

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, July 08, 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	Jessica Payne
	Zack Geary	
	Chris Chenoweth	
	Scott Cunningham	
	Dan Tucholsky	

Also present were City Manager Jeff Towery, City Recorder Claudia Cisneros, City Attorney David Ligtenberg, Community Development Director Heather Richards, Special Projects Manager Jody Christensen, Chief of Police Cord Wood, Human Resources Director Vicki Hedges, Public Works Director Geoffrey Hunsaker, Finance Director Katie Henry (via Zoom), Planning Manager David Berniker (via Zoom), and *members of the News Media – Kyle Dauterman McMinnville Community Media*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 7:10 p.m. and welcomed all in attendance.

2. PLEDGE OF ALLEGIANCE

Patty Herzog, Executive Director, McMinnville Economic Development Partnership (MEDP) led the pledge of allegiance.

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

City Recorder Claudia Cisneros stated the City received a letter for the City Council, which has been emailed to the City Council and will be entered into the record on the amended packet posted tomorrow.

Ramsey McPhillips (via Zoom), McMinnville Community Member and President of Zero Waste, received a generous grant to Zero Waste from the Oregon Community Foundation called “Zero Waste, Zero Hunger” the purpose of the grant is to coalesce, organize and pull together all food waste, food, distribution, and food growing preservation in the city.

Amanda Pewonka, McMinnville Community Member, spoke on the need for kid-friendly places like a Langers or Big Al’s in the community, wanted an

update on bike lanes around schools, advocated for Henderson House as they are facing deep cuts to their budget they will be holding a fundraiser event on October 4th and encourages everyone to attend, and still advocating for Corey Park to be developed.

4. PRESENTATION

4.a. Annual Recology Presentation

Dan Blue, Government & Community Engagement Manager and Nic Olheiser, Assistant General Manager for Recology here to present and with them in the audience is Chris Carey, General Manager for Oregon Operations with Steve Brum, Regional Vice President for PNW group. Mr. Blue and Mr. Olheiser shared a PowerPoint presentation highlighting the annual financial review, provided an update on what's been going on with Recology over the last year in McMinnville, and some forward-looking items with time for questions and answers.

5. ADVICE/ INFORMATION ITEMS

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

Councilor Tucholsky stated YCOM has not met; Airport Commission meeting and was unable to attend Patty Herzog from MEDP provided an update. MEDP quarterly newsletter on aviation.

Councilor Chenoweth stated nothing to report.

Councilor Geary said nothing to report.

Mayor Morris stated that for the last two Thursdays, garbage pickup has been done on 3rd street, and it's every Thursday at 8:30am, started by John Olson from the Chamber of Commerce. On June 26th attended the Board of Commissioners' meeting. Attended the Fire District meeting and said goodbye to Scott Law who will become the Fire Chief for the City of Dayton. Had her monthly meeting with Commissioner Johnston and talked about preparations for the fair. Met with Vicki from the Housing Authority and provided her with an update on the Stratus Avenue property, which will be opening phase 1 in November and phase 2 in April. Shared updates on Provoking Hope, having big cuts with state funding, and are planning to close their Sheridan.

Council President Peralta had nothing to report.

Councilor Cunningham mentioned the Historic Landmark Committee had an applicant return from previous presentation and commended staff and the committee for going above and beyond with the applicant. Affordable Housing met on the final draft of the Construction Excise Tax. Planner Evan Hietpas presented a new program called the moderate-income revolving loan program.

5.b.

Department Head Reports

City Manager Jeff Towery mentioned this is his last regular city council meeting, and he is wrapping a lot of things up.

City Attorney David Ligtenberg will be out of the office next week and back in time for the next regular meeting.

Community Development Director Heather Richards shared about the Ruby apartments project built next to Ruby's Market across from OnPoint, which turned out to be a nice infill small apartment complex and is fully occupied and has a waitlist already. Today, I received a land use application for a comp plan map amendment and zone change for what is called the Baker Property, located on the north side of Hwy 18 on Cumulus Avenue. Also working with other developers on housing products and navigating the different regulations that the State has passed. Provided an update on the status of the Transportation System Plan (TSP).

Chief of Police Cord Wood has been working on different approaches to traffic enforcement in the month of July, and will be launching that with increased enforcement, and has identified the top 10 traffic collision locations across the city. Provided a recruitment update noting will be doing interviews on Monday for police officers and captain candidates.

Human Resources Director Vicki Hedges is still working through the Parks & Recreation Director recruitment and doing second interviews tomorrow and working through the recruitment process for the interim city manager position. Lastly noting that 90% of city employee training has been completed, 6% have not yet started and 4% are in progress.

