

COUNCIL MEETING MINUTES

APRIL 28, 2025

DATE **COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, APRIL 28, 2025**

CONVENED The meeting convened at 7:00 p.m. with Mayor Lonergan presiding.

ROLL CALL

Mayor Lonergan	Present
Councilor Cantu	Present
Councilor Cornwell	Present
Councilor Schaub	Present
Councilor Grijalva	Present
Councilor Wilk	Present

Staff Present: City Administrator Derickson, City Attorney Granum, Assistant City Administrator Row, Economic Development Director Johnk, Special Projects Director Wakely, Community Development Director Kerr, Public Works Director Stultz, Police Chief Millican, Community Services Director Cuomo, Assistant City Attorney Killmer, Public Affairs and Communications Manager Guerrero, Finance Director Turley, Community Relations Manager Herrera, Senior Planner Cortes, City Recorder Pierson

WARD 1 VACANCY

Mayor Lonergan read a statement from Lilia Brizuela resigning her position as City Councilor in Ward 1. Mayor Lonergan thanked her for her work on the Council.

Mayor Lonergan announced that there is currently a vacancy and that he has compiled a shortlist of potential candidates. He expressed appreciation to Councilor Cantu for her involvement in the process. Mayor Lonergan stated that he intends to present a nominee at the next meeting and will seek the Council's favorable approval to move forward.

ANNOUNCEMENTS

Mayor Lonergan announced that the Cinco de Mayo celebration, traditionally hosted by Chemeketa, will take place in Woodburn this weekend—Friday, Saturday, and Sunday. He extended an invitation to the residents of Woodburn and surrounding communities to attend and enjoy the festivities celebrating local culture.

Mayor Lonergan also announced that the second regular Council meeting in May falls on Memorial Day and as a result, that meeting will be canceled. The May 12th meeting will be the only Council meeting in May.

PRESENTATIONS

Liberty House Thank You to the Woodburn Police Department – Cameron Wolfer, Assistant Chief Executive Officer with Liberty House and the Marion County Child Abuse Multidisciplinary Team Coordinator, and Alison Kelley, CEO of Liberty House, provided a presentation recognizing the strong

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partnership between the Woodburn Police Department and Liberty House. They expressed deep gratitude for the department's leadership, collaboration, and dedication to child safety, which played a key role in Liberty House receiving national accreditation earlier this year from the National Children's Alliance. In appreciation, Liberty House presented Police Chief Millican and the Woodburn Police Department members with a framed award to formally thank them for their continued service and partnership in protecting vulnerable children.

Promotion of Ben Ward – Mayor Lonergan noted that the promotion of Ben Ward has been moved and will now take place at a June 9, 2025, City Council Meeting.

Highway 99E Pedestrian Safety Project (ODOT) – Jenna Berman with ODOT provided a presentation on the Woodburn Urban Design Verification Study, which focuses on assessing the need for new crossings and sidewalks to enhance safety along the 99E corridor. She reported that the team has completed a review of the corridor's background and needs and has identified potential improvements. The study is now entering the community feedback phase. Initial recommendations for improvements were presented. Public engagement efforts will include an online survey running from April 29 to May 16, 2025, in-person outreach during the Chemeketa Cinco de Mayo Festival on May 4, 2025, and targeted outreach to local businesses and the transit district.

Darcy Ruef and Mark Bigej, 1220 N. Pacific Highway, expressed concerns regarding the proposed placement of crosswalks on Highway 99E, noting that the installation may negatively impact their business by interfering with vehicle access for both cars and trucks entering and exiting the property.

Farmworker Housing Development Corporation (FHDC) – Carmen Fernandez, FHDC Housing Development Manager, and Jorge Alvarado, Programs and Asset Building Manager, provided a brief overview of FHDC, including its origins, a summary of its mission and services, a list of current properties under management, and the supportive services offered to residents. Carmen Fernandez discussed the Young Street project and noted that the site is considered ready for development with existing infrastructure, and they aim to apply for OHCS funding, though details are still being finalized. Current plans for a 94-unit complex will be revised to meet OHCS standards, including adjustments to unit sizes and a likely reduction of studio units, which are difficult to rent at lower income levels. She added that FHDC specializes in two- and three-bedroom family units and is also considering including transitional housing, similar to their Salem project for domestic violence survivors. She added that she anticipates that the Young Street project will take approximately two to two and a half years from funding application.

