

**AGENDA for
COMMON COUNCIL OF THE CITY OF TURNER
Regular Meeting**

Turner City Hall

7:00 pm

January 8, 2026

If you wish to comment remotely, you MUST sign up by 4:00 pm on **January 6, 2026** by e-mailing clerk@turneroregon.gov or calling 503-743-2155.

To join remotely, **CALL: 917-900-1022**

CONFERENCE ID: 5037432155

CALL TO ORDER

PUBLIC COMMENTS

COUNCIL MEMBER COMMENT

CONSENT CALENDAR

- A) Accounts Payable since December 5, 2025
- B) Council Minutes - December 11, 2025

NEW BUSINESS

Discussion & Decision: Conditional Use Application - 5330 Fargo St.

Discussion & Decision: Resolution #26-01 - Water Rate Increase

Discussion & Decision: Resolution #26-02 - Supplemental Budget Resolution (Stormwater)

Discussion & Decision: Council Goal-Setting

Discussion & Decision: January 22, 2026 Council Meeting

ADMINISTRATOR REPORT

PUBLIC COMMENT

COUNCIL MEMBER COMMENTS

Further information on any agenda item is available at City Hall. Special provisions for individuals with disabilities can be provided with 48-hour notice by contacting City Hall: 503-743-2155 or clerk@turneroregon.gov

The City of Turner follows Title VI of the Civil Rights Act standards requiring that "No person in the United States shall, on the basis of race, color, national origin, sex, age, disability, low income, and limited **English** proficiency (LEP), be excluded from or participation in, be denied the benefits of, or be otherwise subjected to discrimination under, any licensing program or activity receiving federal financial assistance.

CONSENT CALENDAR

NEW BUSINESS

Discussion & Decision: Conditional Use Application – 5330 Fargo St.

A conditional use application has been filed to allow an automotive dismantling business to operate at 5330 Fargo St. Details about the application are included in the attached staff report. Staff is recommending approval of the application.

Discussion & Decision: Resolution #26-01 - Water Rate Increase

The City has been trying to figure out issues regarding our water purchase and billing for several months. We started to see substantially less water being billed than consumed in 2024, without an easy explanation why. The City of Salem has been working with us side by side to determine what is causing the purchase/billing issue. They contracted with an engineering firm a few months ago after they determined that their systems seemed to be accurately billing the City of Turner.

While we don't have a final conclusion, there is a strong indication that the key issue was a significant water loss (leakage) in our water system. A leak detection firm found several leaks in our system that were repaired.

Our first billing after repairs shows a much improved water purchased/water billed ratio. We are purchasing less water and billing for more of the purchased water. If this holds (which will take some time to monitor) the fund could get back to being able to cover its expenses with ongoing revenue.

Because these are only initial results, we are recommending a 10% rate increase to ensure that the fund stays solvent. The 2025-26 Budget programmed a 40% rate increase. The average residential increase from a 10% rate increase would be \$3.82 in winter and \$4.80 in the summer. The rate increase may be implemented by passing the attached resolution.

Discussion & Decision: Resolution #26-02 - Supplemental Budget Resolution (Stormwater)

Council authorized a Stormwater Master Plan and System Development Charge Study in December 2024. The study would be funded by transferring funds to the Stormwater Fund from the Riverbend Fund.

We never completed the transfer and did not budget this project for 2025-26. The project is roughly 75% complete. Approval of the attached transfer resolution would ensure funds are available in the proper account to complete this project.

Discussion & Decision: Council Goal-Setting

The Council has wrestled with the need for a goal-setting session and how to do one for several months. Goal-setting was scheduled for November 6, 2025, but then cancelled and deferred until possibly January 22, 2026, which would be the second meeting of the month.

A prior suggestion was for individual Councilor goals be sent to the City Administrator to be compiled and then brought to the goal-setting meeting. If the goal-setting session were to be held on January 22, staff would need individual goals by Friday, January 16.

Does the Council still wish to complete a goal-setting session on January 22 and “pre-submit” ideas to the City Administrator or do with a to approach goal-setting in a different manner?

Discussion & Decision: January 22, 2026 Council Meeting

This item would discuss whether the City Council would like to use January 22 as a regular Council meeting, a goal-setting session or cancel the meeting.

