

City Hall
206 N. Main St.
Toledo, Oregon 97391
6:30 p.m.



TOLEDO CITY COUNCIL
City Council Regular Meeting
June 17, 2026

1. Call to Order & Flag Salute

- a. Mayor Tracy Mix called the Toledo City Council Regular Meeting to order at 6:30 p.m. on Wednesday, June 17, 2026, held in person at Toledo City Hall, 206 N. Main St, Toledo, OR 97391, and also via Zoom. The Pledge of Allegiance was not recited, as it had been conducted at a preceding meeting earlier that evening.

2. Roll Call & Quorum Determination

- a. City Recorder Johnson took roll call.
- b. **Present:** Councilor Burns, Councilor Keating, Councilor Kauffman, Councilor Riley, Council President Chambers, Mayor Mix
- c. **Absent:** None
- d. City Recorder Paul Johnson confirmed a quorum of five members was present. It is noted that Councilor Burns arrived after the meeting was called to order at 6:38 p.m.
- e. Staff Present: City Manager Rich Huebner, Public Works Director Brian Lorimor, Police Chief Michael Pace, Fire Chief Dave Lapof, HR Director Shawna Gribskov, Library Director Harrison Baker, Finance Director Mindy Switter and City Recorder Paul Johnson
- f. Online: City Attorney Souvanny Miller and Interim Finance Director Judy Richter.

3. Public Comments

- a. **In-Person/Online Comments**
 - i. No members of the public were present in person or online who wished to address the Council on items not on the agenda.
- b. **Submitted Comments**
 - i. City Recorder Johnson noted that one submitted comment had been included on the website as an "other" document in the meeting documentation. No additional submitted comments were received.

4. Consent Agenda

- a. Motion to approve the Consent Agenda as presented was made by Councilor Keating and seconded by Councilor Riley. The motion carried 5–0. Councilor Burns was not present for this vote.
 - i. *Items on the Consent Agenda included minutes from the following meetings: June 3, 2026 City Council Meeting; May 27, 2026 City Council*

Work Session; May 27, 2026 City Council Special Meeting; May 20, 2026 City Council Executive Session; May 20, 2026 City Council Meeting; May 6, 2026 City Council Meeting; May 6, 2026 City Council Executive Session; April 15, 2026 City Council Meeting; and January 31, 2026 City Council Meeting.

5. Toledo Beat and/or Presentations

a. Juneteenth Proclamation

- i. Mayor Mix read aloud the Juneteenth Proclamation, formally designated June 19, 2026, as Juneteenth in the City of Toledo. The proclamation recognized President Lincoln's signing of the Emancipation Proclamation, the historical significance of June 19, 1865, when General Gordon Granger announced the end of the Civil War in Galveston, Texas, the contributions of Claire Peoples as Oregon's mother of Juneteenth, the Oregon Legislature's passage of House Bill 2168 in 2021 recognizing Juneteenth as a state holiday, and President Biden's signing of the Juneteenth National Independence Day Act on June 17, 2021, making it a federal holiday. The proclamation encouraged all Toledo residents to join in the observance. Proclamation copies were noted to be displayed in City Hall.

b. 250th Commemorative Year Proclamation

- i. Mayor Mix read aloud a proclamation recognizing 2026 as America's 250th Commemorative Year in the City of Toledo. The proclamation marked the 250th anniversary of the adoption of the Declaration of Independence on July 4, 1776, and encouraged all residents to participate in celebrations, events, and moments of reflection honoring the nation's history and future.

6. Discussion and Information Items

- a. There were no Discussion and Information Items.

7. Public Hearing on the Proposed Budget for Fiscal Year 2026-2027

- a. Mayor Mix opened the public hearing at 6:38 PM.
- b. City Manager Rich Huebner provided the staff report. He noted that the Toledo Budget Committee, of which all Council members are a part, met on May 5th and May 12th to review the proposed budget. One scrivener's error identified by Mayor Mix was corrected in the final document prior to passage by the Budget Committee. The proposed operating budget for Fiscal Year 2026–2027 totals \$26,722,746. The associated resolution establishes a property tax rate of \$5.18 per \$1,000 of assessed value and adopts bonded debt of \$176,687.
- c. Council President Chambers flagged that the tax rate and bonded debt figures appeared in the background section of the RCA rather than in the motion language itself, and asked whether those details should be incorporated into the motion. City Manager Huebner confirmed this was an oversight on his part and thanked Council President Chambers for catching it. Mayor Mix also clarified for the public that the \$5.18 tax rate is a codified rate, not one set or adjusted at the Council's discretion each year.

