

JOINT WORKSESSION

MW&L/CITY COUNCIL
FEBRUARY 18, 2026



Agenda

- Strategic Plan
- Facility Project Update
- Property Review around Joe Dancer Park



MW&L STRATEGIC PLAN

PLAN DEVELOPMENT

- Started in August 2022, BDS Planning and Urban Design hired as consultant
- MW&L Commission and Staff participated in small group work sessions to provide input
- June 2023: Adoption of Strategic Plan



MCMINNVILLE WATER & LIGHT

2023 - 2028 STRATEGIC PLAN



MISSION

To provide our customers sustainable, high-quality services that enhance the vitality of McMinnville.



CORE VALUES

	Community	We value our customers and partnerships, recognizing our primary duty is to the people we serve. We strive to provide service beyond our customers' expectations.
	Resiliency	We value the continuous on-demand delivery of drinking water and electricity, and the dependability of our response to our customers.
	People	Foster a culture of trust, communication, diversity, and innovation.
	Fiscal Responsibility	We value the efficient and responsible management of our capital assets. We recognize the importance of securing affordable, long-term resources for our customers.
	Safety	We value the health and safety of our workforce and the public.
	Environmental Impact	We value the prudent and sustainable stewardship of natural resources.

Mission & Values

- **COMMUNITY**
- **RESILIENCY**
- **PEOPLE**
- **FISCAL RESPONSIBILITY**
- **SAFETY**
- **ENVIRONMENTAL IMPACT**



MW&L Priorities 2023-28

- Organizational Focus
- Resources & Infrastructure
- Stakeholder Relationships
- Emergency Preparedness



Organizational Focus



Completed

- ❑ Succession Planning Strategy
- ❑ Ongoing efforts to improve supervisor/workforce training



In the Works

- ❑ Process Improvements
- ❑ Career Pathways for new/existing employees



Resources & Infrastructure



Completed

- ❑ Integrated Resource Plan (2024, 20-year plan)
- ❑ Facility Master Plan (5 phases est. cost \$45 million)



In the Works

- ❑ Complete main facility upgrades (all phases except maint. shop and crew area upgrades)
- ❑ Property/easement acquisition for future system expansion
 - 2 substation sites
 - Future WTP site



Stakeholder Relationships



Completed

- Joint strategic framework w/City (2023)
- Website rebuild (2024)
- Communications Plan (done annually)



In the Works

- Ongoing monthly meetings w/City Mgr./GM
- Semi-annual updates to City
- Regular stakeholder check-ins (Cascade Steel, YC Emerg. Mgr. and will meet new MSD Superintendent)



Emergency Preparedness



Completed

- Emergency Response Plan
- Updated website with emergency preparation information
- Wildfire plan (updated annually)
- Updated COOP Plan
- Crisis Communications Plan



In the Works

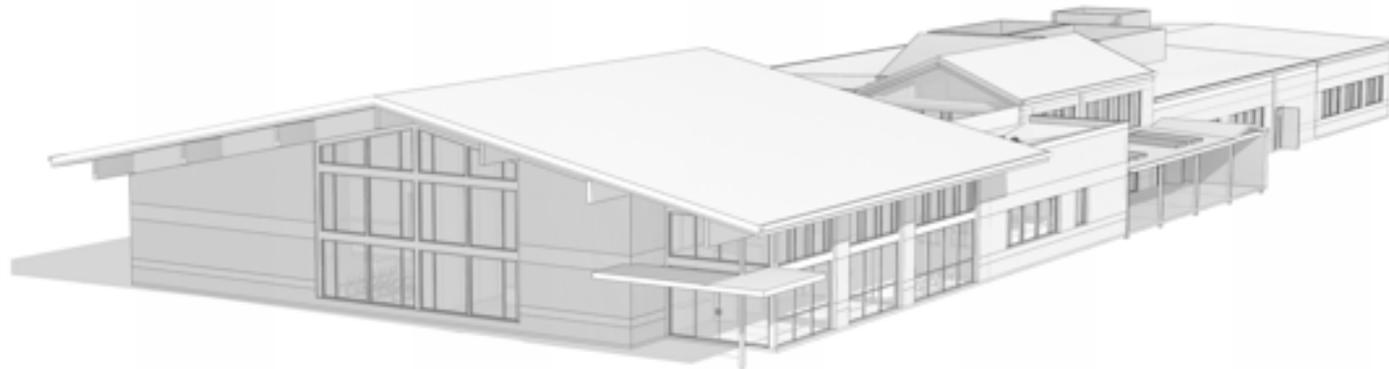
- Update Water Master Plan (2026)
- Update Electric System Study (2027)
- Ongoing Training:
 - Incident Command System for additional staff
 - Tabletop exercises
 - Yamhill County assisted with an exercise

Office Expansion/Remodel & Warehouse Seismic Retrofit project



Since 1988, MW&L has served the community from its Marsh Lane location. In 2023, MW&L developed a multi-phase facility master plan to address the aging main facility, which includes seismic improvements to the buildings, remodeling and expanding the main office building, and expanding the warehouse.

Construction on the project is expected to begin in June 2026.



Facility Project (cont'd)

Facility improvements include:

- ❖ Additional office space for current staff and future growth.
- ❖ A 2,500-square-foot conference room for commission meetings, all staff meetings and training.
- ❖ Additional smaller conference rooms for departmental meetings.
- ❖ An adequately sized lunch/break room for staff.
- ❖ Expanded customer service area, including ADA accessibility improvements.
- ❖ The warehouse addition will provide needed space for secure storage of critical materials and utility vehicles.
- ❖ Updated security gate and fencing around the facility.

The project will add approximately 14,000 square feet to the administration building₁₁ and 18,500 square feet to the warehouse.

Facility Renderings



MW&L PROPERTY

Surrounding Joe Dancer Park



Property around Joe Dancer Park



QUESTIONS?

