

CITY OF MCMINNVILLE  
MINUTES OF TOWN HALL MEETING of the McMinnville City Council  
And the Yamhill County Board of Commissioners  
Held at the Kent L. Taylor Civic Hall on Gormley Plaza  
McMinnville, Oregon

Tuesday, July 12, 2016, at 6:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors: Present  
Remy Drabkin Kellie Menke  
Scott Hill Alan Ruden  
Kevin Jeffries Larry Yoder

Commissioners: Present Absent  
Stan Primozych Mary Sterrett Allen Springer

Also present were City Manager Martha Meeker, City Attorney David Koch, Police Chief Matt Scales, Finance Director Marcia Baragary, Interim Planning Director Ron Pomeroy, Fire Chief Rich Leipfert, Parks and Recreation Director Jay Pearson, Library Director Jenny Berg, Engineering Services Manager Rich Spofford, Yamhill County Administrator Laura Tschabold, Yamhill County Economic Development Grants Manager Jayne Mercier, and members of the news media, Tom Henderson of the *News Register*, and Dave Adams of KLYC Radio.

TOWN HALL MEETING: Mayor Olson called the Town Hall Meeting to order and introduced Yamhill County Board of Commissioners Mary Sterrett and Stan Primozych. He explained that the Board of Commissioners wished to hold the Town Hall Meeting.

Commissioner Sterrett thanked the Mayor and City Council for the opportunity to meet with them. She noted that the Board has held meetings with each of the local cities and the results in each case had been fruitful. She stated that by holding the Town Hall Meeting, the Commissioners were hoping to receive input from citizens who might not be able to attend the Commission's regular Board Meetings.

Ms. Sterrett introduced County Administrator Laura Tschabold and Economic Development Grants Manager Jayne Mercier.

Commissioner Primozych spoke about several projects that the County and the City held in common, including the Newberg/Dundee Bypass, affordable housing, and workforce development.

Commissioner Primozych spoke about the County's economic development grant program. He explained that the grants are funded through State of Oregon's lottery funds and they awarded four grants totaling \$164,000. The grant dollars are available to assist small businesses. He also noted that Yamhill County is building a new Public Works building. The County is partnering with Chemeketa Community College, McMinnville Campus, and the new Public

Works building will include two bays designated as Chemeketa classrooms. The classrooms will provide space for courses related to diesel mechanics.

Kathy Neary, Pastor of McMinnville Cooperative Ministries, spoke about the homeless and stated that they would be hosting a forum with Police Chief Matt Scales and Yamhill County Sheriff Tim Svenson. The forum will allow community members to meet and speak with law enforcement and learn more about policing in the area. She asked about the status of "zombie" properties and the house on Queensborough Court.

Mayor Olson turned to City attorney Koch for an update.

City Attorney Koch explained that the owner of the property is ultimately responsible for the upkeep of the property and if found in violation of the Municipal Code, the owner is responsible. The property in question, located on Queensborough Court, is owned by one of the occupants of that home, even though the property may be in foreclosure. He explained that staff is currently reviewing the City's ordinances to see if they are adequate to deal with nuisance properties.

Commissioner Sterrett thanked Pastor Neary for helping to determine the best method of disseminating available assistance information to the homeless. Ms. Neary thanked Commissioner Sterrett for the support the County provides the homeless.

Commissioner Sterrett spoke about the number of homeless in the County. She advised that Yamhill County Gospel Rescue Mission (YCGRM) Board Chair Dave Haugeberg and YCGRM Executive Director Kaye Sawyer were in the audience and wished to discuss the importance of the Mission to the homeless.

YCGRM Board Chair Haugeberg thanked the Commissioners and Council for the opportunity to talk with them about the Mission. He introduced Executive Director Sawyer and discussed the various partnerships associated with the Mission. He noted that the Mission works closely with the McMinnville School District, Yamhill County, the City of McMinnville, the McMinnville area Community Foundation, and several faith-based organizations. He brought the Commission and Council members up to date regarding YCGRM's expansion project.

A short question and answer period ensued. Mayor Olson thanked Mr. Haugeberg and Ms. Sawyer for their presentation.

ADJOURN: Mayor Olson adjourned the Town Hall Meeting at 6:56 p.m.

---

Rose A. Lorenzen, Recording Secretary

CITY OF McMinnville  
MINUTES OF JOINT MEETING of the McMinnville City Council  
And the Yamhill County Board of Commissioners  
Held at the Kent L. Taylor Civic Hall on Gormley Plaza  
McMinnville, Oregon

Tuesday, July 12, 2016, at 7:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors: Present  
Remy Drabkin Kellie Menke  
Scott Hill Alan Ruden  
Kevin Jeffries Larry Yoder

Commissioners: Present Absent  
Stan Primozych Mary Sterrett Allen Springer

Also present were City Manager Martha Meeker, City Attorney David Koch, Police Chief Matt Scales, Finance Director Marcia Baragary, Interim Planning Director Ron Pomeroy, Fire Chief Rich Leipfert, Parks and Recreation Director Jay Pearson, Library Director Jenny Berg, Engineering Services Manager Rich Spofford, Yamhill County Administrator Laura Tschabold, Yamhill County Economic Development Grants Manager Jayne Mercier, and members of the news media, Tom Henderson of the *News Register*, and Dave Adams of KLYC Radio.

AGENDA ITEM

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

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

INVITATION TO CITIZENS FOR PUBLIC COMMENT: Mayor Olson asked for comments from citizens on topics not on the evening's agenda. No testimony was heard.

