

CITY OF McMinnville
MINUTES OF CITY COUNCIL WORK SESSION
Held via Zoom Video Conference and at the Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, November 14, 2023 at 5:30 p.m.

Presiding: Remy Drabkin, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Adam Garvin, Council President	Kellie Menke
	Zack Geary	
	Sal Peralta	
	Chris Chenoweth	
	Jessica Payne	

Also present were City Manager Jeff Towery, City Recorder Claudia Cisneros, City Attorney David Ligtenberg, Parks and Recreation Director Susan Muir, Finance Director Jennifer Cuellar, Community Development Director Heather Richards, and *members of the News Media Phil Guzzo, McMinnville Community Media, and Scott Unger, News-Register.*

1. CALL TO ORDER: Mayor Drabkin called the meeting to order at 5:30 p.m. and welcomed all in attendance.

2. PARKS SYSTEM DEVELOPMENT CHARGE METHODOLOGY:

Parks and Recreation Director Muir introduced the topic.

Michaela Jellicoe and Jon Pheanis, MIG consultants, gave a presentation on the City's Park SDCs. They discussed the definition of a System Development Charge (SDC), reasons governments charged SDCs, rules (state laws) for SDCs, what SDCs could pay for, calculation of Park SDCs, growth forecast, and cost per person.

There was discussion regarding setting a new standard for 11 park acres per 1,000 residents, aligning rates with the Council's policy decisions in order to be financially prepared, and running more scenarios for the level of service they wanted to achieve.

Ms. Jellicoe continued to discuss the adjusted cost per person per unit of development.

There was discussion regarding types of units, increasing density, concern about putting SDCs in place that de-incentivized building smaller units, impact on affordable housing, population per occupied unit, and creating more equity within the proposed framework.

Ms. Jellicoe reviewed rate comparisons by selected cities.

There was discussion regarding the need for another comparison of cities that were rural, of similar size, budget, and funding system, and with the same policy decisions.

Ms. Jellicoe explained the historic and forecasted Park SDC revenue, SDC option of a residential-only fee, comparison of residential and nonresidential fees, SDC option of unit type vs. unit size, and maximum allowable SDC rate by type. She asked if the Council wanted to move forward with the nonresidential Park SDC, if they supported the tiered fee structure based on unit size, if they wanted to charge the maximum allowable SDC or what level of reduction they supported, and did they want to consider a phased implementation.

There was consensus to move forward with including a nonresidential fee and a tiered fee structure. The Council did not have enough information to decide on the rates at this time but were open to phased implementation.

3. ADJOURNMENT: Mayor Drabkin adjourned the meeting at 6:47 pm.

Claudia Cisneros
Claudia Cisneros, City Recorder

CITY OF McMinnville
MINUTES OF CITY COUNCIL MEETING
Held via Zoom Video Conference and at the Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, November 14, 2023 at 7:00 p.m.

Presiding: Remy Drabkin, Mayor

Councilors:	<u>Present</u>	<u>Absent</u>
	Adam Garvin, Council President	Kellie Menke
	Zack Geary	
	Sal Peralta	
	Jessica Payne	
	Chris Chenoweth	

Also present were City Manager Jeff Towery, City Recorder Claudia Cisneros, City Attorney David Ligtenberg, Parks and Recreation Director Susan Muir, Finance Director Jennifer Cuellar, Community Development Director Heather Richards, and *members of the News Media Phil Guzzo, McMinnville Community Media, and Scott Unger, News-Register*

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

2. PLEDGE OF ALLEGIANCE

Cub Scout Troop 454 led the pledge of allegiance.

3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT

Markus Pfahler, McMinnville community member, spoke about the use of SDC funds and inadequate operation and maintenance funding to sustain parks and recreation assets. He thought there should be better lighting for sports at the community center.

Wayne Bailey, McMinnville community member, discussed the benefits of pickleball and need for a better pickleball facility.

Austin Toth, McMinnville community member, spoke about how pickleball popularity was growing and they needed a bigger facility.

