

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 23, 2013, at 6:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

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

Also present were City Manager Kent L. Taylor, City Attorney Candace A. Haines, 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 Urban Renewal Plan: Planning Director Montgomery reviewed the proceedings for the public hearing on the proposed Urban Renewal Plan. He noted that the hearing would be legislative in nature. Mayor Olson congratulated Mr. Montgomery on the excellent document. Mr. Montgomery responded that it was a collaborative effort. He reminded the Council that because it was the governing body for the urban renewal district, it could organize and appoint the advisory committee. Mr. Montgomery explained that many times the appointing body appoints itself as the advisory committee.

PRESENTATION ON THE McMinnville Works Internship Program: City Manager Taylor explained that McMinnville Economic and Development Partnership Executive Director Jody Christensen would describe this new internship program. He noted that the program began in Newberg at Climax Portable Machining and Welding Systems when they found that they were having problems matching up employer needs with the available work force. He noted that she and Freelin Wade Executive Director may bring students who are in the program to the meeting.

ADJOURNMENT: Mayor Olson adjourned the meeting at 6:45 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 23, 2013, at 7:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors: Present

Kevin Jeffries Kellie Menke
Scott Hill Alan Ruden
Paul May Larry Yoder

Also present were City Manager Kent L. Taylor, Planning Director Doug Montgomery, 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: Mayor Olson led in the recitation of the Pledge of Allegiance.

CONSIDER MINUTES: Councilor Hill MOVED to approve the minutes of the June 11, 2013 Dinner and Regular meetings as submitted; SECONDED by Councilor Menke. Motion PASSED unanimously.

II PUBLIC HEARING

II-A 7:00 P.M. PUBLIC HEARING - REGARDING THE URBAN RENEWAL PLAN: Mayor Olson read the procedural instructions for the public hearing and advised that the hearing would be legislative in nature. He opened the public hearing at 7:04 p.m., and asked for abstentions, conflicts, or potential conflicts. No abstentions, conflicts, or potential conflicts were heard. Mayor Olson called for the staff report.

STAFF REPORT: Planning Director Montgomery remarked that this public hearing marked the culmination of nearly three years of urban renewal study and work. He advised that all partners and interested parties had received an invitation to attend this public hearing. He referred to the final draft of the Urban Renewal Plan, the Report, and the memorandum from consultant Elaine Howard and him. He stated that a letter of support came from the Chamber Leadership. He advised that the McMinnville Water and

Conservation District had sent correspondence urging conservation of resources.

Mr. Montgomery advised that the City's consultant, Elaine Howard was in attendance and would present her report.

Ms. Howard thanked the Mayor and City Council for the opportunity to once again present an update on the Urban Renewal process. She gave a PowerPoint presentation and referred to the specific process that the City would need to adhere to remain in compliance with the State of Oregon. She noted that letters had been sent to the various taxing jurisdictions involved on May 29th and they were asked to present any concerns that they might have. Additionally, notices of the hearing were sent to the citizens of the area. These notices were included in their utility bills. She explained that this meeting represented the culmination of the formal process and that the Council would hear from the public through the public hearing process, following which they would have the opportunity to adopt the non-emergency ordinance.

Ms. Howard referenced the Urban Renewal Plan and advised that in addition to the Open House held regarding the Plan, the City's Planning Commission reviewed it and found it to be in conformance with the Comprehensive Plan. Additionally, the Yamhill County Planning Commission members were very positive with their comments. Ms. Howard stated that the Plan would be used as a tool to develop the NE Gateway District and also would be a funding mechanism for infrastructure improvements in the downtown area.

Mayor Olson thanked Ms. Howard for her presentation.

PUBLIC TESTIMONY: Jeb Bladine, P O Box 1487, advised that he was the owner of the *News Register* and the co-chair of the Downtown Citizens' Advisory Committee. He stated that he believed that if the Council moves forward with the Plan, it should congratulate itself. He said that the education process had been excellent and that the Council came up with a workable, conservative plan. He advised that he spoke on behalf of the Downtown Citizens' Advisory Committee in support of the Plan.

McMinnville Downtown Association (MDA) Manager Cassie Sollars echoed Mr. Bladine's comments and advised that the Plan speaks to the personality of the City and the people who live here. The Plan will take the community to the next level. She gave the MDA's support and approval for the program.

Councilor May thanked Ms. Sollars and Mr. Bladine and the Downtown Citizens' Advisory Committee for planting the urban renewal seed and also thanked Planning Director Montgomery for taking such an active part in moving the Plan forward.

James VanDeWalle, 17077 Willis Road, spoke against the Plan. He reminded the Council of the recent tornado and that seven businesses were negatively affected because of it. He pointed out that if the buildings have to be demolished, they would need to be rebuilt according to new standards and the rent would dramatically increase. He emphasized that he was against urban renewal districts because the schools receive less funding.

Responding to Councilor Jeffries' inquiry regarding tenant displacement, Mr. Montgomery explained that if a building were to be lost to fire or tornado, the building could be rebuilt within the same footprint; however, additional design standards might come into play. He stated that no one wants to drive out businesses or make onerous requirements as that would be contrary to the goals associated with both the Urban Renewal Plan and the NE Gateway District Plan. He stressed that there are no provisions in the Plan to relocate or displace existing businesses. Ms. Howard added that displacement and relocation would only come into effect if it was determined that a project would displace a business or residence if the City purchased a property for a specific reason.