- d. **Public Comment on the Proposed Budget for Fiscal Year 2026-2027**
 - i. No public testimony was received in person or online or previously submitted.
 - e. The public hearing was closed at 6:41 PM.
- 8. Public Hearing on the City of Toledo's Election to Receive State Shared Revenues for Fiscal Year 2026–2027**
- a. Mayor Mix opened the public hearing at 6:42 PM.
 - b. City Manager Huebner explained that while state shared revenues—including marijuana taxes and so-called "sin taxes" such as cigarette and alcohol revenues distributed proportionally by the state—are already incorporated into the total operating budget figure, state law requires a separate public hearing on the city's intent to receive those revenues.
 - c. **Public Comment on the Declaration of the City of Toledo's Intent to Receive State Shared Revenues for Fiscal Year 2026–2027**
 - i. No public testimony was received in person or online, previously submitted.
 - d. The public hearing was closed at 6:44 PM.
- 9. Requests for Council Action**
- a. **Resolution No. 1608 - Adoption of the proposed City Operating Budget for Fiscal Year 2026-2027**
 - i. Council President Chambers offered remarks for the record, noting that the absence of extensive deliberation at this stage should not be misread—the Council had spent multiple evenings reviewing the budget at the line-item level during the Budget Committee process. He expressed some concern regarding the stability of certain revenue sources and indicated he was supporting passage with some reservation, while expressing enthusiasm for the Council's stated goal of examining revenue stability more closely in the coming year. City Manager Huebner echoed those sentiments, acknowledging that he shared the same reservations when presenting the budget to the Budget Committee.
 - ii. Motion to approve Resolution No. 1608, a resolution of the Toledo City Council adopting the 2026–2027 Operating Budget, appropriating funds and levying taxes for Fiscal Year 2026–2027, with a budget total of \$26,722,746, establishing a tax rate of \$5.18 per \$1,000 of assessed value and \$176,687 in bonded debt, was made by Councilor Keating and seconded by Councilor Kauffman. The motion carried 6–0.
 - iii. Following the vote, City Manager Huebner recognized the work of all department heads and the Finance Department, including Finance Director Judy Richter, for their thorough and disciplined work in preparing the budget. Mayor Mix echoed those sentiments, noting that staff is routinely asked to prioritize a limited number of needs from a much larger list, and praised the quality and clarity of the document presented to the Budget Committee, including the fact that only one scrivener's error was identified.

b. Resolution No. 1609 - Election of State Shared Revenues

- i. City Manager Huebner presented Resolution No. 1609, explaining that it formally declares the City of Toledo's election to receive state shared revenues for Fiscal Year 2026–2027 and certifies compliance with ORS 475C related to marijuana sales within city limits. The city currently has one licensed marijuana retailer, which was confirmed to meet all statutory criteria, including distance requirements from educational institutions. Staff recommended approval.
- ii. Motion to approve Resolution No. 1609, a resolution of the Toledo City Council declaring the City of Toledo's election to receive state shared revenues for Fiscal Year 2026–2027 and certifying compliance with ORS 475C related to marijuana sales inside city limits, was made by Councilor Keating and seconded by Councilor Riley. The motion carried 6–0.

c. Resolution No. 1610 - Dahl Disposal Rate Increase

- i. City Manager Huebner introduced the item and invited Dave Larmouth, Community Relations and Administrative Manager for Dahl Disposal Services, to present the rate increase request.
- ii. Mr. Larmouth provided an overview of Dahl Disposal's operations, the 2025 statistics, and the key factors driving the request. He noted that the GP Juno composting program shut down mid-year in 2025, redirecting approximately 1,100 tons of waste previously processed through that program to Coffin Butte Landfill in Benton County. He provided an update on the Oregon Recycling Modernization Act, which took full effect July 1 of the prior year, noting changes to accepted curbside materials including food and beverage cartons, plastic tubs and buckets, and rigid nursery pots, as well as new contamination reduction standards targeting bagged recyclables, plastic film, hoses and cords, and batteries.
- iii. Mr. Larmouth announced that Dahl Disposal intends to implement a \$20 contamination fee as an intermediate enforcement step for customers who have not responded to prior education and outreach efforts regarding prohibited materials. He emphasized that the fee would generally be waived for initial occurrences and is intended to prompt customer contact and education rather than punitive action.
- iv. Regarding finances, Mr. Larmouth reported that Dahl's rate of return for the City of Toledo service area was 9.18% in the prior year. The proposed rate adjustment of 4.57%, representing 85% of the two-year CPI-U change for the western region B/C size class cities, is projected to produce an operating ratio of 87.7% and a rate of return of approximately 11.9% for the coming fiscal year. Without the adjustment, the projected operating ratio would reach 90.9%, approaching the upper limit of the contractually required 85%–91% range. He identified rising disposal costs at Coffin Butte Landfill, increased insurance costs driven by battery-related fire incidents industry-wide, higher labor and medical benefits costs, and uncertainty in fuel pricing as key cost drivers.
- v. Mr. Larmouth noted that the most common residential service level—a 35-gallon cart with weekly garbage and every-other-week recycling and

