, she has processed 19 assistances at the maximum \$100 each, with no denials.
 - ii. The program operates with low barriers - recipients need to be Toledo residents, provide ID, and show proof of a past due bill, shutoff notice, or financial emergency. The Salvation Army received initial funding of \$1,500 from the contributions committee and \$2,000 in 2023, with the most recent donation of \$688 coming from customer donations through

- the utility billing system.
- iii. City Manager Huebner noted that increasing the assistance amount without additional funding could reduce the number of individuals helped. He also mentioned that when utility accounts are closed with refunds under \$10, those amounts are donated to the H2O program.
 - iv. Council discussion revealed support for increasing the maximum amount, with Councilor Keating suggesting either \$150 for the first year and \$200 for subsequent years, or allowing the Salvation Army discretion within a higher limit. Councilor Chambers expressed support for donations but hesitation about using the general fund or utility funds to supplement the program.
 - v. The consensus was to have staff work with the Salvation Army to develop a contract amendment for the May 20th meeting, with the maximum assistance amount set at \$150.
- b. Toledo Sesquicentennial 4th of July Celebration
- i. City Manager Huebner proposed establishing a 4th of July committee with up to three councilors (to avoid quorum requirements), himself, and Amber from the chamber, with the committee open to businesses and community members. The committee would address logistics including vendor coordination, activities, timing, and security arrangements.
 - ii. Councilor Kauffman expressed concerns about the event becoming too much of a party rather than maintaining focus on providing a safe place for legal fireworks. She opposed beer gardens and live bands, preferring food trucks and DJ music to avoid turning it into a party atmosphere with potential drinking around children.
 - iii. Mayor Mix emphasized that everything must be off the field before any fireworks are lit, and the focus should be on community celebration and safety. Councilor Keating stressed the need for proper planning through a committee rather than continued discussions during council meetings.
 - iv. Three members of the Council volunteered: Councilor Keating, Council President Silvia, and Mayor Mix. Councilor Burns noted the importance of contacting food trucks early. Council President Silva added the food trucks will need Toledo business licenses to operate in the city.
 - v. City Manager Huebner will coordinate the committee's first meeting and noted the need to contact CIS (insurance) once the event outline is established.

7. Decision Items

- a. RCA - A Resolution of the Toledo City Council Adopting a Supplemental Budget for the Fiscal Year 2025-2026 and making appropriations
 - i. Public Hearing on the Adoption of a Supplemental Budget for the Fiscal Year 2025-2026 and making appropriations
 - 1. Finance consultant Judy Richter explained that the supplemental budget recognizes additional income not anticipated during budget preparation: approximately \$95,000 in insurance reimbursement, higher than anticipated SIP money, and higher than expected French electric franchise fees. These additional revenues require

- recognition and appropriation for spending.
- 2. Council President Silvia opened the public hearing at 6:44 PM. No public comments were received. The public hearing was closed at 6:45 PM.
 - ii. Council President Silvia asked about the OJT reimbursement grant. City Manager Huebner explained it was an on-the-job training workforce program reimbursement for City Recorder Paul Johnson's training on the city recorder aspects of his role, as he brought experience in executive assistant duties but needed training on the specialized city recorder functions.
 - iii. **Motion** to approve a Resolution No. 1601 of the Toledo City Council Adopting a Supplemental Budget for the Fiscal Year 2025-2026 and making appropriations

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

- b. RCA - A Resolution of the Toledo City Council Adopting Findings of Fact Related to the Toledo Community Market and Approving a Fee Waiver Related to the Usage of Memorial Field for the same.
 - i. City Manager Huebner acknowledged that due to internet problems during the April 1st meeting, he may have prepared this resolution prematurely. He offered to table the item for additional discussion if council desired.
 - ii. Council discussion revealed mixed perspectives. Councilor Chambers supported waiving the fee as the market enriches the community. Councilor Keating raised concerns about the reliability of impact data, noting the chamber director's acknowledgment that data on the market's economic impact isn't reliable. He questioned the "findings of fact" designation when based on unreliable data and suggested either a one-year waiver with better data collection or establishment of general criteria for fee waivers.
 - iii. City Manager Huebner provided background: the \$150 per day Memorial Field rental fee was established in 2021. The chamber was moved from Main Street to the park (rather than choosing to move), and there was no fee when the move occurred. Three organizations use the field for extended periods: SET (youth sports, no fee due to maintenance agreement), Summerfest (pays fees), and the Chamber (has not paid since fee establishment, invoiced once but didn't pay).
 - iv. Council President Silvia suggested tabling the item for more comprehensive discussion about fee waiver policies, maintenance

agreements, and equitable treatment of all organizations using city facilities. The consensus was to revisit the item during the May 6th meeting for further discussion.

- c. RCA - Approve the Art, Oysters, and Brews Event Budget
 - i. Councilor Keating recused himself from the discussion due to a conflict of interest (his wife is on staff at the Economic Development Alliance of Lincoln County).
 - ii. City Manager Huebner reported that EDELDC staff is excited to coordinate the event again. The proposed budget totals \$8,000, though he anticipates it will be closer to \$7,500-\$7,550. Line items include: bands and musicians (\$3,000, with flexibility), community mural supplies, marketing and advertising, portable restrooms and washing stations, security for overnight protection of vendor equipment (due to the two-day event), water bottles for volunteers, and miscellaneous costs.
 - iii. The budget will be funded from the general services special purchases line item, which has a budget of \$12,500 with only \$100.07 spent to date. Council President Silvia asked about security arrangements, emphasizing the need to avoid the vendor who failed to show up the previous year. City Manager Huebner confirmed EDELDC would handle security arrangements and noted that former Mayor Cross had found the replacement vendor last year.
 - iv. **Motion** to approve the budget for the Art, Oysters, and Brews event as presented.

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

8. Administrative and Department Reports

- a. City Manager Huebner asked if council had questions about the department reports in their packets. No questions were raised. He formally introduced new Finance Director Mindy Suitter, expressing excitement about having her join the team.
- b. City Manager Report
 - i. City Manager Huebner reported that Northwest Coastal Housing has assigned the SDC agreement, ground lease, and project lease for the Olalla Meadows housing project to Olalla Meadows LLC, a standard practice for housing development projects. This assignment was previously authorized by council and requires no additional action.
 - ii. He also reported removing a campaign sign that was inappropriately

placed on public property at the city's water tank on Grand Avenue, explaining this action was taken because political signs are not permitted on public property.

- iii. City Manager Huebner reminded council that budget committee meetings will start in May, recognizing the work of Judy, Cindy, and Mindy on budget preparation. He also noted there would be no meeting on April 22nd due to the League of Oregon Cities spring conference in Pendleton.
- iv. City Manager Huebner announced the Toledo Fire and Police Departments' open house and emergency preparedness fair on Saturday, April 18th, from 10 AM to 2 PM at the fire station, featuring emergency vehicle exploration, safety demonstrations, hands-on activities, and a kids' firefighter challenge, with hot dogs provided.

9. City Council Issue Tracker

- a. City Manager Huebner added items discussed during the meeting to the agenda tracker and asked if council had additional items for future meetings. No additional items were requested.
- b. City Recorder Johnson indicated that the Future Agenda Items tracker had been updated with the information presented during the meeting.

10. Council Comments

- a. Councilor Burns inquired about businesses placing banners on the ball field fence and whether they pay fees. City Manager Huebner explained that SET has permission to place sponsor banners, but other organizations should pay fees and get approval. He agreed to verify which banners are SET-affiliated and follow up on others. Councilor Burns publicly apologized to Councilor Keating for unkind comments, stating it contradicted who she wants to be as a city councilor and team member.
- b. Councilor Keating accepted the apology and announced a candidate forum for all county commissioner races on April 29th from 5-8 PM at the Toledo Elks, hosted by Lincoln County News Source. All 12 candidates across three races have been invited and must agree to a code of conduct. Questions will not be provided in advance.
- c. Council President Silvia emphasized the importance of civility during election season, encouraging people to remain human regardless of political differences.
- d. Mayor Mix expressed pride in the council's growth and improved working relationships, noting the progress from past conflicts to current collaborative discussions and respectful treatment of differing opinions.

11. Adjournment

- a. The Council President adjourned the meeting at 7:24 p.m.