Accounts Payable

Checks by Date - Detail by Check Date

User: paray
 Printed: 12/30/2025 2:53 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
24889	ALDER E3028	ALDERSGATE CONFERENCE CENTER Stakeholders	12/10/2025		147.00
Total for Check Number 24889:				0.00	147.00
24890	visa DEC 2025	Cardmember Service Wasabi Cloud Storage	12/10/2025		159.30
	DEC 2025	Apple iCloud Storage			0.99
	DEC 2025	Sacramento State Uni Tanner Water Training			202.00
	DEC 2025	Amazon Name Plate Holders			17.99
	DEC 2025	Walmart Starting Fluid, Ant Killer, Spray Bottle			123.46
	DEC 2025	Amazon Weather Station			119.99
	DEC 2025	Amazon Sewer Inspection Camera			713.18
	DEC 2025	Outdoor Solar Street Light			263.95
	DEC 2025	Amazon SD Card Reader			9.99
	DEC 2025	BTN Christmas Tree for City Hall			625.00
	DEC 2025	Amazon Name Plates			25.47
	DEC 2025	Amazon Coffee for Office			77.41
	DEC 2025	Lowes Christmas Lights			334.76
	DEC 2025	Ace Misc Hardware			128.97
	DEC 2025	Pape Machinery Equipment Repair			1,632.85
	DEC 2025	Amazon Coffee for Office			36.74
	DEC 2025	USPS Welcome Packet Postage			109.80
Total for Check Number 24890:				0.00	4,581.85
24891	UB*01224	TIMOTHY CARPENTER Refund Check 004064-000, 5476 LUCY CT SE Refund Check 004064-000, 5476 LUCY CT SE	12/10/2025		51.39 51.40
Total for Check Number 24891:				0.00	102.79
24892	PETT 12042025 CASH	Cash Yearly Bonus	12/10/2025		1,100.00
Total for Check Number 24892:				0.00	1,100.00
24893	UB*01221	JACOB DAVIDSON Refund Check 004305-000, 5797 DELANEY R Refund Check 004305-000, 5797 DELANEY R	12/10/2025		10.74 10.74
Total for Check Number 24893:				0.00	21.48
24894	DE LAGE 593523772 593523772 593523772	De Lage Landen Financial Serv Envelope Stuffer Lease Envelope Stuffer Lease Envelope Stuffer Lease	12/10/2025		122.66 122.67 122.67
Total for Check Number 24894:				0.00	368.00
24895	UB*01226	JAMES & BRENN A KUENZI	12/10/2025		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
		Refund Check 004287-000, 7355 3rd STREET			47.70
		Refund Check 004287-000, 7355 3rd STREET			47.71
			Total for Check Number 24895:	0.00	95.41
24896	LITTAU 1905	LITTAU POWER EQUIPMENT New Leaf Blower	12/10/2025		689.99
			Total for Check Number 24896:	0.00	689.99
24897	UB*01214	COLTON MATSON Refund Check 003311-000, 7241 EASTWOOD Refund Check 003311-000, 7241 EASTWOOD	12/10/2025		27.83 27.83
			Total for Check Number 24897:	0.00	55.66
24898	UB*01181	SANDRA MONTOYA Refund Check 004151-000, 5149 BATES ST Refund Check 004151-000, 5149 BATES ST	12/10/2025		1.04 1.04
			Total for Check Number 24898:	0.00	2.08
24899	ONE 5110492	ONE CALL CONCEPTS, INC. Utility Locates	12/10/2025		7.70
			Total for Check Number 24899:	0.00	7.70
24900	OR DOR 020838453-76OCT	Oregon Department of Revenue October Court Fees	12/10/2025		30.00
			Total for Check Number 24900:	0.00	30.00
24901	ORTOILET I14920 I14920	OREGON PORTABLE TOILETS LLC Turner Lake Standard Toilets Turner Lake ADA Toilet	12/10/2025		400.00 300.00
			Total for Check Number 24901:	0.00	700.00
24902	PRATUMCO November PW November PW November PW November PW	Pratum Coop Warehouse Public Works Fuel Public Works Fuel Public Works Fuel Public Works Fuel	12/10/2025		124.89 187.33 124.89 187.33
			Total for Check Number 24902:	0.00	624.44
24903	PRATUMPD November PD	PRATUM COOP WAREHOUSE Police Fuel	12/10/2025		206.15
			Total for Check Number 24903:	0.00	206.15
24904	R&RTREE RO279882	R & R Tree Service, Inc Tree Trimming Ash St, Val View	12/10/2025 VOID	2,100.00	
			Total for Check Number 24904:	2,100.00	0.00
24905	RIGHT SI-195168 SI-195168 SI-195168 SI-195168	RIGHT! SYSTEMS, INC Cisco Webex Service Cisco Webex Service Cisco Webex Service Cisco Webex Service	12/10/2025		71.19 35.59 35.59 71.19