City Administrator Derickson clarified that, by consensus, the City Council supports moving forward with signing an agreement the City Attorney will prepare that formalizes site control and outlines the City's role in the project and that the full project proposal will be brought back to the Council for formal approval before any further action is taken.

CONSENT AGENDA

- A. Woodburn City Council minutes of April 14, 2025,
- B. Acceptance of a Public Utility Easement at 1776 Newberg Highway (Tax Lot 051W07CB08300),
- C. Monthly Financial Report.

Motion: Schaub/Cantu... approve the consent agenda as presented.

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The Motion passed with the following vote: Councilors Schaub, Cornwell, Wilk, Grijalva, and Cantu voting “aye.” [5-0]

PUBLIC HEARINGS

Community Development Block Grant COVID-19 funding closeout for Emergency Housing Assistance program

Mayor Lonergan declared the hearing open at 8:17 p.m. for the purpose of hearing public input on the Community Development Block Grant COVID-19 funding closeout for Emergency Housing Assistance program. Special Projects Director Wakely provided a staff report. Community Relations Manager Herrera and Community Services Director Cuomo provided information on how the funds were used. Director Wakely added that the City received a clear monitoring report from Business Oregon. Mayor Lonergan asked if any member of the public wished to speak in support of the Community Development Block Grant COVID-19 funding closeout for Emergency Housing Assistance program. No members of the public wished to speak in support. Mayor Lonergan asked if any member of the public wished to speak in opposition to the Community Development Block Grant COVID-19 funding closeout for Emergency Housing Assistance program. No members of the public wished to speak in opposition. Mayor Lonergan closed the hearing at 8:25 p.m.

Annexation of Approximately 32.2 Acres of Territory Known as the Schwenke/Vezey Property with no street address along the east side of S. Boones Ferry Rd south of Iris Street (ANX 24-02) and Approval of Related Land Use Applications for the Mill Creek II Subdivision

Mayor Lonergan declared the hearing open at 8:25 p.m. for the purpose of hearing public input on the annexation of approximately 32.2 acres of territory known as the Schwenke/Vezey Property with no street address along the east side of S. Boones Ferry Rd south of Iris Street (ANX 24-02) and approval of related land use applications for the Mill Creek II Subdivision. Mayor Lonergan asked if there were any declarations from the Council and there were none. City Recorder Pierson read the public hearing statement. Senior Planner Cortes provided a staff report. For the applicant Hayden Wooten, Senior Land Use Planner with Emerio Design thanked staff for the report and that he was available for any questions. Harlan Borow with Icon Construction and Development provided an exhibit to City Council and explained his concerns with the median. There was discussion on where the median would be located and whether it would be continuous. Mayor Lonergan asked if any member of the public wished to speak in support of the annexation of approximately 32.2 acres of territory known as the Schwenke/Vezey Property with no street address along the east side of S. Boones Ferry Rd south of Iris Street (ANX 24-02) and approval of related land use applications for the Mill Creek II Subdivision. No members of the public wished to speak in support. Mayor Lonergan asked if any member of the public wished to speak in opposition to the annexation of approximately 32.2 acres of territory known as the Schwenke/Vezey Property with no street address along the east side of S. Boones Ferry Rd south of Iris Street (ANX 24-02) and approval of related land use applications for the Mill Creek II Subdivision. No members of the public wished to speak in opposition. Mayor Lonergan closed the hearing at 8:47 p.m.

Motion: Schaub/Wilk... tentatively approve the land use applications with the conditions that the Planning Commission recommended, directing staff to prepare and submit ordinances and a final land use decision for consideration at the next City Council meeting.

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On roll call vote the Motion passed with the following vote: Councilors Schaub, Cornwell, Wilk, Grijalva, and Cantu voting “aye.” [5-0]

CALL-UP BRIEFING: PUBLIC ARTS AND MURAL COMMITTEE APPROVAL OF THE BISON ANTIQUUS ART PROJECT (PAMC 2025-01)

The Council declined to call this item up.

CITY ADMINISTRATOR'S REPORT

The City Administrator reported the following:

- Thanked City Council and the Budget Committee members for attending the budget meeting on Saturday.
- Woodburn Clean-up took place on Saturday and there were 110 volunteers.
- Today marked the first round of interviews for our police chief candidates. We aim to complete the review and interview process within the next two weeks or so.

