

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, April 22, 2025, at 7:00 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	
	Zack Geary	
	Chris Chenoweth	
	Jessica Payne	
	Scott Cunningham	
	Dan Tucholsky	

Also present were City Manager Jeff Towery, City Recorder Claudia Cisneros, City Attorney David Lichtenberg, Community Development Director Heather Richards, Senior Planner Taylor Graybehl, Associate Housing Planner Evan Hietpas, Information Systems Director Scott Burke, Human Resources Director Vicki Hedges, Public Works Director Geoff Hunsaker, Library Director Jenny Berg, Wastewater Services Manager Leland Koester, Communications & Engagement Manager Noelle Amaya, Chief of Police Cord Wood (via Zoom), City Engineer James Lofton (via Zoom), and Planning Manager David Berniker (via Zoom), and *members of the News Media – Phil Guzzo McMinnville Community Media and Scott Unger News-Register (via Zoom).*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 7:06 p.m. and welcomed all in attendance.

2. PLEDGE OF ALLEGIANCE

Human Resources Director Vicki Hedges led the Pledge of Allegiance.

Mayor Morris stated she will be changing the order on tonight's agenda, item 9.c. Ordinance No. 5159 will be read first, followed by the other two Ordinances, and if it gets too late, the last two ordinances will be pushed to the next City Council meeting.

3. PROCLAMATION

3.a. Rob Stephenson and Arbor Day Proclamation

Mayor Morris read the proclamation declaring April 25, 2025, as Rob Stephenson and Arbor Day.

4. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT:  
Mayor Morris invited the public to comment.

City Recorder Claudia Cisneros stated the city received two emailed written comments from Community Members for the City Council, which have been emailed to the City Council and will be entered into the record on the amended packet posted tomorrow.

Lisa Macy-Baker, on behalf of the Culture, Parks, & Recreation Political Action Committee (PAC) and McMinnville Community Member, the organization expresses gratitude for the Council's efforts in addressing the need for a new Recreation Center. In response to community and Council feedback, the project has been revised to be realistic and fiscally responsible, keeping costs under \$100 million while including key amenities and future expansion options—at no cost to the city. Donations from citizens have already begun, and the group aims to get the bond measure on the November ballot. To stay on track, they request the Council take a procedural vote at the May 13th meeting to allow staff to begin preparing necessary materials.

William Sykes, McMinnville Community Member, is requesting action on persistent noise disturbances caused by loud and modified vehicles and expressed frustration over a perceived lack of enforcement compared to minor violations. Shared personal experience while on 3<sup>rd</sup> Street. Emailed supporting materials, including audio evidence, a proposed solution, and a copy of the municipal code.

John Zimmerling, McMinnville Community Member, expresses strong concern about the dangerous conditions at the intersection of 3rd and Evans, particularly due to the lack of traffic control between two stoplights at Ford and Davis. Citing ODOT data, they note that a significant portion of traffic incidents—including those causing injury—occur near this intersection. Urge immediate action to improve safety before a tragic incident occurs.

Nancy Mahi, McMinnville Community Member, longtime resident near Patton expresses frustration over increasing noise and traffic violations at the nearby four-way stop in a 20-mph school zone. Cars frequently peel out loudly, often with modified mufflers, creating unbearable noise at all hours. Cited ordinance prohibiting unnecessary noise and modified mufflers, noting that these laws are being ignored and urging action to address the escalating problem.

Richard Smith, McMinnville Community Member, commented on the lack of affordable housing in McMinnville and requesting the Council to support and encourage housing development projects, noting that the current lack of housing affects workers, future generations, and the city's ability to grow.

Chance Santrizos, McMinnville Community Member, supports affordable housing development and encouraged the zoning at the Stratus be approved for residential purposes, and supports similar housing opportunities in the future.

Ryan Peterson, McMinnville Community Member, supports increased housing development in McMinnville, citing declining vacancy rates and rent burdens higher than the state average.

Amanda Pewonka, McMinnville Community Member, emphasized the importance of projects like Quarry Park development as essential tools for supporting the well-being and advocated for teen-focused recreational spaces, such as a mountain bike pump track or pickleball courts, highlighting the importance of youth mental health and social development. The rise in teen isolation linked to excessive screen time, stated that parks designed for teens provide critical opportunities for face-to-face interaction, physical activity, and confidence-building, especially for those not interested in organized sports.

5. PRESENTATION

5.a. Yamhill County – IGA for Behavioral Health Services by Jason Hennes, Behavioral Health Director for Yamhill County Health & Human Services.