- yard debris/food waste service—would increase from \$41.10 to \$43.00 per month, a \$1.90 increase. He also noted that the annual franchise fee paid to the City of Toledo under this arrangement is projected at \$68,865.
- vi. A discussion followed regarding the long-term future of Coffin Butte Landfill, which is anticipated to begin limiting or reducing outside intake in approximately ten years. Council President Chambers, who serves on the county solid waste consortium, inquired about incremental cost impacts on customers in the years leading up to that transition. Mr. Larmouth acknowledged the uncertainty, noting that the timing and nature of the transition will depend largely on how much notice Coffin Butte provides, and that potential solutions include long-haul transport to Arlington or Finley Buttes, intermodal container transfer, and a regional barging solution that is also being explored. He committed to working transparently with the county solid waste district as planning progresses.
 - vii. Council President Chambers expressed appreciation for Dahl Disposal's status as a locally-owned, family-operated business, noting the company's broad community investment and support for local events and nonprofits.
 - viii. Motion to approve Resolution No. 1610, a resolution of the Toledo City Council authorizing a rate increase for solid waste disposal services provided by Dahl Disposal Services and repealing Resolution No. 1554, was made by Council President Chambers and seconded by Councilor Keating. The motion carried 6–0.

d. Resolution No. 1611 - Street Lighting Utility Fee

- i. City Manager Huebner presented the proposed street lighting utility fee adjustments for Fiscal Year 2026–2027. He noted that the Council had previously adopted Resolution No. 1581 in July 2025, which set residential rates at \$8.75 per month, commercial at \$28.50, and industrial at \$45.00, while acknowledging a \$15,000 shortfall at that time. He further noted that the residential rate has not increased since Resolution No. 1525 was adopted in 2023.
- ii. For the upcoming fiscal year, Central Lincoln PUD has provided a street lighting cost of \$187,292. Based on year-to-date revenue tracking projecting approximately \$167,000 in current-year revenues, the city faces a shortfall of just over \$21,000 if no rate changes are made. City Manager Huebner acknowledged a scrivener's error in the RCA due to a copy-and-paste mistake, and clarified that the correct proposed rates are: \$10.00 per month for residential (an increase of \$1.25), \$30.00 for commercial (an increase of \$1.50), and \$50.00 for industrial (an increase of \$5.00). These rates, applied across 1,206 residential, 94 commercial, and 15 industrial accounts, are projected to yield approximately \$187,600—slightly exceeding the fund requirement and providing a minimal reserve.
- iii. Council President Chambers recalled that at the prior rate adjustment, the Council had deliberately chosen not to increase the residential rate, opting instead to place a greater share of the adjustment on commercial and industrial customers. He offered that context for the benefit of newer Council members, noting that the current residential increase reflects the

more modest gap remaining after prior adjustments and the extended period during which the residential rate has held steady. City Manager Huebner reinforced the importance of annual rate reviews to avoid the need for larger, more disruptive adjustments down the road.

- iv. Council President Chambers also publicly disclosed that he is employed by an electric power utility, and stated his view that this does not constitute a conflict of interest, as the matter before the Council relates to how the city collects revenue to pay its street lighting bill rather than to any negotiated utility matter.
- v. Motion to approve Resolution No. 1611, a resolution of the Toledo City Council setting the street lighting utility fee for Fiscal Year 2026–2027 and repealing Resolution No. 1581, was made by Councilor Keating and seconded by Councilor Riley. The motion carried 6–0.