Maria Olson, McMinnville community member, explained how pickleball helped promote mental health. Even an outdoor covered facility would help.

Lou Perez-Leon, McMinnville community member, addressed the social and fellowship aspect of pickleball.

Brian Zawada, Amity community member and McMinnville business owner, spoke about safety concerns at his business due to homeless on Marsh Lane.

Cheryl Nangeroni, McMinnville community member, discussed the growth of pickleball ladies' night, and how many of the ladies had never been athletic. She asked for a covered or new facility.

Jackson Darling, McMinnville community member, spoke about the multi-generational and community benefits as well as sports tourism of pickleball.

Will Gardner, McMinnville community member, discussed the sense of community he had experienced through pickleball. He agreed there needed to be a covered or new facility.

4. ADVICE/ INFORMATION ITEMS

4.a. Reports from Councilors on Committee & Board Assignments

Councilor Geary reported on the latest MURAC meeting where the RV site was discussed. He also reported on the DEI Committee where member recruitment and work plan were discussed. The Affordable Housing Committee discussed density bonuses, small lot allowances, and community land trust development.

Councilor Chenoweth thanked the veterans in attendance for their service. He reported on MEVLC where the MESO program and Workforce Development program were discussed.

Councilor Peralta said the MCM-TV Board would be asking for an adjustment in their franchise fee allocation. He encouraged the Council of Governments to take a stronger position on Measure 110 changes.

Council President Garvin gave an update on the Airport Commission meeting where impacts of the Air Show on tenants was discussed. There was also a vacancy on the Commission. The Fire District was still in the process of hiring a new Fire Chief.

Mayor Drabkin went to the state capital twice regarding legislation, attended the City/County Dinner with Councilor Payne, and attended the Oregon State University vs. Stanford game.

4.b. Department Head Reports

City Manager Towery said they had received a resignation letter from Public Works Director Pagano. He introduced new City Attorney David Ligtenberg.

Parks and Recreation Director Muir announced the website for the parks survey. She reported on the Summer Fun program.

Finance Director Cuellar said there were openings on the Budget Committee. She would be sharing a summary of the feedback she received on the property tax levy.

City Recorder Cisneros said next Wednesday's Work Session was canceled and City offices would be closed on Thursday and Friday for Thanksgiving.

5. CONSENT AGENDA

- a. Consider the request from Dundee Hills Wine Library LLC dba: Dundee Wine Library for Winery 3rd Location, OLCC Liquor License located at 619 NE 3rd Street.
- b. Consider the request from Sushi Ninja LLC for Limited on-premises, OLCC Liquor License located at 828 NE Adams Street.
- c. Consider the request from Odyssey 29, Inc. dba Journey Distilled for Primary Location, OLCC Liquor License located at 1405 NE Alpha Dr. #102.
- d. Consider the Minutes of the January 12, 2021, City Council Work Session & Regular Meeting.
- e. Consider the Minutes of the January 20, 2021, City Council Work Session Meeting.
- f. Consider the Minutes of the January 26, 2021, City Council Regular Meeting.
- g. Consider the Minutes of the February 9, 2021, City Council Work Session & Regular Meeting.
- h. Consider the Minutes of the February 23, 2021, City Council Work Session & Regular Meeting.
- i. Consider the Minutes of the March 9, 2021, City Council Regular Meeting.
- j. Consider the Minutes of the March 17, 2021, City Council Work Session Meeting.
- k. Consider the Minutes of the March 23, 2021, City Council Regular Meeting.
- l. Consider the Minutes of the September 20, 2023, Joint City Council & Planning Commission Work Session Meeting.

m. Consider the Minutes of the September 26, 2023, City Council Regular Meeting.

Councilor Peralta MOVED to adopt the consent agenda as presented; SECONDED by Council President Garvin. Motion PASSED unanimously.

6. ADJOURNMENT: Mayor Drabkin adjourned the Regular City Council Meeting at 7:46 p.m.

Claudia Cisneros
Claudia Cisneros, City Recorder