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 24905:	0.00	213.56
24906	SEGURA 146396	GUILLERMINA SEGURA Office Cleaning	12/10/2025		150.00
			Total for Check Number 24906:	0.00	150.00
24907	SBROOK INV-022399 INV-022399 INV-022399	Springbrook Software LLC CivicPay Fees CivicPay Fees CivicPay Fees	12/10/2025		220.00 220.00 220.00
			Total for Check Number 24907:	0.00	660.00
24908	UB*01186	CORY STOUDER Refund Check 003888-000, 5422 ASH STREET Refund Check 003888-000, 5422 ASH STREET	12/10/2025		46.35 46.34
			Total for Check Number 24908:	0.00	92.69
24909	TOSHIBA 593523689 593523689 593523689	TOSHIBA FINANCIAL SERVICES Printer Lease Printer Lease Printer Lease	12/10/2025		73.18 146.36 146.36
			Total for Check Number 24909:	0.00	365.90
24910	TUCHSCH 10196 10196 10196 10196 10196	Umpqua Valley Financial Municipal Audit Interim Billing Municipal Audit Interim Billing Municipal Audit Interim Billing Municipal Audit Interim Billing Municipal Audit Interim Billing	12/10/2025		700.00 875.00 525.00 875.00 525.00
			Total for Check Number 24910:	0.00	3,500.00
24911	UB*01228	JAY VARNER Refund Check 001132-000, 5420 WOODMERE	12/10/2025		9.56
			Total for Check Number 24911:	0.00	9.56
24912	VISER 40364 40364 40364 40364 40364 40364 40364 40539 40539 40539 40539 40539 40539 40539	VISER Public Works Internet Burkland Pool Phone Pump Station Internet Turner PD Internet Public Works Internet City Hall Internet PW Internet Police Station Internet Burkland Pool Phone City Hall Internet PW Internet Pump Station Internet	12/10/2025		54.54 44.99 104.80 110.08 54.54 105.75 54.54 110.08 44.99 105.75 54.54 104.80
			Total for Check Number 24912:	0.00	949.40
24913	water 94655	WATERLAB Routine Water Tests	12/10/2025		120.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 24913:	0.00	120.00
			Total for 12/10/2025:	2,100.00	14,793.66
24914	Ringo 001	David Wonnacott Holiday Window Painting	12/11/2025		350.00
			Total for Check Number 24914:	0.00	350.00
			Total for 12/11/2025:	0.00	350.00
24915	911 SPLY INV-1-554008	911 Supply Vest, Name panels	12/17/2025		372.42
			Total for Check Number 24915:	0.00	372.42
24916	ZZAKS 6715-32A-07	AKS Engineering & Forestry Final Geo Analysis and Eval	12/17/2025		3,365.20
			Total for Check Number 24916:	0.00	3,365.20
24917	ATTMOB 287249638929DEC 287334697129NOV 287334697129NOV	AT&T Mobility PD GETACs PW Phones PW Phones	12/17/2025		79.98 176.11 176.11
			Total for Check Number 24917:	0.00	432.20
24918	PGE 1379630000 NOV 1709721000 NOV 3398290000 NOV 3712100000 NOV 5306438407 NOV 5552295851 NOV 5564511000 NOV 6325870000 NOV 7230560000 NOV 8704401916 NOV 9319043266 NOV 9319043266 NOV 9327331000 NOV	PORTLAND GENERAL ELECTRIC 5th St Park 5th St Park Restrooms City Hall Val View Pump Station New Pump TPD Electricity Street Lighting Downtown Street Lights Burkland Park 5203 Holly St 50% PW Utilities 50% PW Utilities Downtown Street Lights	12/17/2025		25.85 28.27 278.81 526.89 1,911.19 113.87 2,670.91 232.73 43.03 59.78 154.61 154.60 113.15
			Total for Check Number 24918:	0.00	6,313.69
24919	R&RTREE RO279882	R & R Tree Service, Inc Tree Trimming Ash St, Val View	12/17/2025		2,100.00
			Total for Check Number 24919:	0.00	2,100.00
24920	RIVER 4058588	River-Bend Materials Fill Sand for Community Sandbags	12/17/2025		283.53
			Total for Check Number 24920:	0.00	283.53
24921	SEGURA 146397	GUILLERMINA SEGURA Office Cleaning	12/17/2025		150.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 24921:	0.00	150.00
24922	StaSport 156074	STAYTON SPORTS STORE Shirt Embroidery	12/17/2025		112.00
			Total for Check Number 24922:	0.00	112.00
24923	BAKING 120525	TURNER BAKING CO. Cookies for Tree Lighting	12/17/2025		391.00
			Total for Check Number 24923:	0.00	391.00
24924	TRFD December 2025	TURNER FIRE DISTRICT PD Rent	12/17/2025		500.00
			Total for Check Number 24924:	0.00	500.00
24925	FIREWORK 26-7978	WESTERN DISPLAY FIREWORKS, LTD 1st Installment 2026 Fireworks	12/17/2025		7,500.00
			Total for Check Number 24925:	0.00	7,500.00
24926	ZIPLY Dec 2025	ZIPLY FIBER PD Fax Line	12/17/2025		98.34
			Total for Check Number 24926:	0.00	98.34
			Total for 12/17/2025:	0.00	21,618.38
24927	ZZAKS 6715-00-69 6715-08-09 6715-52-11 6715-54-08 6715-60-01 6715-60-01 6715-60-01	AKS Engineering & Forestry Meetings w/ City, ROW vacation research, mast Project Admin & Coord, Meetings w/ City, Mast Coord & Admin, FCS coord, CIP List & estimati Acorn - proj admin, meetings, HOA attorney resj PW Shop Expansion PW Shop Expansion PW Shop Expansion	12/24/2025		1,304.50 1,073.75 3,920.68 811.75 192.35 192.35 577.05
			Total for Check Number 24927:	0.00	8,072.43
24928	ATTMOB 287287941752DEC 287287941752DEC	AT&T Mobility PD Cell Phones City Admin Cell Phone	12/24/2025		545.67 46.49
			Total for Check Number 24928:	0.00	592.16
24929	CAINVEST 25-015	COLUMBIA ADVANCED INVESTIGATI Chief Background Check	12/24/2025		1,089.68
			Total for Check Number 24929:	0.00	1,089.68
24930	SANT FY202526-126	METCOM 9-1-1 Dispatch Contract	12/24/2025		3,847.32
			Total for Check Number 24930:	0.00	3,847.32
24931	COG 4288	Mid-Willamette Valley COG General Counsel Services	12/24/2025		560.25