e. Disposal of Surplus Patrol Vehicle

- i. City Manager Huebner presented the request from the Toledo Police Department to declare Patrol Car 582, a 2014 Ford Explorer, as surplus. The vehicle has reached the end of its useful life, and required repairs and maintenance exceed its current value. Chief Pace recommended disposal in accordance with city policy. Chief Pace noted the vehicle would be listed for online auction, consistent with prior practice, with expected proceeds of approximately \$2,000–\$3,000.
- ii. Motion to approve the disposal of Patrol Car 582, a 2014 Ford Explorer, was made by Council President Chambers and seconded by Councilor Keating. The motion carried 6–0.

f. OLCC Local Government Recommendation – Special Event License (Oregon Beverage Service)

- i. City Manager Huebner presented the application by Oregon Beverage Service for an OLCC Special Event License to sell alcoholic beverages at the Toledo Summer Festival, scheduled for July 10–12, 2026. Chief Pace reviewed the application and recommended approval.
- ii. Mayor Mix raised a question regarding whether service would be confined to a designated beer garden or whether open containers would be permitted throughout the festival grounds. Chief Pace confirmed that the vendor had committed to confining service to the beer garden area, and noted that the vendor was aware of a prior instance in which a request for open-container consumption at the festival had been denied by the city. Council President Chambers clarified that the beer garden containment requirement had been addressed through the event licensing process rather than the OLCC application itself, and noted that the vendor had previously provided security and managed the beer garden responsibly. A map provided by the applicant was reviewed, which showed the beer garden located in the rear of the Memorial Field area. Safety concerns regarding minors accessing beverages were also discussed, reinforcing the importance of the confined serving area.
- iii. Motion to approve the OLCC Local Government Recommendation

Special Event License for Oregon Beverage Service for the sale of alcoholic beverages at the Toledo Summer Festival on July 10, 11, and 12, 2026, was made by Councilor Keating and seconded by Councilor Kauffman. The motion carried 6–0.

10. Staff Reports

- a. Staff reports were included in the Council packet. No department heads raised additional items for verbal clarification, with the following exception:
- b. City Recorder Johnson advised the Council that the launch of the city's new, updated website, originally scheduled for the prior day, had been postponed to June 30th, and that good progress was being made toward that goal.
- c. City Manager Huebner advised the Council to anticipate a short special meeting at 5:45 PM the following Wednesday, prior to the scheduled work session, to take action on two items: (1) a contract requiring Council approval based on its value, and (2) a deed restriction requested by DEQ on the City Hall property as part of the conclusion of their testing work. Huebner explained that the deed restriction is a standard administrative mechanism to convey information about vapor and contamination in any future property sale, and that it can be removed upon completion of remediation. He noted that the DEQ grant funding this work expires at the end of June, necessitating timely action. He also reminded the Council and public that city operations will be closed on Friday, June 20th in observance of the Juneteenth holiday.

11. Issue Tracker & Future Agenda Items

- a. Councilor Keating raised the issue of food truck operations within the city, noting that in conversations with a local food truck operator while organizing vendors for the 4th of July event, she learned that city zoning restrictions were creating barriers to their operation at the Port parking lot near Waterfront Park. She noted that the Port had expressed willingness to allow food trucks in that space, but city policies were hindering their ability to set up as they had previously operated. Councilor Keating expressed interest in inviting that food truck operator to the upcoming work session to share their experience and identify barriers.
- b. Mayor Mix expressed support and suggested going further, undertaking a comprehensive review of the city's ordinances related to food trucks, noting that business models are evolving and that Toledo should become more welcoming to this type of business.
- c. City Manager Huebner provided additional context, explaining that the Waterfront Park parking lot carries two different zoning designations divided roughly at the railroad track entrance, one designated as public lands and the other as water dependent—and that the applicable designation had prevented the food truck operator from parking overnight in their preferred location. He noted that the Port had inquired about a zoning waiver, not fully appreciating the complexity of the formal zoning amendment process.
- d. He confirmed that this topic could be introduced at the upcoming work session, and committed to bringing any available staff updates on activity at a nearby commercial site of interest to that session as well.

- e. Councilor Riley also raised a question about a lot adjacent to a local hardware store and whether plans for a community kitchen and food truck parking area would be permitted under current city rules. City Manager Huebner committed to bringing any available updates on that site to the work session.

12. Council Comments

- a. No formal Council comments were recorded beyond remarks already captured under agenda items.

13. Mayor's Comments

- a. No formal Mayor's comments were recorded beyond remarks already captured under agenda items.

14. Adjournment

- a. Mayor Mix adjourned the regular meeting at 8:06 PM, noting that the Council would take a brief recess before convening in Executive Session.

APPROVE:

ATTEST:

Mayor Tracy Mix

City Recorder Paul Johnson