APPROVE:

ATTEST:

Mayor Tracy Mix

City Recorder Paul Johnson

Proclamation

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK

May 3 - 9, 2026

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Tracy Mix, Mayor of The City of Toledo Oregon, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 6th day of May, 2026

Mayor

Attest:

Proclamation
Observance of National Police Week
May 10–17, 2026

WHEREAS, in 1962, President John F. Kennedy proclaimed May 15 as Peace Officers Memorial Day and the calendar week in which it falls as National Police Week; and

WHEREAS, National Police Week is observed annually to recognize the service and sacrifice of law enforcement officers across the United States, particularly those who have lost their lives in the line of duty; and

WHEREAS, the men and women of the Toledo Police Department serve with dedication, professionalism, and courage, working tirelessly to protect the lives, rights, and property of the citizens of Toledo; and

WHEREAS, the City of Toledo solemnly remembers Patrolman Gary Sumpter, the Toledo Police Department's only line-of-duty death, and honors his legacy of service and ultimate sacrifice; and

WHEREAS, communities across Oregon gather each year at the Department of Public Safety Standards and Training (DPSST) to honor fallen officers and support their families, ensuring their sacrifice is never forgotten; and

WHEREAS, law enforcement officers face increasing challenges and risks in the performance of their duties, and their commitment to public safety deserves the highest recognition and respect;

NOW THEREFORE, I, Tracy Mix, Mayor of the City of Toledo, Oregon, do hereby proclaim May 10 through May 17, 2026, as **NATIONAL POLICE WEEK** in the City of Toledo, and I call upon all residents to join in honoring the service and sacrifice of law enforcement officers, to remember those who have given their lives, and to express appreciation for the dedicated professionals who continue to serve our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Toledo, Oregon, to be affixed this 6th day of May, 2026.

Tracy Mix, Mayor

Paul Johnson, City Recorder

City of Toledo
Residential Billing Amounts per Usage in City Limits- May 22, 2026

# in house	Gallons	Water	Sewer	St Light	Rd Maint	Ttl Bill
0	0	\$ 40.06	\$ 21.42	\$ 8.75	\$ 3.00	\$ 73.23
1-2	1000	\$ 46.30	\$ 21.42	\$ 8.75	\$ 3.00	\$ 79.47
1-2	2000	\$ 52.54	\$ 42.25	\$ 8.75	\$ 3.00	\$ 106.54
1-2-3	3000	\$ 58.78	\$ 63.08	\$ 8.75	\$ 3.00	\$ 133.61
2-3	4000	\$ 65.02	\$ 83.91	\$ 8.75	\$ 3.00	\$ 160.68
2-3-4	5000	\$ 71.26	\$ 104.74	\$ 8.75	\$ 3.00	\$ 187.75
3-4	6000	\$ 77.50	\$ 125.57	\$ 8.75	\$ 3.00	\$ 214.82
3-4-5	7000	\$ 83.74	\$ 146.40	\$ 8.75	\$ 3.00	\$ 241.89
4-5	8000	\$ 89.98	\$ 167.23	\$ 8.75	\$ 3.00	\$ 268.96
4-5-6	9000	\$ 96.22	\$ 188.06	\$ 8.75	\$ 3.00	\$ 296.03
5-6	10000	\$ 102.46	\$ 208.89	\$ 8.75	\$ 3.00	\$ 323.10

Rates

Water flat	\$	40.06
water /1000	\$	6.24
sewer flat	\$	21.42
sewer/1000	\$	20.83
street light	\$	8.75
road maint	\$	3.00

EXHIBIT "A"

For all of water users, the charge for water is the sum of Facilities, Service and Water Use Charges listed below:

WATER RATES-INSIDE CITY LIMITS

Water Use Charge (per 1000 gallons)	\$6.24
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Facilities and Service Charge by Meter Size

Meter Size	Multiplier	Facilities Charge	Service Charge	Total Facilities and Service Charge by Meter Size
5/8"	1.0	\$32.27	\$7.79	\$40.06
3/4"	1.5	\$48.41	\$7.79	\$56.20
1"	2.6	\$83.91	\$7.79	\$91.72
1.25"	4.1	\$132.31	\$7.79	\$140.10
1.5"	5.9	\$190.40	\$7.79	\$198.19
2"	10.5	\$338.85	\$7.79	\$346.64
3"	23.6	\$761.60	\$7.79	\$769.39
4"	41.9	\$1,352.17	\$7.79	\$1359.96
6"	94.3	\$3,043.18	\$7.79	\$3,050.97
8"	167.5	\$5,405.43	\$7.79	\$5,413.22
10"	261.0	\$8,422.78	\$7.79	\$8,430.57
12"	377.0	\$12,166.24	\$7.79	\$12,174.03

WATER RATES-OUTSIDE CITY LIMITS

Water Use Charge (per 1000 gallons)	\$12.49
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Facilities and Service Charge by Meter Size

Meter Size	Multiplier	Facilities Charge	Service Charge	Total Facilities and Service Charge by Meter Size
5/8"	1.0	\$64.54	\$15.58	\$80.12
3/4"	1.5	\$96.75	\$15.58	\$112.33
1"	2.6	\$167.81	\$15.58	\$183.39
1.25"	4.1	\$264.63	\$15.58	\$280.21
1.5"	5.9	\$380.80	\$15.58	\$396.38
2"	10.5	\$677.70	\$15.58	\$693.28
3"	23.6	\$1,523.20	\$15.58	\$1,538.78
4"	41.9	\$2,704.32	\$15.58	\$2,719.90
6"	94.3	\$6,086.35	\$15.58	\$6,101.93
8"	167.5	\$10,810.85	\$15.58	\$10,826.43
10"	261.0	\$16,845.57	\$15.58	\$16,861.15
12"	377.0	\$24,332.48	\$15.58	\$24,348.06

ADMINSTRATIVE ACCOUNT FEES

Service Reconnect Fee	\$50.00
Water Account Deposit	\$150.00
Meter Reinstallation Fee	\$50.00
Late Payment Notice Fee	\$15.00
Service Charge	\$20.00
Meter Test Fee	\$40.00

Average Water Bill Increase

	<u>Was</u>	<u>Now</u>	<u>Difference</u>
Facilities Charge	\$ 31.03	\$ 32.27	
Service Charge	\$ 7.49	\$ 7.79	
	\$ 38.52	\$ 40.06	
6,000 Consumption	\$ 36.00	\$ 37.44	
Water Total	<u>\$ 74.52</u>	<u>\$ 77.50</u>	<u>\$ 2.98</u>

Average Sewer Bill Increase

Base Charge	\$ 20.60	\$ 21.42	
5,000 Usage	\$ 100.15	\$ 104.16	
Sewer Total	<u>\$ 120.75</u>	<u>\$ 125.58</u>	<u>\$ 4.83</u>

EXHIBIT "A"

Sewer Rates Effective May 22, 2026

	Base charge*	Flat rate per thousand**
Inside City Limits	\$21.42	\$20.83
Outside City Limits	\$42.85	\$41.66

*Base charge includes the first thousand gallons of treated City water used to calculate average.

** Flat rate per thousand based on average water usage January-April for non-industrial users.

Sewer Inspection Fee	\$165.00
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City of Toledo Strategic Action Plan 2026 – 2027

The mission of the Toledo City Government is to provide efficient and necessary public service that protects and enhances the quality of life in Toledo, now and in the future, as determined by our citizens, the law, available economic resources, and strategic partnerships.

GOALS AND OBJECTIVES	RESPONSIBILITY	TIME FRAME
GOAL: Improve and stabilize the City’s financial health		
OBJECTIVE: Develop a financial strategic plan	Administration/Finance/ Council	March 2027
GOAL: To enhance and sustain public infrastructure and facilities in order to create a safe, efficient, and sustainable environment for residents and visitors		
OBJECTIVE: Implementing plans for parks, storm water, and street improvements	Public Works	December 2026
OBJECTIVE: Upgrading water lines	Public Works	Spring 2027
OBJECTIVE: Improving fire infrastructure	Public Works	Spring 2027
OBJECTIVE: Evaluating the City fleet	Public Works/Administration	December 2026
GOAL: The City will focus on advancing technology while simultaneously implementing measures to ensure security and redundancy.		
OBJECTIVE: Identify technology upgrades and budget accordingly	Administration/Council	April 2026
GOAL: To stabilize and expand an inclusive, welcoming, and supportive work environment		
Objective: Enhance retention rates	Administration	Ongoing
Objective: Carry out succession planning	Administration	October 2026
Objective: Enhance employee recognition with employee events and an employee of the month award	Administration/ Department Heads	July 2026
GOAL: Enhance civic engagement and transparency		
Objective: Implement a comprehensive community outreach program fostering open communication	Administration/ Department Heads	September 2026
Objective: Educate residents about government operations and initiatives	Administration	January 2027

