BURNS CITY COUNCIL
February 11, 2026

The Burns City Council met in regular session on February 11, 2026, at 6:00 p.m. Members present were as follows:

Mayor:	Brad Erbe
Councilor President:	Jen Hoke
Councilors:	Susan Lowe
	Chase Patterson - Excused
	Andrew Roy
	Tod Gahley

Also, in attendance were City Manager Brenda Engebretson, Public Works Director Ty Richardson, Fire Chief Scott Williamson, Police Chief Robby Tiller, and City Clerk Tiffany Leffler. Also, in attendance via Zoom was the city's Land Use Planner Jay Harland.

SUMMARY

The City Council meeting focused on several key topics, including the approval of a $736,682 loan through Biz Oregon to cover construction overages for the B Street project, though this was defeated 3-2. The council also discussed and approved a resolution to initiate the vacation of certain B Street rights-of-ways, which will require a future public hearing. The meeting covered updates on airport grants totaling $282,465 for fuel system repairs and building improvements and included a discussion about potentially changing the city's meeting schedule from two meetings per month to one main meeting plus work sessions. Additionally, the council reviewed the appointment of Todd Gailey as the R3 committee member and received a report on PFAS remediation options for the city's well system.

AGENDA APPROVAL AND ADDED ITEMS

Mayor Erbe added B Street right-of-way vacation as well as Project Information Form (PFI) to new business.

Councilor Gahley made a motion to approve the agenda with the changes. Councilor Roy seconded the motion. All Ayes. **(5/0)**

CONSENT AGENDA

Regular City Council Meeting Minutes – January 28, 2026 –

Councilor Hoke made a motion to approve the consent agenda. Councilor Roy seconded the motion. All Ayes. **(5/0)**

NEW BUSINESS

1. **Amie Scott – Baseball Banner Sponsor Program Donation Request –** Councilor Hoke made a motion to renew the city's banner sponsorship for $200.00. Councilor Gahley seconded the motion. All Ayes. **(5/0)**

2. **Kim Rollins – 831 Riverside drive** – He discussed with the council his concerns about the cost overruns with B Street. He also had concerns with Nick Green being the advisor for the URA as well as the one handling the Miller Springs development for the developer. He felt that the city assisting with the funding of B Street and providing infrastructure to the lots that border it, put the rest of the city that was not located in Miller Springs at a disadvantage for residential lots they may have wanted to develop. He felt this gave Miller Spring the advantage and the current residents, not located within the development, no incentives to build up their empty lots.

   Kim also requested that the city withdraw from R3. He had previously warned the council about participating in this with the issues John Day had run into themselves with doing so. He then mentioned to the council that he was contacted by a gentleman that delivered a dossier to Mayor Erbe at his place of work after a discussion that was had between the two. He was not sure if Mayor Erbe had shared this file with the council. Kim presented a copy of that file to the City Manager to look over with the council and asked that it be part of the record. He mentioned that it was reorganized and may have more pages in it than the original one, but it would make them aware of what they should be paying attention to.

3. **City Council Meeting Discussion** - The council discussed potentially reducing their meeting frequency from two meetings per month to one meeting per month, with a suggestion to use the second meeting as a work session. There were concerns raised about last-minute agenda additions and the challenge of preparing for a single monthly meeting. They also emphasized the need to address time-sensitive issues promptly. The council agreed that if they were to do this, they would consider setting a deadline for agenda submissions and potentially calling special meetings for urgent matters. The council wanted to reflect on the proposal before making a final decision.

4. **B Street Right of Way Vacation** - The council discussed the B Street right of way vacation request related to a replat of the B Street area. Jay Harland, the city's Land Use Planner, explained that they were just requesting that the city initiate the vacation and that the initiative was procedural and would require a future hearing for final approval.

   Councilor Gailey raised questions about the pattern of street vacations, particularly why Harney and Imperial streets were not included, which Jay attributed to the complexity of coordinating multiple property owners. The council approved the resolution to initiate the vacation process by a 5-0 vote.

   Councilor Gahley made a motion to approve the resolution to initiate the B Street right of way vacation process. Councilor Roy seconded the motion. All Ayes. **(5/0)**

5. **Project Information Form (PIF)** – Councilor Hoke made a motion to approve the PIF for the wastewater infrastructure. Councilor Roy seconded the motion. All Ayes. **(5/0)**

OLD BUSINESS

1. **Biz Oregon Loan for Overage on the IE zone** – They council reviewed the Biz Oregon loan for overages on the IE zone, with City Manager Brenda Engebretson clarifying that the council had previously approved the overages in January 2025. The council expressed concerns about the exact amount needed for the loan, as there was a discrepancy between the $736,682 presented and the just under $600,000 mentioned in previous minutes. The council was unsure about approving the loan without knowing the exact dollar amount owed, as they had not received specific documents from the contractor. Though concerns were raised about the exact amount

and potential overages, the motion to approve the city manager to apply for the loan passed 3-2, with Councilor Roy and Lowe voting against.