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 24931:	0.00	560.25
24932	tretirem 11883	Turner Retirement Home Lease for Parking Space 2026	12/24/2025		1,800.00
			Total for Check Number 24932:	0.00	1,800.00
			Total for 12/24/2025:	0.00	15,961.84
			Report Total (44 checks):	2,100.00	52,723.88

Turner City Council Meeting Minutes December 11, 2025

The meeting at Turner City Hall was called to order at 7:00PM by Mayor Schaufler. Councilors Vetter, Jung, Dobson, Mattison, Miller and Jones were in attendance. Also present were Administrator McClure and City Clerk Amy Johnson.

Call To Order

The meeting was called to order by Mayor Schaufler.

Public Comments

Holly Wallis – Jensen St / Crawford Crossing inquired as to why we pay for porta potties at the lake. Administrator McClure informed her that the fixed restrooms are not winterized.

Rod Sullivan 7525 6th St commented on having no police on duty, (noting this was not to be directed negatively at Chief Taylor), citing the situation on December 10th where Marion County had to be dispatched for an emotionally disturbed person on the railroad tracks. City Clerk, Amy Johnson, added that after discussing this with officer MacInnes, this was actually not a situation in Turner, rather in Salem and was incorrectly dispatched. He asked why we don't have Marion County called in to help cover. It was explained that we do have back-up coverage from Marion County, but there is no set schedule. He stated that we just had a rate increase and now we are giving a pay raise and that we are just a piggy bank, that uses funds for whatever we want. Mayor Schaufler and Administrator McClure both explained that is not accurate and that there are separate funds for each item/department. He also wanted to voice his dislike for the City having comments turned off on Facebook. He was advised that the City Staff and Council are always available for questions.

Kathy Fultz – Bates St / Crawford Crossing wanted to know why we are providing a 30% raise for the chief when he doesn't even patrol. It was clarified that initially, Chief Taylor was only going to be doing primarily administrative work, with occasional patrol as necessary, but with the departure of Officer Nix, and the process of getting a new chief taking longer than originally anticipated, he has continued to patrol along with admin duties. He is still working approximately half time. If we had outsourced, we would be paying significantly more than even this increased rate. We are also not paying benefits or into pension, so the rate is less than his prior salary plus benefits. Again, with the departure of Officer Nix, we are under budget in the Police Fund at this time.

Kyle Hamer – Delaney and Dovich a local business owner looking for property in the Turner Aumsville area. Owns an agency that employs caregivers. They are looking for an office space to be the home base for their ~100 employees and are possibly interested in the 3rd/Delaney location.

Priscilla Richards – Bethel Loop began by stating that she is pro-police, and directed her

question to Chief Taylor, asking what his qualifications/skills are to be the interim chief. Mayor Schaufler stopped the question, stating that she could address the Council, but would not be interrogating the Chief. He asked if she had anything else to say, otherwise she needed to take a seat.

Council Member Comment

Councilor Dobson asked about a post she saw on FB regarding a homeless shelter coming into town. It was confirmed this was a rumor created by an online bot.

Councilor Jones asked about creating a policy for newsletter content to avoid potential litigation.

Councilor Jung mentioned this has been addressed in the past and he and Administrator McClure both stated that it is always a discretionary decision and impossible to cover fully in a policy.

Overall, it is for established organizations for community involvement purposes.

Councilor Vetter wanted to share what a great time was had at the Christmas Tree lighting. How nice it was to see so many come together and enjoy.

Consent Calendar

It was clarified that the comments in question from Mr. Clark from the previous meeting were reviewed and while the question was brought up regarding the number of council meetings, there was no specific mention of the “charter” or “code.”