Objective: Actively involving community members in decision-making processes to achieve effective local governance	Council/Administration	Ongoing
GOAL: Improve operational preparedness		
Objective: Update the Operations Plan	Administration/ Department Heads	October 2026
Objective: Enact a Continuity of Government Plan	Administration/ Department Heads/ Council	January 2027
Objective: Enhance governance of fire operations exploring organizational and relationship options	Administration/ Department Heads/ Council	March 2027
GOAL: Encourage economic development and housing development		
Objective: Develop barrier reducing policies and plans to attract business investment	Council/Administration	January 2027
Objective: Obtain grants for commercial rehabilitation	Administration	October 2026
Objective: Support housing development	Council/Administration	Ongoing
Objective: Enhance working relationships with the Chamber of Commerce	Council/Administration	Ongoing
Objective: Develop a new Systems Development Charge policy	Council/Administration	December 2026
GOAL: Develop an infrastructure to enhance volunteerism in the Community		
Objective: Assess current volunteer programs of the City and community organizations	Administration/Council	September 2026
Objective: Development volunteer support structure building on current successes	Administration /Council	December 2026



**City of Toledo
Request for City Council Action**

Council Goal:	Meeting Date:	Agenda Topic
Enhance civic engagement and transparency by implementing a comprehensive community outreach program	May 6, 2026	Missing and Murdered Indigenous Persons Proclamation
	Agenda Type:	
	Request for Council Action (RCA)	
Prepared By:		Approved by:
Rich Huebner		Paul Johnson, City Recorder

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to approve the proposed Missing and Murdered Indigenous Persons Proclamation as a Proclamation of the City of Toledo

Background:

May 5th is the National Day of Awareness of Missing and Murdered Indigenous Women and Girls. The Missing and murdered Indigenous Persons movement spans the United States and Canada, and seeks to bring awareness to the epidemic of missing and murdered Indigenous women and girls that has tragically affected families and communities throughout Indian Country. In Oregon-spanning urban, rural, and reservation areas-American Indian and Alaska Native peoples, Indigenous women, girls, men, boys, LGBTQI+, Two-Spirit, transgender, and gender non-conforming people, face heightened risks of murder, sexual assault, human trafficking, exploitation, and abduction, suffering from disproportionate visibility and delayed justice. The proposed Proclamation recognizes and declares the month of May as Missing and Murdered Indigenous Persons Awareness Month.

Fiscal Impact:	Fiscal Year:	GL Number:
N/A	2025-2026	

Attachments:

1. Missing and Murdered Indigenous Persons Proclamation

Proclamation

WHEREAS, The lasting effects of colonization and a history of oppressive policies directly correlate to the rise of violence against Indigenous persons, especially women and girls; and

WHEREAS, In Oregon-spanning urban, rural, and reservation areas-American Indian and Alaska Native peoples, Indigenous women, girls, men, boys, LGBTQI+, Two-Spirit, transgender, and gender non-conforming people, face heightened risks of murder, sexual assault, human trafficking, exploitation, and abduction, suffering from disproportionate visibility and delayed justice; and

WHEREAS, this violence is in conflict with tribal cultural values and is a threat to tribal sovereignty and compromises Indian country’s ability to heal from historical trauma; and

WHEREAS, The City of Toledo recognizes Missing or Murdered Indigenous Persons Awareness Day and joins tribal, local, regional, and national entities, organizations, advocates, families, and survivors commemorating the lives of those lost or missing; and

WHEREAS, May 5th is the National Day of Awareness of Missing and Murdered Indigenous Women and Girls; and the Missing and murdered Indigenous Persons movement spans the United States and Canada and seeks to bring awareness to the epidemic of missing and murdered Indigenous women and girls that has tragically affected families and communities throughout Indian Country; and

WHEREAS, by standing together and raising awareness, we can promote solutions to prevent and combat the exploitation and violence that many Indigenous persons face;

NOW, THEREFORE, We the City Council of Toledo proclaim the month of May as:

Missing and Murdered Indigenous Persons Awareness Month.

DATED THIS 6th DAY OF May, 2026.

Tracy Mix, Mayor

Frank Silvia, Council President

Jackie Kauffman

William Riley

Eric Chambers

Andrew Keating

Jackie Burns

Rich Huebner, City Manager

Paul Johnson, City Recorder



**City of Toledo
Request for City Council Action**

Council Goal:	Meeting Date:	Agenda Topic
Enhance civic engagement and transparency by implementing a comprehensive community outreach program.	May 6, 2026	Appropriate grants and donations to the Library in the combined amount of \$7,100.
	Agenda Type:	
Prepared By:		Approved by:
Library Director Harrison Baker		Rich Huebner, City Manager

Reviewed by:

Mindy Switter
Paul Johnson
Rich Huebner

Recommendation:

Motion to appropriate two donations received by the Toledo Public Library in the combined amount of \$7,100, and to support youth programs and music education, respectively.

Background:

The Library received two donations, in the combined amount of \$7,100, that were not known at the time the annual budget was set. One donation is \$5,000 to support youth programs, and the second is \$2,100 to support music education.

Fiscal Impact:	Fiscal Year:	GL Number:
\$7,100	2025-2026	Revenue: 001-000-405250 Expenditures: 001-700-600110

Attachments:

1. Resolution 1602

**CITY OF TOLEDO
RESOLUTION NO. 1602**

A RESOLUTION OF THE TOLEDO CITY COUNCIL to recognize grant revenue and make appropriation for the Mark Sponenburgh Memorial Trust and Alan Beardsley donation to Toledo Public Library.

WHEREAS, the City of Toledo Public Library received the Mark Sponenburgh Memorial Trust and Alan Beardsley donation; and

WHEREAS, the donations were received \$7,100 in April, 2026 and

WHEREAS, the status of this donation was not known at the time the annual budget was set and ORS 294.338(2) allows the budget to be adopted by resolution and

WHEREAS, revenue in the amount of \$7,100 needs to be recognized and an appropriation of \$7,100 needs to be made.

NOW, THEREFORE, THE CITY OF TOLEDO RESOLVES AS FOLLOWS:

- Section 1. Budget for GL #001-000-405250 grants should be increased by \$7,100 to \$82,100.
- Section 2. Budget for GL #001-700-600110 Grant Expenditures be increased to \$37,100.
- Section 3. That this Resolution shall be effective immediately upon passage by the Toledo City Council.

That this resolution is hereby adopted by the Toledo City Council on this 6th day of May, 2026.

APPROVED

ATTEST

Mayor Tracy Mix

City Recorder Paul Johnson



**City of Toledo
Request for City Council Action**

Council Goal:	Meeting Date:	Agenda Topic
To enhance and sustain public infrastructure and facilities...	May 6, 2026	Declaring certain property as surplus to the City's needs and authorizing the Fire Department to dispose of said property.
	Agenda Type:	
Prepared By:		Approved by:
Rich Huebner		Paul Johnson, City Recorder

Reviewed by:

Mindy Switter
Paul Johnson
Rich Huebner

Recommendation:

Motion to declare the below listed property as surplus to the City's needs and to authorize the Toledo Fire Department to dispose of the items through sale, lease, or donation:

1. Numerous sets of outdated and damaged Personal Protective Equipment.
2. Hurst hydraulic extriction tool that was replaced over four years ago but retained as a backup, and which is no longer serviceable.
3. 2007 Chevrolet Malibu automobile, previously assigned to the Public Works Director position, which has a damaged transmission and is no longer operative.

Background:

The Toledo Fire Department wishes to dispose of several items of City property through declaration of these items as surplus. Disposal may include sale, lease, or donation. As listed in the recommended action, the items include numbers sets of Personnel Protective Equipment, which have exceeded the National Fire Protection Association's recommended life; a Hurst hydraulic extrication tool that was previously replaced and retained for backup, which is no longer serviceable; and a 2007 Chevrolet Malibu automobile, previously assigned to the Public Works Director position, which was designated for extraction practice and is not economical to repair.

Fiscal Impact:	Fiscal Year:	GL Number:
	2025-2026	

Attachments:

None



**City of Toledo
Request for City Council Action**

Council Goal:	Meeting Date:	Agenda Topic
Encourage economic development by developing barrier reducing policies and plans to attract business investments, obtaining grants for commercial rehabilitation, and to support housing development.	May 6, 2026	Approval of Collateral Lease Assignment and Tripartite Agreement related to Olalla Meadows Housing Project
	Agenda Type:	
	Presentation	
Prepared By:	Approved by:	
Rich Huebner	Rich Huebner, City Manager	

Reviewed by:
Paul Johnson
Rich Huebner

Recommendation:

Motion to approve and authorize the City Manager to execute the Collateral Assignment of Lease and the Tripartite Agreement related to the Olalla Meadows Housing Agreement.