Councilor Lowe made a motion for the council to approve the City Manager to apply for the loan of $736,000 to cover the overage on the IE Zone. Councilor Hoke seconded the motion. Councilor Hoke, Councilor Gahley, and Mayor Erbe were all in favor of this motion. Councilor Lowe and Councilor Roy were opposed. **(3/2)**

2. **Burns Municipal Airport Rules and Regulations** - The council unanimously approved Resolution 26-818 adopting airport rules and regulations.

RESOLUTIONS/ORDINANCES

Resolution 26-818 – A resolution of the City of Burns, Oregon, adopting airport rules and regulations.

Councilor Gahley made a motion to read Resolution No. 26-818 by title only. Councilor Hoke seconded the motion. All Ayes. **(5/0)**

Councilor Gahley made a motion to approve Resolution No. 26-818. Councilor Roy seconded the motion. All Ayes. **(5/0)**

ADDITIONAL INFORMATION

The city council appointed Councilor Gahley to the R3 Committee.

Councilor Hoke made a motion to appoint Councilor Gahley to the R3 Committee. Councilor Roy seconded the motion. All Ayes. **(5/0)**

City Manager Brenda Engebretson reported that the airport received two grants: $133,965 for fuel system repairs and $148,500 for equipment building, with no immediate action needed. She announced that Aviation Day at the airport is scheduled for September 23rd, and council members were encouraged to consider questions for pre- and post-assessments with middle school students attending.

Brenda also mentioned that the final draft of the PFAS remediation study will be shared for review at the next city council meeting, with CWMH2O engineers available to answer questions about options for fixing the well and associated costs. Additionally, Public Works Director Ty Richardson would be presenting testimony that Friday regarding a $5 million capital project funding request for sewer infrastructure improvements, with written community testimony being accepted.

NEXT STEPS

1. City Council & City Staff: Hold a public hearing on the B Street right-of-way vacation at the March 11th City Council meeting.
2. City Council: Review the final draft of the PFAS remediation study and prepare questions for the CWMH2O engineers at the next City Council meeting.
3. City Staff: research city-owned property and the process for selling city-owned lots.
4. City Council: Consider and provide questions for the Aviation Day pre-assessment regarding desired student outcomes, to be shared with the Aviation Day committee.
5. Councilor Hoke: Attempt to obtain and provide last year's fuel sales/profit comparison data for the airport for the next meeting.

ADJOURN

Mayor Erbe adjourned the meeting at 7:28 p.m.

Tiffany Leffler, City Clerk

Brad Erbe, Mayor

2/25/2026

Tiff,

I read the minutes. I think they came up short on several points.

Please add these important bullet points.

- My concerns, as stated, were not just "about the cost overrun but also my question how we got to that point from a time when Nick Green stated (at a URA maeting that extension was something the Miller Spring has to do. How did the City come to take on the financial responsibility of the infrastructure in a private development, by City Council suggestion or by advice from the consultant they use?
- My concern is not just using the Miller Springs Consultant for advice on URA, but using him in the way they have for any City Business.
- I am concerned that Jen Keady (the URA Chair at the time) and some in the City just used him routinely by requesting his help, but without taking it to the Council.
- The City of Burns' funding of infrastructure at Miller Springs private development gives lots up there a financial advantage over development that could happen below the hill. I used several properties as examples, including my own.
- I used an estimate of $180,000/per lot, disadvantage to us below the hill. I gave the source of that estimate that came from a developer who established the Juniper Development in Burns, and who paid for all infrastructure costs in that development. This was omitted from the minutes.
- I voiced my concern that, while running for office, Mayor Erbe had received a dossier on promises made and deals done. and many failures in John Day. I have seen no evidence that the Mayor had shared that information with the City of Burns or the Council. I provided a dossier much like the one Brad had received.
- I noted that John Day and Burns had both failed to do proper background checks. I have concerns that the City has been using his consulting business without ever running proper and official background checks. The many failures in John Day under his guidance, with the City of Burns not looking closely at those, trouble me. This includes John Day's new trail system, which is now in need of maintenance, as no planning for this maintenance was done (John Day now does not money for it). I used such poor planning in comparison to the City of Burns/Miller Spring Development Agreement the does not address how further costs are to be paid (electricity for Miller Springs streetlighs, as my one example used).

In addition, I note that not included in the minutes were the apologies that Councilors Lowe and Gahley extended to Burns Citizens. Those apologies should be reflected in the record; they were important to Burns Citizens, including but not limited to me.

Thank you for your consideration.

Sincerely,

Kim W Rollins Burns, OR