Councilor Jung inquired about the \$2750 surplus purchase. Administrator McClure advised it was for a mower and trailer from the state surplus that allows for faster and better mowing.

Councilor Vetter motions to approve. Councilor Mattison seconds. Unanimous Approval.

Resolution 25-05 – Entering into a Finance Contract to Update the City’s Water Master Plan

This will allow funding to look at the entire water system in the City. Primarily addressing needs in new growth areas, as well as any needed upgrades throughout town. This will be in the form of a \$50,000.00 grant and a \$100,000.00 loan at 1% interest.

Councilor Mattison motions to approve, Councilor Vetter seconds. Unanimous Approval.

Extension of AKS Engineering Services Contract

City Administrator McClure is asking for Council Support to extend the AKS engineering contract through June 2026, at which time we will do an RFP for any potential interested competitors. In the event a new company were to take the contract, there would be a transition while all information from AKS is moved to the new company. Councilor Dobson motions to approve.

Councilor Miller seconds. Unanimous Approval.

Approval of New Street Sweeping Contract

Our previous street sweeper went out of business and Administrator McClure has been working for the last few months to get a new one. After several requests for bids, we had three come in. Two were pretty comparable, while one was considerably higher. We have opted to go with AI’s

Sweeping Service out of Albany. The rate is higher than our previous rate, but in line with the current market rate. Having a street sweeping service is mandatory as part of the storm water system. Councilor Vetter motions to approve. Councilor Miller seconds. Unanimous Approval.

3rd/Delaney Property

This property is zoned commercial. There have previously been talks with Santiam Hospital to build a clinic, but that has been put on hold and likely several years out. Things to consider: keep as parking lot, retail space, office space. Anything going in here would have to adhere to the Transportation System Plan. Councilor Vetter says she would love to see a clinic come into town, but we cannot keep waiting indefinitely. Councilor Jung definitely wants to talk to Santiam first. We will arrange to have them come to a meeting to get input and any potential forecasting. Mayor Schaufler is in favor of selling the land, as he doesn't feel we should be in the business of property ownership.

Revised Interim Police Chief Agreement

As it has taken longer than anticipated to get a new chief hired, and Chief Taylor has stayed on far longer than initially planned and with more duties than originally planned, there has been a request submitted for a pay rate increase for the remainder of his interim position. This still comes in under his previous rate, which included benefits/pension and at a full time salary. Councilor Jones states that she needs more information before she can support this. She wants reports, logs, etc. from our department, as well as from when Marion County tends anything in City Limits. Councilor Jung and Administrator McClure mentioned that this reporting was provided in the past, but that Council actually quit requiring it, as it was quite repetitive and actually not interesting at all – but that we can start again if Council agrees it is necessary. Councilor Miller motions to approve the revised agreement. Councilor Jung seconds. Councilor Jones opposes. All others approve. Motion approved.

Council Member Comment

Councilor Jung asked about the status of the welcome sign. Administrator McClure stated that we are still waiting on information regarding the footing requirements and once we know for sure what that is going to look like, we will solidify renewed confirmation from the property owner for placement.

Councilor Dobson asked about the Goal Setting and Administrator McClure re-confirmed this would take place at the second meeting in January.

Councilor Vetter expressed her thanks to everyone for coming and for their comments and participation.

Councilor Jones commented on the earlier inquiry from Rod Smith regarding Facebook comments being turned off and how it is a First Amendment issue and that we cannot be held accountable for everyone's comments and where they may lead and who may end up involved. It is easier to have them turned off and be available, as mentioned, to answer any questions or concerns that may arise.

Public Comment

Cindy Webb lives on Ahrens, just outside of town, but considers Turner her home. She wanted to voice her appreciation for the police and support of Chief Taylor and the revised agreement.

Kathy Fultz – Bates/Crawford Crossing – following up on concerns regarding the Acorn subdivision, after a recent HOA meeting. Administrator McClure advised that it is still in the works, not yet approved and that both engineering firms, the developer and members of Crawford Crossing were all on a call and many questions were answered. Kathy said she was aware of that meeting, but worries that there may be some people that are still unsure of the current status, plans and outcome and it is causing fear for many in the neighborhood. Administrator McClure invited her to come to City Hall anytime, and to bring some of those that may have concerns and he will answer questions and try to clarify any outstanding questions. She was grateful for this offer.

Meeting adjourned 8:15

Mike Schaufler, Mayor

Scott McClure, City Administrator

CITY OF TURNER

Conditional Use Review

City Council Review on
January 8, 2026

File No. 25-06
Automotive Dismantling Business

APPLICANT: Tyler Hake
PROPERTY LOCATION: 5330 Fargo St. SE
MAP & TAX LOT NUMBER(S): 082W29FF06400
SIZE OF PROJECT PROPERTY: .60 acres
CURRENT ZONING: M-1 General Industrial

REQUESTED ACTION: Tyler Hake is requesting a conditional use permit to operate an automotive dismantling business in an Industrial Zone. The business would dismantle automobiles inside a building. Unloading/loading of vehicles would occur outside on the north side of the building. There would be some temporary storage of vehicles outside the building.