Jason Hennes, Behavioral Health Director for Yamhill County Health & Human Services, shared a PowerPoint presentation and presented on the Community Outreach and Support Services (COS) mobile crisis team. The team, which operates 24/7, provides mental health support in the community, particularly in areas with more transient individuals. The team has seen a significant increase in calls over the past year, with McMinnville being the busiest area. The team's proactive outreach and engagement in the community have been successful in connecting individuals with resources and support. Chief of Police Cord Wood stated the IGA has been beneficial for the police department, as it has reduced the need for police responses on many calls. The team is also working on improving their response times and communication with the community.

6. ADVICE/ INFORMATION ITEMS

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

Councilor Tucholsky had nothing to report as committees have not met.

Councilor Payne mentioned at LPSCC meeting the Sheriff introduced a nonprofit organization called the Man Up Crusade, designed to bring awareness to domestic violence and the Sheriff's office will be wearing purple at the fair to bring solidarity to the cause. The Confederated Tribe hosted a clinic offering free or low-cost services, including criminal record and eviction expungements, court fine assistance, fee waivers, and other legal services with no requirement to be of tribal descent to access services. Had a grant review for the diversion program, which reported a 26% decrease in juvenile delinquency. Landscape review met and was not able to attend. Rob Stephenson and Arbor Day celebration will be on April 25<sup>th</sup>. Item on agenda for DEIAC to change name from Diversity, Equity, Inclusion Advisory Committee to the Diversity, Equity, and Inclusion Accessibility Committee.

Had a lot of great dialogue about the importance of adding accessibility to the name. Having a Juneteenth planning meeting tomorrow.

Councilor Geary stated MURAC had no meeting, Visit McMinnville (VM) met on a different day so there was no quorum but heard about upcoming board openings. Heard from delegation from Canada that came to visit and how downtown businesses made them feel welcome. VM also working on promotions for Cruising McMinnville, which will be mirror hanging air fresheners. Working on Quarry Park cleanups. Stormwater PAC hasn't met. Third Street Improvement met and talked about paving styles and street trees.

Mayor Morris met with the Linfield interim president, Becky Johnson, and Vice President Joseph Hunter and spoke on collaboration and how to work together. Attended the McMinnville Leadership group with local leaders and talked about tourism. Met with Parks & Rec. Director Muir regarding Kids on the Block (KOB) and after-school care. Toured with Senior Center and Comm Center. Met with Emily Johnson from Yamhill Community Care. Hosted monthly Mayor's coffee and invited Commissioner Kit Johnston to talk about regional water. Will be at an all-day meeting at the Capitol tomorrow, regarding city funding projects.

Council President Peralta had nothing to report but filled in for the Mayor at the Capitol today and met with 5 to 6 Legislators and the City's proposals were well received.

Councilor Chenoweth had a meet and greet with Federal Lobbyist for the Bypass. The Parkway Committee met regarding Hwy 217 interchange which is Phase 2A of the project and work being done at the end of the ByPass. Will be presenting at the Mid-Willamette Valley Area Commission on Transportation (MWACT) meeting tomorrow.

Councilor Cunningham mentioned it's great to see a large body of people coming together and for most apart coming to good consensus over all decisions regarding the Third Street Improvements. Affordable Housing and HLC will meet later this week.

6.b.

#### Department Head Reports Continued

Library Director Jenny Berg shared details about Dia de Los Niños (Day of the Kids) celebration and brought a Mexican cookbook, tortilla press, making your own jewelry book, and disco lights to share with the group from the Library of Things.

Public Works Director Geoff Hunsaker stated the wastewater division is actively transitioning to a new system and beginning to shut down the old one. This week will be changing out the "brains" of the operation and staff will be working 24/7 as there is potential for odor issues. The RV dump site will be closed Monday–Friday while they are switching over. In Operations wrapped up annual park restroom maintenance by cleaning and addressing repairs in the parks for the summer. The crack sealing crew is getting ready

to begin crack sealing next month. In Engineering have a pre-construction meeting tomorrow for the Cyprus and Fellows Paving Project. Have two construction projects out to bid: the Midtown ARPA Drainage Basin Project and the Annual Paving Patching Project. Will have a couple of IGAs with ODOT coming up as design work for the OR99 ADA project is wrapping up. Talked about the Rapid, Flashing, Beacons (RFB) and City Engineer James Lofton stated there would be 8 locations throughout town with these but will follow up with exact locations.

Human Resources Director Vicki Hedges completed 1<sup>st</sup> round of interviews for the Parks & Recreation Director position, then doing another round of virtual interviews, and will have another update at the next Council meeting. Provided a status update on employee training for the June 30<sup>th</sup> deadline.

Information Systems Director Scott Burke continuing to support the budget production, which includes editing and producing reports out of the current system. Active with equipment installation out at the Wastewater Plant. Have also been replacing cell phones for Wastewater and Public Works. Helping the City Recorder's office with a bunch of Public Records Requests and decommissioning an old in-car police video system.