1. CONSENT AGENDA: Mayor Olson asked the Council if there were any items on the Consent Agenda that they wished to discuss. Councilor Jeffries asked that the resolution authorizing and approving amendments to the loan agreement, between the State of Oregon, acting by and through its Department of Transportation ("ODOT") and the City of McMinnville, a Municipal Corporation of the State of Oregon ("McMinnville"), dated July 1, 2013 (The "Loan Agreement") be removed from the Consent Agenda. Mayor Olson removed

the resolution from the Consent Agenda so that it could be thoroughly discussed later in the meeting.

Councilor Hill MOVED to approve the following item on the Consent Agenda:

- The minutes of the April 12, 2016 City Council Dinner and Regular Meetings

Motion was SECONDED by Councilor Menke. Motion PASSED unanimously.

RESOLUTION NO. 2016 - 49: AUTHORIZING AND APPROVING AMENDMENTS TO THE LOAN AGREEMENT, BETWEEN THE STATE OF OREGON ACTING BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION ("ODOT") AND THE CITY OF McMinnville, A MUNICIPAL CORPORATION OF THE STATE OF OREGON ("McMINNVILLE"), DATED JULY 1, 2013 (THE "LOAN AGREEMENT"): Councilor Jeffries stated that because of the magnitude of the Loan Agreement, he felt the matter should be discussed in detail. He advised that he was not aware of the amount of money being transferred to Phase Two of the Bypass project, and asked what the City's commitment was.

Yamhill County Parkway Committee Chair Dave Haugeberg gave a brief update on the project and the funding agreement. He reminded the Council that the City had borrowed funds from the ODOT structure bank and pledged those funds to be used to pay for the project going forward. The project costs for Phase One were less than projected. Approximately \$10,000 to \$20,000 of the money McMinnville contributed was left from Phase One and could be used to purchase critical right of ways, which are at risk for development at this time. ODOT and the Transportation Commission voted to move forward and put the funds left over from Phase One into the Statewide Transportation Improvement Program (STIP). He advised that the cities of Dundee and Newberg, Yamhill County, and the Confederated Tribes of the Grand Ronde all voted in support of using the left over fund in Phase Two.

Following a discussion regarding the financing and the amount the City would be moving forward to Phase Two, Councilor Ruden MOVED to adopt Resolution No. 2016 - 49 authorizing and approving amendments to the loan agreement, between the State of Oregon acting by and through its department of Transportation ("ODOT") and the City of McMinnville, a Municipal Corporation of the State of Oregon ("McMinnville"), dated July 1, 2013 (The "Loan Agreement"); SECONDED by Councilor Menke. Motion PASSED unanimously.

2

JOINT WORK SESSION WITH YAMHILL COUNTY

2 a

NEWBERG / DUNDEE BYPASS UPDATE: Mayor Olson asked Yamhill County Commissioner Primozich to update the Council on the Bypass project.

Commissioner Primozich stated that the project is now at a point where ODOT is in its final stage of Phase One. Phase Two is critical to move forward. He discussed the project's design as it related to Wilsonville Road and the need to eliminate the possibility of making Wilsonville Road part of the Bypass. He further explained that the Bypass would continue on behind Providence Newberg Hospital and reconnect with Highway 99W past the hospital.

Following Commissioner Primozich's report, Mayor Olson thanked him for the informative update.

2 b

CITY / COUNTY STREET / TRANSPORTATION IMPROVEMENTS: Commissioner Primozich updated the Council on the work the County has been performing on the roads. He noted that the County's Public Works team has been working very hard to bring Hill Road, Baker Creek Road, and Old Sheridan Road into good shape as the City and County move toward conveying portions of those roads to the City. He pointed out that the County is responsible for overseeing and maintaining nearly 800 miles of roadway and 33 bridges in the County.

Mayor Olson stated that the City is most appreciative of the work they do on area roadways and bridges.

3 c

HOMELESS UPDATE (OVERVIEW OF CITY, COUNTY, AND LOCAL ORGANIZATION EFFORTS): Mayor Olson recognized Housing Authority of Yamhill County Executive Director Elise Hui who updated the Council and Commission on local issues surrounding homelessness. She explained that the housing needs for the County's homeless were great, even with the expansion on the Gospel Rescue Mission. She outlined several programs that the Housing Authority administers and noted that the organization has been awarded 15 cash vouchers to be used for homeless vets. She pointed out that even though funding might be available, the number of housing units available is not enough. More affordable housing is sorely needed.

Councilor Drabkin agreed with Ms. Hui and advised that the Affordable Housing Task Force, which meets monthly, is beginning to put policies in place that should improve the affordable housing market in McMinnville.

3 d

JOINT ECONOMIC DEVELOPMENT EFFORTS (MEDP, SEDCOR): Commissioners Primozich, Sterrett, and McMinnville Economic Development Partnership Executive Director Jody Christensen spoke about properties in the County which were ready for development. Ms. Christensen also reviewed parcels that were available inside the City of McMinnville. Commissioner Sterrett pointed out that economic development touches every aspect of what the County does and the importance of having a strong workforce to fill the available jobs.

Mayor Olson agreed that economic development is critical to the entire county and it was important to continue developing partnerships and to make sure all are on the same path. He encouraged a robust economic development relationship.

3                   ADVICE / INFORMATION ITEMS

3 a and b           CITY COUNCIL AND DEPARTMENT HEAD REPORTS: No Council or Department Head reports were heard.

4                   ADJOURNMENT: Mayor Olson adjourned the Joint Meeting of the Yamhill County Board of Commissioners and the McMinnville City Council at 8:32 p.m.

---

Rose A. Lorenzen, Recording Secretary