APPLICABLE CRITERIA:

The Turner Land Use Development Code, Section 2.500 (Conditional Use Review), provides the applicable criteria for evaluation of the requested action.

The Conditional Use Review application requires a quasi-judicial public hearing in conformance with LUDC **Section 3.510**.

APPLICATION SUMMARY:

The proposed automotive dismantling business would operate primarily inside the existing building at this location, with loading and unloading of vehicles occurring at the north side of the building. Parts deemed in good condition would be removed. Fluids would be drained into totes, which would be picked up by a qualified waste disposal firm. Partially dismantled vehicles would be placed outside for pick up. Noise at the facility would be limited to power tools. There would be no emissions from the operation.



PUBLIC & AGENCY COMMENTS:

1. Notifications of the application were sent to property owners within 250 feet of the property per ORS. No comments have been received.
2. Notifications were also sent to potentially affected agencies. Marion County Public Works Engineering Division had no objections to the proposed use.

STAFF REVIEW:

The property proposed for the automotive dismantling operation has been the home to many light industrial uses over the years. Although the proposed operation would likely have a similar impact as previous uses, “Scrap, waste, recycling or wrecking yards” require a conditional use permit in the industrial zone.

Surrounding properties include industrial to the west, residential to the north, a camp facility to the east and undeveloped to the south. Neighboring properties would likely see little impact from the proposed use. Noise would be contained mostly within the building. There would be some noise from moving vehicles in and out of the building. There would be minimal visual impact as vehicles would only be placed outside on a temporary basis.

CRITERIA REVIEW AND FINDINGS:

SECTION 2.500 CONDITIONAL USE REVIEW

Decision Criteria. Conditional uses listed in this Code may be permitted, altered, or enlarged upon authorization of the City Council in accordance with the following findings:

- (a) That the proposed development complies with the City's Comprehensive Plan.

Finding: This criterion has been met. The existing building conforms to zoning standards for this zone.

- (b) That the applicable provisions of city codes and ordinances are complied with.

Finding: the project complies with the applicable provisions of city codes and ordinances. Therefore, the criterion is met.

- (c) That traffic congestion is avoided, pedestrian and vehicular safety are protected, and future street right-of-way are protected.

Finding: this application would not increase traffic or harm vehicular or pedestrian safety above previous and current uses. This criterion is met.

- (d) That proposed signs or lighting will not, by size, location or color, interfere with traffic, limit visibility or impact on adjacent properties.

Finding: this criterion will be met. Signs would need to comply with the City sign code.

- (e) That adequate water, sewage disposal system and utilities for the proposed use are available.

Finding: This criterion is met. Adequate utilities are available.

- (f) That drainage-ways are protected and drainage facilities provided.

Finding: this criterion is met. Drainage facilities are adequate.

- (g) That the extent of emissions and potential nuisance characteristics are compatible with the land use zone, adjacent land uses, and the standards of all applicable regulatory agencies having jurisdiction.

Finding: this criterion is met. The proposed use will be similar to prior permitted uses.

- (h) That the characteristics of the proposed development is compatible with the land use zone, the surrounding area and potential impacts have been mitigated to the maximum extent possible.

Finding: The project is in the General Industrial (M-1) zone. The M-1 zoning district is intended to provide areas for industrial and related uses. No impacts to the surrounding area are anticipated that require mitigation. This criterion is met.

CONDITIONS OF APPROVAL:

The following Conditions are recommended by staff for Approval:

1. The applicant shall obtain any and all permits required from other local, state and federal agencies required for the operation of said use.
2. Signage must meet applicable City codes.
3. No crushing of vehicles will occur on site.
4. Vehicles will be stored outside in the area noted on the site plan. Most vehicles will not be stored outside for more than 72 hours.

Recommended Motion to Approve

Move to approve the proposed Conditional Use Review Automotive Dismantling Business, File #25-06, contingent upon compliance with the Conditions of Approval approved by the Turner City Council.

EXHIBITS:

Exhibit A: Application

Exhibit B: Site Plan

5255 Chicago Street SE
Post Office Box 456
Turner, Oregon 97392-0456



P (503)743-2155
F (503)743-4010
www.turneroregon.gov

LAND USE APPLICATION FORM

1. APPLICANT

Name: **Tyler Hake** Date: 12/1/2025 Phone: 503 689 0217
Contact Address: 401 50th AVE NW Salem or 97304 E-mail Address: tyler@outsidepride.com

2. APPLICATION FOR

Site Plan review	Conditional Use Permit	Zone Change	
Variance Petition	Lot Line Adjustment	Annexation	
Appeals Petition	Amendment	Subdivision	Partition