City Recorder Claudia Cisneros stated working on a lot of public records requests, noted there is a Scribner error on item 7.b – draft minutes on the consent agenda. The error is on page 96 of the packet, under reports, it says Councilor Cunningham met with Director Hunt; the correction should be Director Hunsaker. Printed copies of the correct version on the councilor's seat at the dais. Reminded everyone of the first Budget Committee Meeting is on May 15<sup>th</sup>, followed by May 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup>.

Communications & Engagement Manager Noelle Amaya reminded the Council of short meetings she's trying to schedule with each member. Working with the McMinnville High School's Business Pathways program to support job shadowing students and have already hosted a couple of students last week. Reminded all of the May 7<sup>th</sup> Employee Breakfast.

Community Development Director Heather Richards announced that the Arbor Day event will take place on Friday, April 25<sup>th</sup>, at 4:30 p.m. at the library. The event will feature numerous nonprofits participating, led by Taylor Graybehl. It will also feature nature walks led by volunteers, accompanied by a scavenger hunt and a celebration in honor of Rob Stevenson. Evan is working on informational webinars for housing production strategy. The first webinar will take place on the 24<sup>th</sup> at 12:00 p.m. and will last for one hour. The second one is next Wednesday at 5:30 p.m.

City Attorney David Ligtenberg stated will be following up with Mr. Sykes still needs to do some follow-up and research but will get a response together. Regarding the dog incident from last month, have the necessary tools for effective prosecution and will continue to move forward. The arraignment took place last week, and a hearing is scheduled for next week.

City Manager Jeff Towery noted has a personal appointment next week and will be out of the office on the afternoon of Monday, the 28<sup>th</sup> and most of the day on Wednesday, the 30<sup>th</sup>. On Tuesday morning, Citizen Bank will be sponsoring corporate coffee, and the guest speaker will be Councilor Geary.

Chief of Police Cord Wood mentioned Canine Tucker passed away a few days after his retirement, related to some heart issues. Has heard the need and desire for increased traffic enforcement, and is in the process of data-driven solutions to make it more efficient at better addressing those issues specifically those that contribute to traffic collisions and injuries.

7.

#### CONSENT AGENDA

- a. Consider the Draft Minutes of the March 11, 2025, Joint City Council and Urban Renewal Agency (URA) Work Session & City Council Regular Meeting.
- b. Consider the Draft Minutes of the March 25, 2025, City Council Work Session & Regular Meeting.
- c. Consider **Resolution No. 2025-15**: A Resolution approving the change order for the Meadows Drive Cost Share.
- d. Consider a request to permit a waiver of the noise ordinance from Amy Russom for live music for Edible Garden Festival Event on May 10, 2025.
- e. Consider a request to permit a waiver of the noise ordinance from Justin Cottrell for amplified music - “street karaoke” for Family Friendly Event on May 17, 2025.
- f. Consider the Draft Minutes of the March 31, 2025, Joint McMinnville School District Board of Directors & City Council Work Session Meeting.
- g. Consider the Draft Minutes of the April 08, 2025, Joint City Council, Yamhill County Board of Commissioners, and McMinnville Urban Renewal Advisory Committee (MURAC) Work Session & City Council Regular Meeting.

*Councilor Chenoweth MOVED to adopt the consent agenda except for Item c and with the correction in the March 25th minutes as stated by City Recorder; SECONDED by Councilor Cunningham.*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Payne, Geary, Peralta  
NAY: NONE*

*Motion **PASSED** unanimously by a vote of 6-0.*

7.

#### ITEMS REMOVED FROM THE CONSENT AGENDA

7.c.

Consider **Resolution No. 2025-15**: A Resolution approving the change order for the Meadows Drive Cost Share.

Councilor Payne removed this topic from the consent agenda and had a couple of questions regarding the cost estimates answered by City Engineer James Lofton.

*Councilor Geary MOVED to approve Resolution No. 2025-15 approving the change order for the Meadows Drive Cost Share; SECONDED by Councilor Tucholsky.*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Payne, Geary, Peralta  
NAY: NONE*

*Resolution No. 2025-15 **PASSED** by a vote of 6 - 0.*

8. RESOLUTION

- 8.a. Consider **Resolution No. 2025-09:** A Resolution establishing revised sanitary sewer user fees; and repealing Resolution 2024-13.

*Councilor Geary MOVED to approve Resolution No. 2025-09, Establishing revised sanitary sewer user fees; and repealing Resolution 2024-13; SECONDED by Councilor Payne.*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Payne, Geary, Peralta  
NAY: NONE*

*Resolution No. 2025-09 **PASSED** unanimously by a vote of 6-0.*

- 8.b. Consider **Resolution No. 2025-12:** A Resolution authorizing the City Manager to sign an Annexation Agreement with Jose Garcia, property owner, for the future annexation of those portions of Parcel 1 and Parcel 2 that are currently in McMinnville's urban growth boundary and not the city limits, as created by the minor partition of Tax Lot R4524-904 (Docket #: MP 3-22).

