

CITY OF McMinnville
MINUTES OF DINNER MEETING of the McMinnville City Council
Held in the Conference Room at the Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, July 9, 2013, at 6:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Kevin Jeffries	Kellie Menke
	Paul May	Alan Ruden
	Larry Yoder	Scott Hill

Also present were City Manager Kent L. Taylor, Community Development Director Mike Bisset, Planning Director Doug Montgomery, and a member of the news media, Nicole Montesano of the *News Register*.

DINNER

CALL TO ORDER: Mayor Olson called the meeting to order at 6:30 p.m. and welcomed all in attendance.

PUBLIC HEARING - REGARDING THE NORTHEAST GATEWAY PLANNED DEVELOPMENT OVERLAY: Planning Director Montgomery overviewed the legislative hearing and stated that following the hearing, the Council could elect to pass the accompanying ordinance.

RESOLUTION - APPROVING THE AWARD OF BID FOR THE PURCHASE OF A LARGE AREA ROTARY MOWER: Community Development Director Bisset stated that funds for the purchase of the large area mower had been pulled from the previous year's budget. He noted that two bids had been received; however, one of the bids was non-compliant.

OVERVIEW OF AGENDA ITEMS: Mayor Olson briefly overviewed the agenda items.

ADJOURNMENT: Mayor Olson adjourned the Dinner Meeting at 6:35 p.m.

Rose A. Lorenzen, Recording Secretary

CITY OF McMinnville
MINUTES OF REGULAR MEETING of the McMinnville City Council
Held at the Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, July 9, 2013, at 7:00 p.m.

Presiding: Rick Olson, Mayor
Recording: Rose A. Lorenzen, Recording Secretary

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Kevin Jeffries	Scott Hill
	Paul May	Alan Ruden
	Larry Yoder	

Also present were City Manager Kent L. Taylor, Community Development Director Mike Bisset, Planning Director Doug Montgomery, Fire Chief Rich Leipfert, Police Chief Ron Noble, and a member of the news media, Nicole Montesano of the *News Register*.

AGENDA ITEM

CALL TO ORDER: Mayor Olson called the meeting to order at 7:00 p.m. and welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Councilor Ruden led in the recitation of the Pledge of Allegiance.

PROCLAMATION - Fill the Boot: Firefighters Amy Hanifan and Zach Standish came forward and Mayor Olson read the Fill the Boot proclamation into the record. Following the reading of the proclamation, Ms. Hanifan and Mr. Standish passed the boot to the Council and staff. All proceeds go to the Muscular Dystrophy Foundation.

CONSIDER MINUTES: Councilor Menke MOVED to approve the minutes of the May 28, 2013 Dinner and Regular Meetings as submitted; SECONDED by Councilor Ruden. Motion PASSED unanimously.

II PUBLIC HEARING

II-A 7:00 P.M. PUBLIC HEARING - REGARDING THE NORTHEAST GATEWAY ORDINANCE: Mayor Olson opened the public hearing at 7:10 p.m. and stated that the hearing would be legislative in nature. He asked for a staff report.

Planning Director Montgomery reviewed the adopted plan and stated that it included improvements to Alpine Avenue, significant changes to the streets, and amendments of ordinances that affect the area. He stated that this was coming before the Council at this time because it is being driven by the timing of the urban renewal plan, which is on a track parallel to the NE Gateway Plan. The vision for the NE Gateway District is somewhat out of sync with some elements of the City's Comprehensive Plan. Following several meetings with the Northeast Gateway Advisory Committee, the Planning Commission reviewed the draft

overlay ordinance and amended it to include a prohibition of drive-up commercial uses and also reduced the maximum height of free-standing signs from 16 feet to 12 feet. He explained that there are 13 different sections in the Planned Development Overlay, including broad definitions, landscaping, parking, signage, procedures for review, how applications will be made, and conditional use permits. He referenced a map of the area that was included in the Council packets and noted that the area is divided into three separate zones, each with a specific set of standards. Zone One is close to downtown, Zone Two is the heart of the District, and Zone Three covers the northern end of the area and also includes lands east of Lafayette Avenue. Mr. Montgomery asked that the City Council take public testimony and then upon closing the hearing, deliberate and adopt the ordinance as recommended.

Councilor May asked about the enforceability of the "no drive-through" prohibition. Mr. Montgomery responded that a permit for this use would not be allowed to be submitted. He further explained that the no drive-up prohibition was because of pedestrian traffic. The area is more about the pedestrian experience rather than vehicular traffic.

PUBLIC TESTIMONY: Mayor Olson called for testimony from the public.

Margaret Legard, 223 NW 21st Street, stated that she and her family own Buchanan Cellars Family Feed, and while she supports the project, wanted to voice a concern. She noted that the downtown area works well - it provides for pedestrian traffic and also provides parking. The parking is very important in the NE Gateway District. She asked that the Council please remember to provide for customer parking. Mr. Montgomery agreed and responded that the area certainly has the need for City-provided parking, but currently there are no funds available to provide for this. However, because of the parallel track of the urban renewal project, there could be future funding for parking.

Ms. Legard also pointed out that the people who currently live in the area are lower income citizens and the homes are in the lower rent category. She asked the Council to remember to attend to the needs of these people also. She asked that they not be displaced.

No other public testimony was heard and Mayor Olson closed the public hearing at 7:15 p.m.

The Council briefly discussed the proposed ordinance and noted that the Planning Commission had elucidated its concerns clearly. All commented on the excellent, thorough job that was done by staff. Mr. Montgomery thanked the Council and pointed out that former Associate Planner Jennifer Lynagh was the staff member who met with area

residents and was on the Committee. She thoroughly and professionally managed the project.

City Manager Taylor read by title only Ordinance No. 4971 adopting the Northeast Gateway Planned Development Overlay, providing review processes and development standards for an area northeast of downtown McMinnville. (No Councilor present requested that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4971 PASSED by a unanimous roll-call vote.

III RESOLUTION

III-A APPROVING THE AWARD OF BID FOR THE PURCHASE OF A LARGE AREA ROTARY MOWER: Community Development Director Bisset referred to the memorandum in the Council packets from Public Works Superintendent David Renshaw. He noted that the following two bids were opened on June 25, 2013:

<u>Bidder</u>	<u>Bid Amount</u>
Western Equipment	\$55,094.42
RMT Equipment	\$50,113.60

Mr. Bisset explained that the RMT Equipment bid did not meet the required bid specifications because of the extra width of the Jacobsen mower that was bid. Although it was less money, it was over 22 inches wider than the mower unit (Toro) that Western Equipment had submitted for bid. Because of its width, difficulties would occur because of areas that are bounded by various types of obstacles. Staff recommended awarding the bid to Western Equipment for a Toro mower.

Councilor Ruden MOVED to adopt Resolution No. 2013-22 regarding the award of the bid for the purchase of a Large Area Rotary Mower; SECONDED by Councilor Yoder. Motion PASSED unanimously.

IV ADVICE / INFORMATION ITEMS

IV-A REPORTS FROM COUNCILORS ON COMMITTEE AND BOARD ASSIGNMENTS: Each Councilor present gave a brief update on the activities associated with each of their assigned committees.

IV-B DEPARTMENT REPORTS: Each department head present gave a brief report.

V ADJOURNMENT: Mayor Olson adjourned the meeting at 7:30 p.m.

Rose A. Lorenzen, Recording Secretary