Property Address: 5330 Fargo St SE Turner OR 97392

Assessor Map No. Tax Lot No. 082W29DD06400

Total Area of Property: 0.60 Acres, building is 6000 sq/ft Existing Zoning of Property: Industrial

Existing Use of Property: Unoccupied, on same property is a forklift repair shop

If Commercial Property, Current Occupancy Rating of Structure (provide documentation):

<http://apps.co.marion.or.us/bilfsearch/disclaimer.aspx>

Final Proposed Occupancy Rating:

REQUESTED ACTION AND PROPOSED USE OF PROPERTY:

Requested Action: City zoning official signature on dismantler form #373 thereby approving our Dismantler License in our new location at

5330 Fargo St SE Turner OR 97392

(Proposed use of property attached separately)

USE THE BACK OF THIS FORM FOR ADDITIONAL INFORMATION

THE APPLICANT SHALL STATE SPECIFICALLY WHAT IS BEING REQUESTED. FURNISH ALL NECESSARY DRAWINGS, EVIDENCE AND STATEMENTS SUPPORTING THE REQUESTED ACTION.

APPLICANT SIGNATURE: *Tyler Hake*

OWNER OR CONTRACT PURCHASER SIGNATURES:

PROPOSED USE OF PROPERTY

We would conduct our 'light' auto-dismantling business at 5330 Fargo St SE Turner OR 97392. Below is an overview of our operation followed by specific information on hazardous waste and noise.

Operation Overview

We currently process around 5-10 vehicles per week with an employee count of 4. A vehicle is processed in the following way –

A car-hauler or tow truck drops off 2-4 cars purchased from an insurance auction or local dealer. Cars are unloaded and brought inside the same day. Employees then remove parts deemed in good condition (head lights, radio, speedometer, etc). The empty shell of the vehicle is set aside or moved outside to be picked up for scrap the following morning.

All sales are done online; no public foot traffic is allowed in our shop. All business operation takes place indoors other than the unloading/loading of vehicles.

I refer to our operation as 'light' dismantling because we do **NOT**

1. Crush vehicles
2. Stack/Store vehicles outside
3. Process hazardous materials
4. Use torches for cutting metal

As larger dismantling operations do.

Noise

Noise sources are minimal being that we operate indoors, don't have any heavy machinery, and are a small operation. Sources of noise would include:

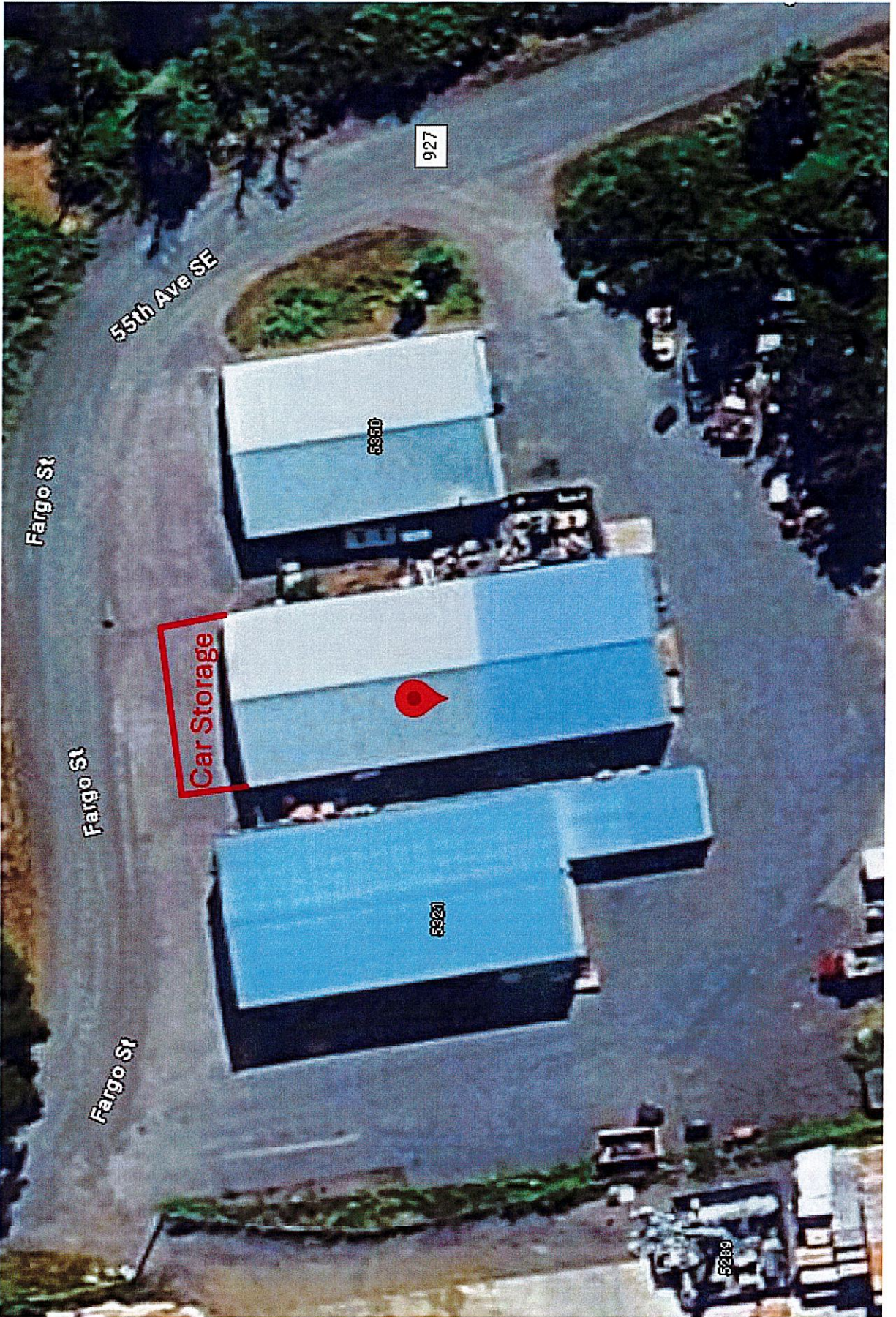
- Standard power tools
- Occasional large trucks for drop-off (car hauler trailer, tow-trucks)