*Councilor Geary MOVED to approve Resolution No. 2025-12, Authorizing the City Manager to sign an Annexation Agreement with Jose Garcia, property owner, for the future annexation of those portions of Parcel 1 and Parcel 2 that are currently in McMinnville's urban growth boundary and not the city limits, as created by the minor partition of Tax Lot R4524-904 (Docket #: MP 3-22); SECONDED by Councilor Cunningham.*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Payne, Geary, Peralta  
NAY: NONE*

*Resolution No. 2025-12 **PASSED** unanimously by a vote of 6-0.*

- 8.c. Consider **Resolution No. 2025-13:** A Resolution authorizing the City Manager to sign an Annexation Agreement with Stanley Bruce Cook and Nila Denise Cook Revocable Trust, property owner, for the future annexation of Tax Lots R4430AD00100.

*Councilor Geary MOVED to approve Resolution No. 2025-13, Authorizing the City Manager to sign an Annexation Agreement with Stanley Bruce Cook and Nila Denise Cook Revocable Trust, property owner, for the future annexation of Tax Lots R4430AD00100; SECONDED by Councilor Payne.*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Payne, Geary, Peralta  
NAY: NONE*

*Resolution No. 2025-13 **PASSED** unanimously by a vote of 6-0.*

9. ORDINANCES

Mayor Morris stated she needed to recuse herself from Ordinance No. 5159 as she has an actual conflict of interest; her husband represents the property owner, Council President Peralta would lead the Council through this agenda item and stepped off the dais.

- 9.c. Consider the first reading with a possible second reading of **Ordinance No. 5159**: An Ordinance Approving a Comprehensive Plan Amendment and Zone Change from an Industrial Designation to a Residential Designation and M-1 Zoning (Light Industrial) to R-4 (Medium, High Density, 5000 SF Lot Residential) Zoning for Property of Approximately 5.8 Acres Located at 2320 SE Stratus Ave (Tax Lots R442700600 & R442700604), Docket CPA 1-24/ZC 4- 24.

Council President asked if any other Councilor needed to declare any conflict of interest or recuse themselves. There was none.

Council President asked if any Councilor wished to make any disclosure or abstain from participating or voting on this application. There was none.

Council President asked if any Councilor needed to declare any contact prior to this meeting with the applicant, any other party involved in this application, or any other source of information (outside of staff) regarding the subject of this application.

Councilor Chenoweth stated had ex-parte communication with Mike Morris, but nothing outside the scope of the packet and will not impact his decision making.

Councilor Tucholsky stated he is familiar with the owners of Northwest Logging through the school system, but will not affect his ability to vote.

No Councilor present requested that the Ordinance be read in full.  
City Attorney David Ligtenberg read by title only Ordinance No. 5159.

Associate Housing Planner Evan Hietpas shared a PowerPoint presentation and noted Missy Ryan from Bateman Seidel was on Zoom in case there are follow-up questions.



*Councilor Chenoweth MOVED to **pass** Ordinance No. 5159 to a second reading; SECONDED by Councilor Cunningham.*

*AYE: Councilors Cunningham, Chenoweth, Geary, Peralta  
NAY: Councilors Tucholsky, Payne,*

*Motion **PASSED with dissent** by a vote of 4-2 on its first reading and will be brought back for a second reading on **May 13, 2025, City Council meeting.***

Council President turned the meeting back over to Mayor Morris.

Mayor Morris asked City Manager Towery to postpone the last two items on the agenda to the May 13<sup>th</sup> Council Meeting.

*Council President MOVED to continue the next two agenda items to the next regular meeting; SECONDED by Councilor Geary.*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Payne, Geary, Peralta  
NAY: NONE*

*Motion **PASSED** unanimously by a vote of 6-0.*

9. POSTPONED ITEMS FROM AGENDA TO MAY 13<sup>TH</sup> COUNCIL MEETING
- 9.b. Consider the first reading with a possible second reading of **Ordinance No. 5156**: An Ordinance Amending Title 17 (Zoning) of the McMinnville Municipal Code, Chapter 17.57 “Landscaping” and Chapter 17.58 “Trees,” and Approving the Decision, Findings, and Conclusionary Findings for Docket G 2-24.
- 9.a. Consider the first reading with a possible second reading of **Ordinance No. 5160**: An Ordinance Amending Portions of McMinnville Municipal Code Chapter 2.35, Adding “Accessibility” to the Name and Purpose of the Diversity, Equity and Inclusion Advisory Committee.
10. ADJOURNMENT: Mayor Morris adjourned the meeting at 10:27 p.m.

s/s Claudia Cisneros  
Claudia Cisneros, City Recorder