Public Works Director Geoff Hunsaker mentioned the Chandler's edition paving is complete, the paving on Cypress and Fellows is going well, next week will start a street patching pavement work. For the Wastewater Department the permitting process is going well and getting lots of compliments on the condition of the plant. Lastly, on the Operations Department side, street crews are busy painting curbs and applying crack sealant while park maintenance is keeping up with summer mowing and irrigating. For Airport Commission there was discussion on minimum standards and code updates to the city code for the airport and those will come to Council for approval.

Information Technology Director Scott Burke is still working on the Records Management (RMS) upgrade project with the police station and kicked off 1st day of administrative user training today in tandem with personnel from Yamhill County. A lot is going on in his department at the beginning of the fiscal year, with contract renewals for software, etc., and looking to move people from Zoom to Teams to save money.

City Recorder Claudia Cisneros noted August 5th is National Night Out from 5 to 8pm at Discovery Meadows Park and a notice for possible quorum has

already been noted in case Council wants to attend or volunteer. On August 20th there is a safe the date for City County dinner hosted by the City of Carlton once the formal invitation arrives it will be forwarded to Council and will be having a special meeting on August 28th for a Council Retreat.

6. CONSENT AGENDA

- a. Consider a request to permit a waiver of the noise ordinance from McKenzie Rosenberry from The Ground for live music for the 2025 Cruising McMinnville on August 22nd & 23rd, 2025.

Councilor Geary MOVED to adopt the consent agenda as presented; SECONDED by Councilor Chenoweth.

*AYE: Councilor Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: NONE*

*Motion **PASSED** unanimously by a vote of 5-0.*

7. RESOLUTION

- 7.a. Consider **Resolution No. 2025-36**: A Resolution adopting limits for declaration of surplus personal property by staff under Chapter 2.21 of the McMinnville Municipal Code.

Councilor Chenoweth MOVED to approve Resolution No. 2025-36; adopting limits for declaration of surplus personal property by staff under Chapter 2.21 of the McMinnville Municipal Code with the scriveners' error correction stated; SECONDED by Councilor Tucholsky.

*AYE: Councilor Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: None*

*Resolution No. 2025-36 **PASSED** unanimously by a vote of 5-0.*

- 7.b. Consider **Resolution No. 2025-37**: A Resolution authorizing an amendment to the City Manager's employment agreement incorporating terms for separation from City employment.

Councilor Cunningham MOVED to approve Resolution No. 2025-37; authorizing an amendment to the City Manager's employment agreement incorporating terms for separation from City employment with the scriveners' error correction stated; SECONDED by Councilor Geary.

*AYE: Councilor Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: None*

*Resolution No. 2025-37 **PASSED** unanimously by a vote of 5-0.*

7.c.

Consider **Resolution No. 2025-39**: A Resolution appointing a short-term Interim City Manager to steward City Manager functions from July 17, 2025, to the appointment of an Interim City Manager under Resolution 2025-31.

There was Council support for nominating Human Resources Director Hedges with the backup of Director Burke.

Councilor Chenoweth MOVED to approve Resolution No. 2025-39; appointing Human Resources Director Hedges with backup from Director Burke as short-term Interim City Manager to steward City Manager functions from July 17, 2025, to the appointment of an Interim City Manager under Resolution 2025-31; SECONDED by Councilor Cunningham.

*AYE: Councilor Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: None*

*Resolution No. 2025-39 **PASSED** unanimously by a vote of 5-0.*

7.d.

Consider **Resolution No. 2025-38**: A Resolution adopting a 2.1% CPI-based solid waste and recycling services rate increase per the franchise agreement with Recology of Western Oregon.

Councilor Cunningham MOVED to approve Resolution No. 2025-38; adopting a 2.1% CPI-based solid waste and recycling services rate increase per the franchise agreement with Recology of Western Oregon; SECONDED by Council President Peralta.

*AYE: Councilor Cunningham, Tucholsky, Chenoweth, Peralta
NAY: Geary*

*Resolution No. 2025-38 **PASSED** unanimously by a vote of 4-1.*

Mayor Morris stated the City Council acting as Urban Renewal Agency members will be going into the conference room for closed-to-the-public executive sessions the first pursuant to: ORS 192.660(2)(e) To deliberate with persons designated by the governing body to negotiate real property transactions.

Mayor Morris asked if any Councilor needed to declare an actual or potential conflict of interest or recuse themselves regarding any of these executive sessions for the record. There were none.

8.

ADJOURNMENT: Mayor Morris adjourned the meeting at 8:36 p.m.

s/s Claudia Cisneros
Claudia Cisneros, City Recorder