Background:

Collateral Assignment of Lease – This is an agreement between Olalla Meadows and its lender, Housing Assistance Council. The City is being asked to acknowledge the collateral agreement and subordinate its interest to the lender, which is typical in affordable housing projects. Olalla Meadows is the LLC that took the place of NWCH per their typical business practices. Olalla Meadows is securing the loan to develop this property by using the interest in the Ground Lease with the City as collateral. The City is being asked to acknowledge that and also to subordinate its interest in the project so that Olalla Meadows can close the deal and secure funding. Council had previously contemplated subordinating its interest as necessary for NWCH to secure funding and this agreement is in furtherance of that. This is before council because the funding agency is a nonprofit corporation (the main lender) in addition to the next agreement, which involves the state.

Tripartite Agreement – This is an agreement between the City, Oregon Housing & Community Services Department (OCHS) (the state), and Olalla Meadows LLC. This agreement contains standard language used by OCHS whenever it assists with financing affordable housing projects. This is before council because the City is a party

to this agreement, and this agreement amends the lease between the City and Olalla Meadows. This agreement requires prior approval from OCHS to terminate the lease or amend it and requires that the City will meet its obligations under the lease for the life of the state's required affordability period (until December 31, 2057). Finally, if the City terminates the lease with Olalla Meadows in a way that precludes Olalla Meadows from meeting its obligations to the state, the City must maintain the property in accordance with the state's requirements until the end of the state's affordability period.

Both agreements have been reviewed and approved as to form by the City Attorney.

Fiscal Impact:	Fiscal Year:	GL Number:
	2025-2026	

Attachments:

1. Collateral Assignment of Ground Lease Olalla Meadows
2. Tripartite Agreement Olalla Meadows

Prepared By:

RENO & CAVANAUGH, PLLC
424 Church Street, Suite 2910
Nashville, Tennessee 37219
Attn: Tracy L. Childress

Return to:

HOUSING ASSISTANCE COUNSEL
1828 L St. NW Suite 505
Washington, DC 20036
Attn: Alison Duncan

A portion of Tax Lot 0800 Map 11-10-17-00

COLLATERAL ASSIGNMENT OF TENANT'S INTEREST IN GROUND LEASE

THIS COLLATERAL ASSIGNMENT OF TENANT'S INTEREST IN GROUND LEASE ("Assignment"), made this ____ day of May, 2026 by and between OLALLA MEADOWS, LLC, an Oregon limited liability company ("Borrower"), and HOUSING ASSISTANCE COUNCIL, District of Columbia nonprofit corporation ("Lender") provides as follows.

WHEREAS, Lender has agreed to make a construction-to-permanent loan to Borrower (the "Loan"), for the construction, development and equipping of a 30-unit multifamily residential rental project located at 1585 SE Sturdevant, Toledo Oregon, 9739, (the "Property"), pursuant to the terms of a Loan Agreement of even date herewith (the "Loan Agreement"); and

WHEREAS, the Loan is evidenced by (i) that certain Promissory Note, dated as of the Closing Date, in the maximum principal amount of \$1,600,000.00 (the "Note"), made by Borrower in favor of Lender and secured by, among other things, that certain Leasehold Deed of Trust and Security Agreement dated as of even date hereof encumbering the Property, as more particularly described on Exhibit "A" attached hereto and made a part hereof collectively (the "Deed of Trust") and together with the Note, the Loan Agreement, this Assignment and related loan and security documents, the "Loan Documents");and

WHEREAS, as further security for the Loan, Borrower desires to assign its rights in the Lease (herein defined) to Lender as collateral and security for payment of Borrower's obligations to Lender under the Loan Documents.

NOW, THEREFORE, the parties, intending to be legally bound hereby, agree to the following terms:

1. **Incorporation of Loan Agreement.** The terms and provisions of the Loan Agreement are incorporated herein and made part hereof by reference.

2. **Assignment of Lease Interest.** (a) Borrower hereby absolutely and irrevocably

assigns to Lender, its successors and or assigns, with the right of reassignment, all the rights, title, and interest of Borrower in and to that certain Ground Lease Agreement dated as of September 19, 2024, by and between the City of Toledo, an Oregon municipal corporation, as “Landlord” and Northwest Coastal Housing, an Oregon domestic nonprofit corporation (“Sponsor”), as assigned by that certain Assignment and Assumption of Ground Lease Agreement dated as of April 21, 2026 by and between Sponsor as “Assignor” and Borrower as “Assignee” (collectively, the “Ground Lease”), and in and to any and all subleases, occupancy agreements and licenses made pursuant to the Ground Lease (the Ground Lease, with all such subleases, occupancy agreements and licenses hereinafter is referred to as the “Lease”), for the purpose of securing (a) payment of the principal, interest, and all other sums now or at any time hereafter due Lender relating to, or arising from, the Loan and any extensions, modifications, replacements or renewals thereof; and (b) performance and discharge of Borrower’s obligations under the Loan Agreement, the Note and the other Loan Documents. So long as no Event of Default shall have occurred and be continuing under the Loan, Borrower shall have possession of the Premises (as the term in defined in the Ground Lease) in accordance with the terms of the Lease, and shall have all rights under the Lease.

3. **Remedies of Lender.** After the occurrence of any Event of Default by Borrower, Lender, at its option, with notice to Landlord, either in person or by agent, with or without bringing any action or proceeding, or by a receiver to be appointed by a court (the appointment of which receiver is hereby approved and consented to by Borrower and Landlord), may (a) enter upon, take possession of, and operate the Premises; (b) appear in and defend any action; and/or (c) do any other act or acts which Lender deems proper to protect the security hereof. The entering upon and taking possession of the Premises shall not cure or waive any default or Event of Default, waive, modify, or affect any notice of default or Event of Default, or invalidate any act or acts done pursuant to such notice. Borrower and Landlord acknowledge and agree that Lender shall have no obligations whatsoever under any Lease or with respect to the Premises unless Lender acquires possession of the Premises.

4. **Consent of Landlord.** Landlord hereby consents to this assignment and agrees that so long as Lender has not entered into possession of the Premises covered by said Lease, it shall not be liable for rent or any other obligations of Borrower, and in the event of any default under such Lease, the Landlord will not terminate the Lease or take any action to enforce any claim with respect thereto, without giving Lender at least thirty (30) days prior written notice thereof and the right to cure such default within said period.

5. **Landlord’s Waiver.** Landlord hereby subordinates its interest, if any, to all property, rights and assets pledged by Borrower to Lender as collateral for the Loan, including, without limitation, all machinery, equipment, furniture, fixtures, inventory, raw materials, work in process, supplies, building improvements, leasehold improvements, accounts receivable, contract rights, and general intangibles, now owned or hereafter acquired, as well as all accessories, additions to, replacements for and substitutions of the foregoing collateral and all proceeds and products thereof. Landlord further agrees that Lender may, with five (5) days notice to Landlord, remove any or all of the above described collateral upon the occurrence of an Event of Default; provided however, that Lender shall be responsible for any undue damages to the Premises resulting from the removal and shall indemnify Landlord against any such damage or injury to person or property arising from the entry upon the Premises or removal of property by Lender or

its agents.

6. **Successors and/or Assigns.** This Assignment shall be binding upon and shall inure to the benefit of the successors, assigns, and transferees of the parties.

7. **Subordination.** The parties hereto agree that this Assignment shall be subordinate to the lien of any deed of trust or other security interest now or hereafter encumbering Landlord's interest in the Lease or the Premises. Such subordination shall be effective without need of action or joinder by any party hereto, but shall be subject to, and contingent upon receipt by Lender of, an agreement from the holder of any such deed of trust or security interest in form and content reasonably acceptable to Lender, pursuant to which such holder agrees that it shall not foreclose its lien or otherwise deprive Lender of the benefit of its rights hereunder until first affording Lender sixty (60) days notice and right within such sixty (60) days period to cure any default under the documentation evidencing its deed of trust or security interest. Borrower, Lender and Landlord agree to execute and deliver such agreement or instrument confirming the foregoing matters as Landlord or any lender may require at any time or from time to time, within seven (7) days of such request.

8. **No Modification of Ground Lease.** Nothing in this Assignment is intended to modify any of the terms or provisions of the Ground Lease, or Landlord's rights thereunder, except only with respect to the provisions of specifically set forth in Sections 4, 5 and 6 above.

9. **Definitions.** All capitalized terms used in this Assignment, but not defined herein, shall have the respective meanings accorded such terms in the Loan Agreement.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, Assignor, intending to be legally bound hereby, has executed this Agreement as of the day and year above written.

BORROWER:

OLALLA MEADOWS, LLC,
an Oregon non-profit corporation

By: _____
Shelia Stiley, Executive Director,
Northwest Coastal Housing, Sole Member

ACKNOWLEDGMENT

STATE OF OREGON)
)
COUNTY OF _____)

On the ____ day of May, 2026, before me, the subscriber, a Notary Public in and for the State of Oregon, personally appeared Shelia Stiley, the Executive Director of Northwest Coastal Housings, Sole Member of Olalla Meadows, LLC, an Oregon limited liability company, who acknowledged that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

[SEAL]

CONSENT OF LANDLORD

CITY OF TOLEDO, a Oregon municipal corporation (“Landlord”), hereby joins in this Collateral Assignment of Tenant’s Interest in Ground Lease for the sole purpose of consenting to the execution of this instrument by the Borrower hereunder.