Hazardous waste

Considering that we don't fully dismantle vehicles (the scrapyards handle that for us), hazardous waste is limited to engine oil, coolant, and refrigerant. Both engine oil and coolant are drained into 275-gallon IBC totes. When said totes are full, a hazardous waste disposal company (Ecolube Recovery in our case) comes to take the waste away.

Refrigerant is also handled by Ecolube Recovery, however it is vacuumed out of the vehicle into a refrigerant recovery tank as opposed to drained.

- No emissions are produced as a byproduct of our operation





CITY OF TURNER, OREGON
RESOLUTION NO. 26-01

WATER UTILITY RATE INCREASE

WHEREAS, the City of Turner provides water utility service, and finances this system independently with separate charges; and,

WHEREAS, the City reviews the financial status of the Water Fund every year as part of the annual budget process and, periodically as needed, and,

WHEREAS, the City has been working through some billing issues with the City of Salem, and

WHEREAS, the Water Fund needs additional revenue to cover all expenses;

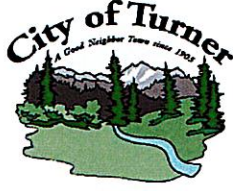
NOW THEREFORE, BE IT RESOLVED THAT the City Council hereby authorizes the following:

- a) The base rate on water service will be increased by \$2.65 per month, per equivalent dwelling unit.
- b) The tiered consumption rates on water will be increased by 10% incrementally per each tiered level.

ADOPTED by the Common Council, City of Turner, this 8th day of January 2026.

Approved: _____
Michael Schaufler, Mayor

Attested: _____
Scott McClure, City Administrator



CITY OF TURNER, OREGON
RESOLUTION NO. 26-02

SUPPLEMENTAL BUDGET RESOLUTION

WHEREAS, During the current fiscal year a storm water project/study has needed budgetary adjustments;

WHEREAS, The council has the authority to adjust the budget by 10%; now therefore,

BE IT RESOLVED, that the following budget changes have been approved:

<u>FUND</u>	<u>Line Item</u>	<u>Approved Budget</u>	<u>Supplemental Budget</u>
Storm Water	075-000-390000	\$0	\$115,000
Riverbend	097-000-912000	\$0	\$115,000

ADOPTED by the Common Council, City of Turner, this 8th day of January, 2026.

Approved: _____
Michael Schaufler, Mayor

Attested: _____
Scott McClure, City Administrator

CITY OF TURNER, OREGON
SUPPLEMENTAL BUDGET RESOLUTION NO. 26-02
Adopting a Supplemental Appropriations Budget for Fiscal Year 2025-2026

BE it Resolved that the Common Council of the City of Turner hereby adopts a supplemental budget for fiscal year 2025-2026 in the total Changes amount of **\$115,000** and it is now on file at the Turner City Hall, 5255 Chicago Street, Turner, Oregon.
 BE it also resolved that the supplemental amounts for the fiscal year beginning July 1, 2025, and for the purposes shown below are hereby appropriated:

		Revenue	Expense
Stormwater Fund			
Transfer from Riverbend Fund	075-000-390000	\$115,000	\$115,000
Riverbend Fund			
Transfer to Stormwater Fund	097-000-912000		\$115,000

TOTAL ADOPTED SUPPLEMENTAL BUDGET **Changes:**
\$230,000

The above resolution statements were approved and declared adopted on this 8th day of January 2026.

APPROVED:

 Michael Schaufler, Mayor

ATTESTED:

 Scott D. McClure, City Administrator