MAYOR AND COUNCIL REPORTS

Councilor Wilk stated that City staff are a pleasure to work with.

Councilor Cantu stated that the budget meeting went well and thanked staff for a job well done on the budget.

Councilor Grijalva stated that she appreciates all the learning that is taking place for her over the last few months.

Councilor Schaub commended staff for their excellent work on the budget. She also provided an update on a recent meeting she and Councilor Wilk had with the City's lobbyist. Additionally, she spoke with the lobbyist earlier today regarding the legislative forecast as it relates to the ongoing budget process. One item of note discussed was Senate Bill 916, which proposes providing unemployment benefits to union strikers.

City Administrator Derickson stated that he also spoke with Zach Reeves about one particular bill that dealt with land use carve outs for UGB that supports housing and he will update the legislative committee on that.

Councilor Cornwell asked Community Development Kerr how many more housing units we are going to build.

Community Development Director Kerr answered that we are going to keep seeing construction of units but we are filling up in terms of residential land.

Councilor Cornwell stated that on May 13th at 6:00 p.m. Operation Lifesaver organization will be

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providing a workshop on railroad safety.

Mayor Lonergan stated that the City received notice that our UGB was accepted.


ADJOURNMENT

Motion: Schaub/Cornwell... move to adjourn.

The Motion passed with the following vote: Councilors Schaub, Cornwell, Wilk, Grijalva, and Cantu voting "aye." [5-0]

Mayor Lonergan adjourned the meeting at 9:05 p.m.

APPROVED 
FRANK LONERGAN, MAYOR

ATTEST 
Heather Pierson, City Recorder
City of Woodburn, Oregon

URBAN RENEWAL AGENCY BOARD MEETING MINUTES

FEBRUARY 24, 2025

DATE COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, FEBRUARY 24, 2025

CONVENED The meeting convened at 6:45 p.m. with Chair Lonergan presiding.

ROLL CALL

Chair Lonergan	Present
Member Cantu	Present
Member Cornwell	Present
Member Schaub	Present
Member Brizuela	Present
Member Grijalva	Present
Member Wilk	Present

Staff Present: City Administrator Derickson, City Attorney Granum, Special Projects Director Wakeley, Community Development Director Kerr, Community Services Director Cuomo, Economic Development Director Johnk, Public Affairs and Communications Manager Guerrero, Finance Director Turley, Public Works Director Stultz, Police Chief Millican, City Recorder Pierson

CONSENT AGENDA

A. Urban Renewal Agency minutes of October 28, 2024.

Motion: Schaub/Cantu... adopt the Consent Agenda.

The Motion passed with the following vote: Members Schaub, Brizuela, Grijalva, Cornwell, Wilk, and Cantu voting “aye.” [6-0]

URG #2025.01 – 211 N. First Street | E. Marquez

Economic Development Director Johnk provided a staff report.

Motion: Schaub/Wilk... approval for the Building Improvements Program Grant Application (Program) from the owner of the property located at 211 N. First Street, Enrique Marquez (Applicant), in the amount of \$2,645; 50% of the overall cost for the replacement of the dilapidated garage door and repair of the window with a total project cost of \$5,290.

The Motion passed with the following vote: Members Schaub, Brizuela, Grijalva, Cornwell, Wilk, and Cantu voting “aye.” [6-0]

Economic Development Director Johnk provided an update on the fountain stating that the new tiles have been installed and they are just waiting for a plumber to come fix the valve. She also discussed downtown window conditions and enforcement of the 50% window coverage rule per the Woodburn Development Ordinance. The effort is part of an Urban Renewal project in coordination with the Planning Department, with a focus on improving compliance and strengthening business relationships.

Economic Development Director Johnk provided members a copy of the revised Building Improvement

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Program Guidelines.

ADJOURNMENT

Motion: Cornwell/Schaub... move to adjourn.

The Motion passed with the following vote: Members Schaub, Brizuela, Grijalva, Cornwell, Wilk, and Cantu voting "aye." [6-0]

Chair Lonergan adjourned the meeting at 6:55 p.m.

APPROVED


FRANK LONERGAN, CHAIR

ATTEST



Heather Pierson, City Recorder
City of Woodburn, Oregon