LANDLORD:

CITY OF TOLEDO, an Oregon municipal corporation

By: _____
Rich Huebner, City Manager

ACKNOWLEDGMENT

STATE OF OREGON)
)
COUNTY OF _____)

On the ____ day of _____, 2026, before me, the subscriber, a Notary Public in and for the State of Oregon, personally appeared Rich Huebner, the City Manager of the City of Toledo, an Oregon municipal corporation, who acknowledged that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

[SEAL]

EXHIBIT A

Property Description

A portion of Tax Lot 0800 on Map 11-10-17-00, more specifically described as Parcel 1 of Partition Plat No. 2023-10, consisting of approximately 71,231 square feet, recorded in Lincoln County, Oregon.

When Recorded, Return to:
Oregon Housing & Community Services Department
725 Summer Street NE, Suite B
Salem, Oregon 97301-1266
Attn: Affordable Rental Housing Division

SPACE ABOVE FOR RECORDER'S USE

**HOUSING AND COMMUNITY SERVICES DEPARTMENT
STATE OF OREGON**

**TRIPARTITE AGREEMENT, SUBORDINATION, AND DECLARATION OF
RESTRICTIVE COVENANTS**

THIS TRIPARTITE AGREEMENT, SUBORDINATION, AND DECLARATION OF RESTRICTIVE COVENANTS (this “**Agreement**”) is made and entered into this __ day of May, 2026 among **City of Toledo**, an Oregon Municipal Corporation (“**Lessor**”), **Olalla Meadows, LLC**, an Oregon limited liability company (“**Lessee**” or “**Owner**”) and the State of Oregon, acting by and through its Housing and Community Services Department (“**OHCS**”).

RECITALS

- A.** This Agreement is being executed to evidence and confirm the terms for OHCS’ willingness to provide financial assistance for the new construction and related costs of a two (2) building, thirty (30) unit low-income, multifamily housing, leasehold development by Lessee on land held in fee title by the Lessor, pursuant to the terms set forth in documentation delivered to OHCS.
- B.** Lessor is the owner of certain real property described in Exhibit A, attached hereto (the “**Property**”).
- C.** Lessee is the owner of a leasehold interest, through an assignment of the ground lease from Northwest Coastal Housing, an Oregon nonprofit corporation, dated _____, 2026, to Lessee, in the Property as described in Exhibit B attached hereto (the “**Leased Property**”) pursuant to the Lease (as hereinafter defined).
- D.** Lessee, as Owner, is the owner of all improvements as well as other real and personal property on the Leased Property (collectively, the “**Improvements**”). The Property, the Leased Property, and the Improvements are collectively referred to herein as the “**Project**”.
- E.** OHCS has or will provide financial assistance to Lessee for the Project pursuant to this Agreement and, among other things, the following documents (collectively with this Agreement, the “**Financing Documents**”): (i) that certain Repayment and Completion Guaranty Agreement, executed by Northwest Coastal Housing and OHCS dated as of May 1, 2026; (ii) that certain LIFT Loan Agreement, executed by Olalla Meadows, and Oregon limited liability company, and OHCS dated as of May 1, 2026;

(iii) that certain LIFT Promissory Note, executed by Olalla Meadows dated as of May 1, 2026; (iv) that certain LIFT Line of Credit Trust Deed, Security Agreement, Fixture Filing and Assignment of Leases and Rents, executed by Olalla Meadows and OHCS dated as of May 1, 2026; (v) that certain LIFT Operating Agreement and Declaration of Land-Use Restrictive Covenants, executed by Olalla Meadows and OHCS dated as of May 1, 2026; and (v) related documents executed by one or more of the parties (including without limitation and as appropriate, OHCS, the Owner, and Lessor) related to the financing, development, acquisition, construction, equipping, furnishing, or operation of the Project.

F. The Financing Documents include contractual covenants in favor of OHCS with respect to use of the financial assistance described therein and the use and operation of the Project. The recorded Financing Documents further create and constitute restrictive covenants (pursuant, among other things, to ORS 456.625) and equitable servitudes by Lessee in favor of OHCS encumbering the Project, running with the land of the Leased Property and governing, among other things, the operation and use of the Project.

G. Lessee has leased the Property and will operate the Project pursuant to a ninety-nine (99) -year Ground Lease Agreement executed between Northwest Coastal Housing and Lessor, on or about September 19, 2024 (the “**Lease**”), a memorandum of which has been recorded on _____, 2026 in the official records of Lincoln County (the “**County**”), Oregon, as document number _____ (the “**Memorandum of Ground Lease**”), and assigned to Lessee in an “Assignment of Ground Lease” between Northwest Coastal Housing and Lessee, and acknowledged by Lessor, dated _____, 2026.

H. This Agreement will be recorded at Lessee’s expense in the official records of the County, in order to, among other things, create and constitute certain restrictive covenants (pursuant, among other things, to ORS 456.625) and equitable servitudes by Lessor and Lessee in favor of OHCS encumbering the Project, running with the land of the Project, and governing, among other things, the operation and use of the Project.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, including the mutual covenants and agreements of the parties herein contained, the parties agree as follows:

1. Definitions; Incorporation.

a. **Definitions.** Capitalized terms used herein without definition have the meaning ascribed to such term in the Financing Documents, unless the context clearly requires otherwise.

b. **Incorporation.** The foregoing recitals and exhibit(s) are incorporated into this Agreement by reference to the same extent and with the same force and effect as if fully set forth herein, provided, however, that the incorporated items do not modify the express provisions of this Agreement.

2. Amendment of Lease. The Lease will be, and is hereby, amended to incorporate by reference this Agreement. Except as provided herein, this Agreement, including but not limited to the Financing Documents and any rights, obligations, restrictive covenants, equitable servitudes, or other encumbrances

created by or arising under this Agreement or such Financing Documents, shall survive any foreclosure of a lien recorded against the leasehold interest described in the Lease or other termination of the Lease itself.

3. Approval of Lease; Amendments. The Lease, as amended and subordinated in Section 2 hereof, is approved by OHCS. Any further amendments of the Lease require the written approval of OHCS, which approval will not unreasonably be withheld or delayed.

4. Non-Termination of Lease; Approval of Project Management. Neither Lessor nor Lessee may terminate the Lease or exercise any remedy thereunder without the prior written approval of OHCS. Except as provided in Section 14 below, any change in Lessee or change with respect to the management of the Project also shall require the prior written approval of OHCS. OHCS may condition its approval upon such terms or other requirements as it may determine in its sole discretion.

5. Timely Performance; Lease Default. Lessor and Lessee shall perform their obligations under the Lease in a timely and appropriate manner. Any default or material failure to perform under the Lease shall constitute a breach of this Agreement (including incorporated Financing Documents) for which OHCS, at its discretion, may exercise any or all remedies provided herein, in the other Financing documents, or otherwise available at law.

6. Assumption of Financing Documents Obligations. In the event that Lessor terminates the Lease or exercises its rights under the Lease so that Lessee or its successors are prevented from performing their obligations under the Financing Documents, Lessor will automatically (and without further action by the parties) assume, and be deemed to have assumed, all of Lessee's covenants, commitments and obligations to OHCS undertaken in the Financing Documents other than the obligation in such Financing Documents to repay assistance provided thereunder in the event of default. Additionally, in the event that Lessor shall have exercised its rights under the Lease to appoint a receiver for the Project, to manage the Project otherwise through an agent, or to appropriately change the Lessee, OHCS will look to such receiver, agent or changed Lessee for performance of Financing Documents obligations, which such receiver, agent or changed Lessee will be obligated (and will be deemed obligated) to perform. Notwithstanding the foregoing or anything to the contrary herein, neither Lessor nor Lessee shall have an obligation to perform under the Financing Documents that are terminated as part of a Foreclosure Action.

7. Creation of Restrictive Covenants and Equitable Servitudes with Respect to the Project.

a. Inducement. Lessor and Lessee represent and warrant that OHCS' consent to the Lease and agreement to provide the assistance described in the Financing Documents is an inducement to Lessor to lease the Property to Lessee and to Lessee to construct and operate the Project in accordance with this Agreement. In consideration of such consent and assistance, Lessor and Lessee have entered into this Agreement and have agreed to restrict the uses to which the Project can be put, and the manner in which it must be operated, on the terms and conditions set forth herein, including but not limited to the Financing Documents. Accordingly, Lessor and Lessee covenant, agree, and acknowledge that OHCS has relied on this Agreement in determining to consent to the Lease and to the provision of assistance to Lessee for the Project.