Kelly McDonald, 845 NE Fifth Street, stated that he had participated as a committee member on the Urban Renewal Citizens' Advisory Committee and the Citizens' Advisory Committee for the NE Gateway Project. Additionally, he stated that he was a property owner within the proposed urban renewal project area and that he fully supported the formation of the urban renewal district. He stated that he felt very strongly that this is an area that can support true development in a manner that is consistent with the history of McMinnville.

Andrew Arvin, 1022 SE Willow Street, stated that he walks along Alpine Street and feels that the area is blighted and that some of the houses in the area are "scary." He noted that he was hopeful that this could be corrected within a very short time frame.

No additional public testimony was heard and it was the consensus of the Council to close the public hearing. Mayor Olson closed the public hearing at 7:37 p.m. and asked for Council discussion.

Each of the Council members expressed support for the formation of an urban renewal district. Councilor Menke noted that she felt that the project had been very well thought out with a remarkable amount of community involvement. Councilor Hill pointed out the great public involvement with the project to date and he expressed his excitement that transportation and traffic, along with economic growth will be addressed by the urban renewal project. Councilor Ruden agreed and conveyed his thanks to all who helped to move the project along. He urged forward movement in a positive, responsive way. Councilor May

stated that it was an exciting time for McMinnville and that he was looking forward to seeing the progress. Councilor Jeffries thanked everyone for the thoughtful, deliberate manner in which this project has moved forward. He pointed out that the risks have not been glossed over, but felt that the City was going about this very conservatively. Councilor Yoder was in agreement with the Councilors' comments and added that this was a true community effort and it was a workable plan because everyone was behind it. He advised that he would be happy to see the area developed as a continuation of the downtown.

Mayor Olson referred to City Manager Taylor's memorandum and read a quotation from the 1973 AIA Regional/Urban Design Assistance Team (RUDAT) Report that stated ". . . the fate of McMinnville is in the hands of its people. . ." He advised that he was very proud to be a part of the project and was happy to be moving it forward.

City Manager Taylor concluded the conversation by referring to past citizen surveys that have been done and that each time the survey respondents spoke to the downtown as the soul of the community. He stated that he felt stewardship would be vital - both in the short term and the long term. He referred to Mr. VanDeWalle's testimony regarding the importance of all the services the City provides. He noted that the City must be observant and keep up all of those services.

City Attorney Haines read by title only Ordinance No. 4972 making certain determinations and findings relating to and approving the McMinnville Urban Renewal Plan. (No Councilor present requested that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4972 PASSED by a unanimous roll-call vote.

City Manager Taylor expressed his thanks to Planning Director Montgomery for all of the work he and his staff did regarding this project. He noted the vast amount of creative thinking and hard work it took to educate the Council, staff, and the public. He thanked Mr. Montgomery for a great piece of project management. He also expressed thanks to the City Attorney and various department heads for their part in this project.

In response, Mr. Montgomery expressed his appreciation and thanks to Mr. Taylor and stated that his counsel had proved invaluable and had helped staff keep their feet underneath them as they moved the project forward. He also expressed his thanks to the McMinnville Downtown Association and the Downtown Advisory Committee for their many years of work and vision. He expressly thanked Mr. Bladine, Mr. Gowell, and Mr. McDonald for their commitment.

Ms. Howard thanked the Council and staff for the opportunity to work with them on this project and added glowing comments regarding the open house that was held on the project. She stated that it was obvious to her how much staff and the people who worked on the committee cared about McMinnville.

III

NEW BUSINESS

III-A

PRESENTATION ON THE McMINNVILLE WORKS INTERNSHIP PROGRAM: Mayor Olson welcomed McMinnville Economic Development Partnership Executive Director Jody Christensen and Freelin Wade Vice President and General Manager Sherl Hill. Ms. Hill and Ms. Christensen explained the new program - McMinnville Works. Ms. Hill stated that McMinnville Works is a work force development program in McMinnville that is designed to bring in young talent through internship programs and to help the students experience extraordinary career exploration opportunities. Ms. Hill explained that the cost of recruiting, hiring, training, and then losing staff is staggering. Customers want more and more from the companies and it is becoming harder and harder to find individuals who want to come to work, and are ready and able to work. They stated that Climax Portable Machining and Welding Systems in Newberg helped to develop the program and with Ms. Christensen's assistance, the program was brought to McMinnville as a pilot through an investment by Grow Yamhill County. They have filled three intern positions and have been able to add two more.

Each of the three interns present spoke about the positive attributes of the program and about their own experiences.

Ms. Hill commented that because of the program, her organization is creating a community of potential employees.

Yamhill County Clerk Brian VanBergen related his thoughts on the benefits of the program and the intern that is working in the Clerk's office at Yamhill County. He pointed out that it is very beneficial for the students to enter college with real life work experiences.

Mayor Olson thanked Ms. Hill, Ms. Christensen, Mr. VanBergen and the interns for their participation in the program and for leading the positive work force change.

ADD ITEM: Mayor Olson advised that Friday, August 2, 2013 at the Yamhill County Fair, the Yamhill County Forces Community Covenant will be available for signature by all the Mayors in Yamhill County. He noted that the Covenant was approved by the Yamhill County Commissioners and he encouraged all to attend the signing ceremony. He stated that he would like the Council to approve him signing the Covenant. No opposition to the request was heard.

- IV ADVICE / INFORMATION ITEMS:
- IV-A REPORTS FROM COUNCILORS ON COMMITTEE AND BOARD ASSIGNMENTS:
Each of the City Councilors gave a brief report.
- IV-B DEPARTMENT HEAD REPORTS: Each department head present gave
a brief report.
- V ADJOURNMENT: Mayor Olson adjourned the meeting at 8:30
p.m.

Rose A. Lorenzen, Recording Secretary