- b. Restrictive Covenants and Equitable Servitudes** Lessor intends, declares, and covenants, on behalf of itself and all future owners and operators of the Property and its contingent interest in the Improvements, and Lessee intends, declares, and covenants, on behalf of itself and all future owners and operators of the Leased Property and Improvements, that the covenants, reservations, restrictions and equitable servitudes set forth in the Financing Documents regulating and restricting, among other things, the use, occupancy, maintenance, repair and transfer of the Project (1) shall be and are restrictive covenants governing the Project and running with the Property and Leased Property of the Project, and do further constitute equitable servitudes governing the Project and running with the Property and Leased Property of the Project, all in favor of OHCS, do encumber the Project subject to their respective provisions for an aggregate thirty (30) years from the date that the first building in the Project is placed in service or until December 31, 2057, whichever is later (the “**Affordability Period**”), are binding upon the Lessor’s and Lessee’s successors in title and all subsequent owners and operators of the Project, (2) are not merely personal covenants of the Lessor or Lessee, (3) shall bind the Lessor, the Lessee, and their successors and assigns, and (4) shall inure to the benefit of OHCS. Notwithstanding the foregoing, OHCS may, at its sole discretion, extend the Affordability Periods of the respective Financing Documents, as well as this Affordability Period, for periods of time matching corresponding periods of time during which OHCS determines the Lessor or Lessee to be in material noncompliance with any of the terms of this Agreement (including the incorporated Financing Documents).
- c.** The Lessor and Lessee hereby agree that any and all Oregon state law requirements for the provisions of this Agreement to constitute covenants running with the Property of the Project or to constitute equitable servitudes running with the Property of the Project in favor of OHCS, will be deemed satisfied in full. Except for the lease of individual rental units of the Project in compliance with the terms of the Financing Documents or as provided herein, no transfer of any interest in the Project, Owner, or Lessor will be valid without the prior written consent of OHCS, except where the Financing Documents do not require consent to certain transfers described therein.
- d.** For the duration of the restrictive covenants and equitable servitudes created hereunder (including throughout the Affordability Period or as any may be extended), each and every contract, deed or other instrument hereafter executed conveying the Project or any portion thereof shall expressly provide that such conveyance is subject to this Agreement and such restrictive covenants and equitable servitudes, provided, however, the covenants and equitable servitudes contained or created herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Project (or any portion thereof) provides that such conveyance is subject to this Agreement and the restrictive covenants and equitable servitudes contained or created herein.
- e.** Lessor and Lessee covenant and agree that the consent of any recorded prior lien holder with respect to any interest in the Project is not required in connection with recording this Agreement, or if required, such consent has been or will be obtained by the Lessor or Lessee, as applicable.

8. Burden and Benefit.

- a. Lessor and Lessee hereby respectively declare their understanding and intent that the burdens of the covenants, reservations, restrictions and equitable servitudes set forth herein touch and concern the Project and that their respective legal interest in the Project is rendered less valuable thereby.
- b. Lessor and Lessee hereby further respectively declare their understanding and intent that the benefits of such covenants, reservations, restrictions and equitable servitudes touch and concern the Project by facilitating the public policy and programs of OHCS and by enhancing and increasing the enjoyment and use of the Project by intended tenants.

9. Cooperation. Lessor and Lessee shall take all reasonable action to facilitate their individual and collective compliance with the Lease, the Financing Documents, and this Agreement, including but not limited to the execution and recording of such other instruments and documents as OHCS may require.

10. No Assignment or Encumbrance of Project. To the extent applicable, with the exception of security interests and encumbrances consented to by OHCS in the Priority and Subordination Agreement of about even date herewith with respect to the Project and contemporaneous security interests and encumbrances granted by Lessor with respect to the Property and similar security interests and encumbrances granted by the Lessor in connection with re-financings of the Property, neither Lessee nor Lessor shall assign or encumber any interest in the Project except in conformance with transfer provisions set forth in the Financing Documents and this Agreement without the prior written consent of OHCS.

11. Indemnity. Subject to applicable limitations in the Oregon Constitution and the Oregon Tort Claims Act, Lessee and Lessor jointly and severally shall save, hold harmless, indemnify and (subject to ORS chapter 180) defend the State of Oregon, OHCS, and their officers, agents, employees, members and assigns, from all suits, actions, claims, losses or damages of whatsoever nature, kind or description related to the Project, the Lease, the Financing Documents (including this Agreement), or resulting from or arising out of their acts, omissions, neglect or misconduct, or of any of their subcontractors, agents, or employees, whether under this Agreement (including, but not limited to the Financing Documents), the Lease, or otherwise related to the Project.

12. Remedies.

- a. **Deficiencies.** OHCS may, from time to time, identify and direct Owner (or Lessor, if applicable) to correct deficiencies in its compliance with this Agreement (including all Financing Documents, except to the extent terminated in connection with a Foreclosure Action), which Owner (or Lessor) shall correct as directed.
- b. **Required Training.** OHCS may require Owner (or Lessor, if applicable), its owners, principals, officers, employees, and agents to undertake training, at Owner's (or Lessor's, if applicable) expense, as directed by OHCS.
- c. **Extension of Affordability Period.** OHCS may by written notice extend the Affordability Period described in this Agreement (including in any Financing Document) for periods of time matching corresponding periods of time during which OHCS determines the Owner to be in material

noncompliance with any of the terms of this Agreement (including any of the Financing Documents).

d. Additional Remedies. If the Owner or Lessor defaults in the performance or observance of any covenant, agreement or obligation set forth in this Agreement (including correction of deficiencies), and if such default remains uncured by Owner or Lessor for a period of thirty (30) days or less (depending upon the requirements of the notice, lesser notice periods being reserved for matters that OHCS determines relate to material health or safety needs of Project occupants) after notice thereof shall have been given by OHCS, or if such default runs for a period of thirty (30) days from the date the Owner or Lessor should, with due diligence, have discovered such default, then OHCS may declare an "Event of Default" to have occurred hereunder. If a default is not reasonably capable of being cured within thirty days or any lesser notice period provided by OHCS, OHCS may, in its sole discretion, extend the correction period for up to six (6) months, but only if OHCS determines there is good cause for granting the extension; and provided further, however, in the event of a foreclosure, deed in lieu of foreclosure, or similar event with respect to the Project, the Leased Property, or the Property, the correction period for the successor for an existing default shall be no less than thirty (30) days from the earlier of the date the successor obtains control or becomes the owner of the Project or Property (and in no event less than the time provided for in the Operating Agreement or the Intercreditor Agreement if applicable). To the extent that the default is not corrected within the above-described period including extensions, if any, granted by OHCS, an Event of Default shall be deemed to occur and OHCS may exercise its rights and remedies under this Section. Following the occurrence of an Event of Default hereunder OHCS may, at its option, take any one or more of the following steps, in addition to all other remedies provided in this Agreement, by law, or in equity:

- i. Report such noncompliance to the IRS;
- ii. Effect removal of the Project from the Low-Income Housing Tax Credit ("LIHTC") program, which removal may result in recapture of the LIHTC by the IRS;
- iii. By mandamus or other suit, action or proceeding at law or in equity, require Owner or Lessor, as applicable, specifically to perform its obligations under this Agreement, including the Financing Documents, or enjoin any acts or things that may be unlawful, inconsistent with this Agreement, or in violation of Owner's or Lessor's obligations or OHCS' rights under this Agreement;
- iv. Obtain the appointment of a receiver to operate the Project in compliance with this Agreement;
- v. Require termination of any Management Agent and its replacement to OHCS' satisfaction;
- vi. Require Owner to cease management of the Project and to engage a Management Agent acceptable to OHCS;

- vii. Withhold from Owner, suspend, terminate, or (upon 30-days written demand) require the repayment of all or any part of other funding assistance provided by OHCS to Owner with respect to the Project;
- viii. Declare Owner, Lessor, or any member of either, ineligible to receive further LIHTC or other OHCS funding assistance, including with respect to other projects or requests for same, for such period as OHCS determines in its sole discretion;
- ix. Have access to, and inspect, examine and make copies of, all of the books and records of Owner and Lessor pertaining to the Project and to inspect the Project itself;
- x. Enter onto the Property/Leased Property and correct Events of Default with respect to the Project at Owner's (or as applicable, Lessor's) expense, which expense Owner or Lessor will repay to OHCS within ten (10) days of any presentment of charges for same; and
- xi. Exercise of such other remedies as permitted or authorized under this Agreement, by law, or in equity.

e. Survival of Remedies; Remedies Not Exclusive. The rights and remedies of OHCS provided for in this Agreement, which by their nature are intended to survive termination of this Agreement, shall survive the termination of the Affordability Period and of this Agreement. Furthermore, such remedies shall not be exclusive and are in addition to any other rights and remedies available at law, in equity or otherwise. No failure of or delay by OHCS to enforce any provision of this Agreement shall constitute a waiver by OHCS of that or any other provision, nor shall any single or partial exercise of any right, power or privilege under this Agreement preclude any other or further exercise of such right, power or privilege or the exercise of any other right, power or privilege.

13. Miscellaneous.

a. Governing Law; Venue: Consent to Jurisdiction. This Agreement shall be governed by the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") among two or more of the parties related to this Agreement shall be conducted exclusively within the Circuit Court of Marion County, Oregon (unless Oregon law requires that it be brought and conducted where the Project is located) or, if necessary, the United States District Court for the District of Oregon. In no event shall this provision be construed as a waiver by the State of Oregon of any form of defense or immunity, whether it is sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. **LESSEE AND LESSOR, BY EXECUTION OF THIS AGREEMENT, HEREBY CONSENT TO THE IN PERSONAM JURISDICTION OF SAID COURTS.**

b. No Waiver. No waiver, amendment, modification, or termination of this Agreement or any provision hereof shall be effective unless all applicable requirements have been satisfied and the

amendment, modification, or termination is in writing and signed by the parties hereto except as otherwise provided herein.

- c. **Severability.** In the event that any term, covenant or condition of this Agreement shall be finally determined by a court of competent jurisdiction to be invalid, the term, covenant or condition so determined to be invalid is hereby declared severable and shall not affect the validity of the remaining portions of this agreement.
- d. **Time of the Essence.** Time is of the essence in the performance of this Agreement.
- e. **Ambiguities.** The parties to this Agreement acknowledge that each party and its counsel have participated in the drafting and revision of this Agreement. Accordingly, the parties agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendment, modification, supplementation, or restatement of the foregoing or of any exhibit to this Agreement.
- f. **Governmental Powers.** Nothing in this Agreement, the Lease or in the Financing Documents is intended, nor shall it be construed, to in any way limit the actions of OHCS in the exercise of its governmental powers. It is the express intention of the parties hereto that OHCS shall retain the full right and ability to exercise its governmental powers with respect to the Lessor, the Lessee, the Lease, the Project, and the transactions contemplated by this Agreement, the Lease, or the Financing Documents to the same extent as if it were not a party to this Agreement or to the Financing Documents, or Assignee of Lessor's interests under the Lease, and in no event shall OHCS have any liability in contract arising under this Agreement, under the Lease, or under the Financing Documents by virtue of any exercise of its governmental powers.
- g. **Remedies Not Exclusive.** The rights and remedies of OHCS provided for in this Agreement shall not be exclusive and are in addition to any other rights and remedies available at law, in equity or otherwise. No failure of or delay by OHCS to enforce any provision of this Agreement shall constitute a waiver by OHCS of that or any other provision, nor shall any single or partial exercise of any right, power or privilege under this Agreement preclude any other or further exercise of such right, power or privilege or the exercise of any other right, power or privilege.
- h. **No Third Party Beneficiaries.** OHCS, Lessor and Lessee are the only parties to this Agreement and are the only parties entitled to rely on and enforce the terms of this Agreement. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right not held by or made generally available to the public, whether directly indirectly or otherwise, to third persons unless such third persons are individually identified by name in this Agreement and expressly described as intended beneficiaries of the terms of this Agreement. OHCS expressly reserves the right and ability to waive, modify, toll, and release any and all restrictive covenants and equitable servitudes created hereunder or under any of the Financing Documents.
- i. **Notices.** All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

OHCS: Oregon Housing and Community Services Department
Attn: Asset Management and Compliance Section
725 Summer Street N.E., Suite B
Salem, Oregon 97301-1266

LESSEE: Olalla Meadows, LLC
PO Box 1457
Newport, Oregon 97365
Attention: Executive Director
E-mail: nwcoastalhousing@gmail.com
Telephone: (541) 574-0320

LESSOR: City of Toledo
P.O. Box 220
Toledo, OR 97391
Attn: City Manager

The parties, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

j. Attorney Fees. In the event a lawsuit or other proceeding is instituted regarding this Agreement, the prevailing party in any dispute arising under this Agreement will be entitled, to the extent permitted by law, to recover from the other(s) its reasonable attorney fees and all costs and disbursements incurred at trial and on appeal. Reasonable attorney fees will not exceed the rate charged to OHCS by its attorneys. OHCS' liability for attorney fees shall be subject to the limits provided under Article XI, Section 7 of the Oregon Constitution.

k. Merger. This Agreement, including incorporations and exhibits, constitutes the entire agreement between the parties on the subject matter hereof. No modification or amendment of this Agreement shall bind either party unless in writing and signed by both parties (and the necessary approvals obtained), and no waiver or consent shall be effective unless signed by the party against whom such waiver or consent is asserted. Such waiver or consent, if given, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement.

14. Judicial or Non-judicial Foreclosure. Following a judicial or non-judicial foreclosure or deed in lieu of judicial or non-judicial foreclosure, this Agreement shall continue in full force and effect and the Transferee shall immediately upon acquiring the Project be subject to the terms, conditions, and all other requirements of the Lessor or Lessee, as applicable.

(Signature Pages Follow)

LESSEE:

Olalla Meadows, LLC,
an Oregon limited liability company

By:

Sheila Stiley, Executive Director
Northwest Coastal Housing, Sole Member

STATE OF OREGON)
 : ss
County of)

This instrument was acknowledged before me this _____ day of May 2026 by Sheila Stiley, Executive Director of Northwest Coastal Housing, Sole Member of Lessee.

Notary Public; State of OREGON
Print Name: _____
My Commission Expires: _____

OHCS:

**STATE OF OREGON, acting by and through its
Housing and Community Services Department**

By: _____
Roberto Franco, Deputy Director of Development
Affordable Rental Housing Division

STATE OF OREGON)
 : ss
COUNTY OF MARION)

The foregoing instrument was acknowledged before me this [__] day of May 2026 by Roberto Franco, Deputy Director of Development, Affordable Rental Housing Division, for and on behalf of OHCS.

Notary Public for the State of Oregon
My Commission Expires: _____

EXHIBIT A

(Fee Property Description)

EXHIBIT B

(Leased Property Description)

City of Toledo Issue Tracker 2026

Request Date	Date to Follow Up	Targeted Completion Date	Staff Assigned	Item	Comments/Notes	Completed?
5/7/2025	10/25/2025	10/31/2025	City Attorney/ City Manager	Fire policies reviewed by the City Attorney	Completed through collaboration with Fire Chief and City Attorney	Y
5/7/2025		10/31/2025	Council	Civic Center Naming	August 6 contract awarded to Scott Edwards to do visioning and prelim design	Y
8/6/2025	9/17/2025	10/1/2025	City Attorney/ City Manager	Homie House	Agreement and letter of support. Payment remitted to Homie House.	Y
7/2/2025	10/22/2025	11/30/2025	Council/Staff	Review/update council rules	October Work Session	Y
10/15/2025	10/15/2025	Ongoing - quarterly	Paul Johnson	Railroad and Yaquina payment RCA		Ongoing
7/10/2025		N/A	City Attorney/ City Manager/ Fire Chief	Facility use agreement	Agreement proposed and rejected by ELCFR, which vacated Toledo Fire Station	N/A
2/5/2025	3/25/2026		Justin Brown	Council tech upgrades	Justin previously met with Councilor Keating in September. Staff anticipate purchasing new projector and ceiling mount in March 2026. Reviewing options for Chromebook replacement and dais presentation viewing.	N
5/20/2025		Winter	City Manager/ Council	Budget Committee process review	Rich will follow-up with new Finance Director, who is starting April 1, 2026	N
4/23/2025	3/25/2026	7/1/2026	Brian Lorimor	Memorial Field bathroom completion	Bid completed and awarded. Demo completed. Contract signed with DSL Construction.	N - In process
4/16/2025	4/15/2026	6/30/2026	Chiefs	Emergency Operations Plan	Preliminary Draft Expected. New information gained by FD has added additional elements.	N - In process

5/28/2025	5/1/2026		City Attorney/ City Manager	Revisit Ordinance 1423	Final FEMA/PICM rules still not issued. City Manager has had discussion with City Planner about appropriate model to adopt if proposed rules remain unchanged.	N - In process
6/4/2025	4/1/2026		City Manager/ Finance	Public Safety Revenue Options	City Manager has been gathering data from other Oregon cities. Will have as a discussion item for 4/1/26 meeting.	N - In process
7/23/2025	4/1/2026	TBD	City Manager/ Planning	Amend URA boundaries to include current Dept. of Forestry property	City working on proposal to acquire land. City Manager will provide update on feasibility of this once acquisition proposal complete.	N - In process
8/27/2025	4/1/2026	TBD	City Manager	Stray Cats		N - In process
9/3/2025	4/22/2026		City Manager/ Mayor	Mayor's committee / Junior Council	Proposed by Former Mayor. City Manager and Mayor to discuss.	N - In process
9/24/2025	4/8/2026		City Attorney/ City Manager	Follow-up After Action	Working with city attorney	N - In process
10/15/2025	10/15/2025		City Manager	Social Media Coordinator	Duties currently held by City Recorder. City Manager will evaluate for future need as and part of budget process.	N
9/17/2025	4/22/2026	Ongoing	City Manager/ Mayor		Mayor Mix Report	N - In process

City of Toledo Issue Tracker 2025

Request Date	Date to Follow Up	Targeted Completion Date	Staff Assigned	Item	Comments/Notes	Completed
2/5/2025	09/17/25		Justin	Council tech upgrades	Plan for the 2nd week of Sept. follow-up- Councilor Keating Meeting in a week or two-9/11/2025	
4/16/2025	11/25/25	Fall	Chiefs,	Emergency Operations Plan	Subcommittee formed	Come Fall when stuff slows down work begins in earnest
5/7/2025	10/25/25	10/31/25	City Attorney/Rich	Fire policies reviewed by the City Attorney	Waiting for Attorney Review 8-21-25/and 9-11-2025	forwarded to City Attorney for review
5/7/2025			Council	Civic Center Naming	August 6 contract awarded to Scott Edwards to do visioning and prelim design- Sumpter	Done
5/20/2025		Winter	Council	Budget Committee process review	Council will consider this matter	Rich Follow-up with new finance Director
5/28/2025		12/01/25	SM/RH	Revisit Ordinance 1423	Ordinance adopted. Further amendments expected from CA and staff	
6/4/2025	10/22/25		Finance	Revenue options Public Safety, etc.	Schedule Work Session-October Tax Levy- RH to discuss with mayor and scheduled work session	
7/2/2025	10/22/25	11/30/25	Council/Staff	Review/update council rules	October Work Session	
7/10/2025			CM/Fire	faciltity use agreement	Working on next part. 9/11/25 no update	Facility use agreement in process
7/23/2025			CM/Planning	Possibly -Amend URA boundaries to include proposed donation property from Dept. of Forestry		
8/6/2025	09/17/25	10/01/25	SM/RH	Homie House	Agreement and letter of support	Create formal process
8/27/2025		10/01/25		Stray Cats	Upcoming meeting	Non-profits/community
9/3/2025			CM/Mayor	Create a mayor's committee	JR Council?- process needed	
9/17/2025	10/15/25	11/19/25		Discussion Items	Mix Report	
9/24/2025	10/15/25	ongoing		Discussion/Follow-up After Action	Working with city attorney	
9/17/2025	After 10/20			Tech Updates	Keating	

City of Toledo Issue Tracker 2025

Request Date	Date to Follow Up	Targeted Completion Date	Staff Assigned	Item	Comments/Notes	Completed
10/15/2025	10/15/25	11/05/25	PJ	Railroad and Yaquina payment RCA		11/12/2025
	10/15/25		?	Social Media Coordinator		
	11/05/25					

City of Toledo – future agenda items list 2026

Goal #	January 7, 2026 Regular Meeting	Staff Lead
	Discussion: University of Oregon’s Sustainable City Year Program (SCYP)	RH/CMAK
	Website Upgrade and new Software Programs	RH/PJ
	Employee Handbook	SG
	Auditor Introduction	RH/JR

Goal #	January 21, 2026 Regular Meeting	Staff Lead
	Lincoln County Genealogical Society	HB
	Discussion: University of Oregon’s Sustainable City Year Program (SCYP)	RH/CMAK

Goal #	January 28, 2026 Work Session	Staff Lead
	Volunteer Appreciation	
	Mix Report	

Goal #	February 4, 2026 Regular Meeting	Staff Lead
1	Approve Resolution No. 1595, authorizing Interfund Transfers to repay the System Development Charges Fund for exempted SDCs related to the Olalla Meadows Project.	RH/JR
	Ordinance 1434 Second Reading	RH
	Swearing in of Officer Orrin Wallace	MP
	Meritorious Award Presentation	RH/MP/DS
	Election of Mayor	RH
	Election of Council President (if needed)	RH

Goal #	February 18, 2026 Regular Meeting	Staff Lead
	Art Toledo	
	SE 7 th Place Street Synopsis	
	Toledo History and Yaquina Historical Railroad Museum	
	Toledo Summer Festival Princesses	
	Lincoln County Historical Society	

Goal #	February 25, 2026 Work Session	Staff Lead
	University of Oregon’s Sustainable City Year Program (SCYP)	AK/RH
	CIP’s	
	Draft Goals	
	Art Toledo	
	Water Conservation	
	Vigil	

Goal #	March 4, 2026 Regular Meeting	Staff Lead
	Toledo History Center and Yaquina Historical Railroad Museum Funding Approval	
	Fireworks – Discussion Item	

City of Toledo – future agenda items list 2026

Goal #	March 18, 2026 Regular Meeting	Staff Lead
	Toledo Summer Festival Princesses	PJ
	RCA – authorize payment for repair of Fire Apparatus	RH
	Discussion/update on Code Enforcement	SM
	Forestry Department Letter of Interest	RH

Goal #	March 25, 2026 Town Hall	Staff Lead
	Water Conservation	
	Fire Safety	

Goal #	April 1, 2026 Regular Meeting	Staff Lead
	Council Applicant Interview	CC
	Discussion: Thursday Market Rental Fee	RH
	Discussion: Fireworks Regulations	RH/SM
	Exec Session: Potential Litigation	RH/SM

Goal #	April 15, 2026 Regular Meeting	Staff Lead
	Budget Amendment/Supplemental Budget	RH/JR
	Water Conservation / Fire Safety	CC
	Resolution re: Thursday Market	RH
	Arts, Oysters and Brew Budget	RH
	Discussion: Toledo H2O Water Assistance Program	RH
	Arbor Day Proclamation	RH

Goal #	April 22, 2026 Work Session	Staff Lead
	Cancelled due to LOC Spring Conference	

Goal #	May 6, 2026 Regular Meeting	Staff Lead
	Fireworks Retail Permits	RH/SM
	Waiver of Fess for Thursday Community Market	RH
	Fire Department Equipment Surplus	RH/DL
	Discussion: Council Goals	RH
	Proclamations: Municipal Clerks and Missing/Indigenous Women	RH/PJ

Goal #	May 20, 2026 Regular Meeting	Staff Lead
	New Contract with Salvation Army for Utility Assistance	RH
	Adoption of Council Goals	RH

City of Toledo – future agenda items list 2026

Goal #	May 27, 2026 Work Session	Staff Lead
	Talaina King – Cape Perpetua Alliance	PEJ
	Transportation	

Goal #	June 3, 2026 Regular Meeting	Staff Lead
	URA Applications (Cobblestone and Rizza’s Pizza)	PJ/RH

Goal #	June 17, 2026 Regular Meeting	Staff Lead

Goal #	June 24, 2026 Work Session	Staff Lead

Goal #	July 1, 2026 Regular Meeting	Staff Lead

Goal #	July 15, 2026 Regular Meeting	Staff Lead

City of Toledo – future agenda items list 2026

Goal #	July 22, 2026 Work Session	Staff Lead

Goal #	August 5, 2026 Regular Meeting	Staff Lead

Goal #	August 19, 2026 Regular Meeting	Staff Lead

Goal #	August 26, 2026 Work Session	Staff Lead

Goal #	September 2, 2026 Regular Meeting	Staff Lead

Goal #	September 16, 2026 Regular Meeting	Staff Lead

City of Toledo – future agenda items list 2026

Goal #	September 23, 2026 Work Session	Staff Lead

Goal #	October 7, 2026 Regular Meeting	Staff Lead

Goal #	October 21, 2026 Regular Meeting	Staff Lead

Goal #	October 28, 2026 Work Session	Staff Lead

Goal #	November 4, 2026 Regular Meeting	Staff Lead

Goal #	November 18, 2026 Regular Meeting	Staff Lead

City of Toledo – future agenda items list 2026

Goal #	November 25, 2026 Work Session	Staff Lead

Goal #	December 2, 2026 Regular Meeting	Staff Lead

Goal #	December 16, 2026 Regular Meeting	Staff Lead

Goal #	December 23, 2026 Regular Meeting	Staff Lead