

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 28, 2026 at 7:00 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

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

Also present were City Recorder Claudia Cisneros, City Manager Adam Garvin, City Attorney David Ligtenberg, Information Systems Director Scott Burke, Human Resources Director Vicki Hedges, Chief of Police Cord Wood, Public Works Director Geoff Hunsaker, Finance Director Katie Henry, Community Development Director Heather Richards, Parks and Recreation Director Jeanne Sprague, and *members of the News Media – Kyle Dauterman McMinnville Community Media*.

1. CALL TO ORDER: Mayor Morris called the meeting to order at 7:00 p.m. and welcomed all in attendance.
2. PLEDGE OF ALLEGIANCE: Mayor Morris led the Pledge of Allegiance.
3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT: Mayor Morris invited the public to comment.

Michael Sauber, McMinnville Community Member, spoke about persistent problems with speeding vehicles and excessive noise on East Grandhaven Street and Highway 99. He described being sleep-deprived due to vehicles with modified exhausts and loud sound systems traveling well over the posted 25 mph speed limit at all hours of the night, including two muscle cars drag racing at 3:30 AM. He noted that a social media post on Nextdoor about the issue received 42 responses and 2,400 views, reflecting widespread community concern. He referenced existing Oregon state codes and McMinnville municipal codes covering reckless driving, vehicle noise, and sound amplification, and called for stronger enforcement, including fines, license suspensions, vehicle impoundments, and parental accountability for minors. He proposed that the city explore renting or purchasing speed-detecting and noise-detecting cameras as a cost-effective enforcement tool.

Sharon Fenwich, McMinnville Community Member, described a near-miss incident in which a speeding truck nearly struck her while she was crossing the street near the intersection of Grandhaven and Burnett with her cat in a stroller. She noted she has mobility issues and was unable to get a license plate before the truck sped away. She also raised safety concerns at the intersection of Northeast 27th and McDaniel near Town Center Apartments, where she previously lived, noting that the area is frequently used by children walking home from school, elderly residents, and disabled individuals and lacks a crosswalk. She expressed support for the traffic camera and enforcement proposals raised by the previous speaker and asked that existing rules be enforced.

Frank Phillips, McMinnville Community Member, former Oakland traffic enforcement officer with 54 years of Oregon residency, spoke about the historical context of the traffic problem on Northeast Coburn Drive, explaining that a planned road design that would have accommodated through traffic was blocked decades ago, resulting in that traffic being rerouted onto a smaller, residential street not designed for the volume. He called for posted speed limit signs on Coburn in both directions, radar enforcement by local police, stop signs and pavement markings at the Coburn and Waggoner Drive intersection, and crosswalk improvements. He referenced successful camera-based speed and noise enforcement programs in Portland and Sherwood as models worth considering.

Ken Rolfe, McMinnville Community Member, echoed the previous speakers' concerns, noting he has lived on Grandhaven since 2001 and has witnessed the traffic problem worsen since a road connection was made around 2004 or 2005. He described a specific hazard at the corner of Northeast Grandhaven and Coburn, where a regularly parked full-size truck and trailer blocks sightlines, causing vehicles to roll through the stop sign without fully stopping and resulting in frequent near-misses. He stated that he has personally come close to being struck on a weekly basis despite his familiarity with the intersection. He proposed adding two additional stop signs to create a three-way stop at the intersection as a low-cost, practical first step, while also supporting radar signage and cameras.

Mayor Morris thanked each speaker and indicated that Police Chief Wood would follow up directly with those who raised concerns about specific enforcement matters

4. PRESENTATION

4.a. Police Presentation

Chief of Police Cord Wood recognized Officer Geoff Huey and Becky Simpson owner of Serendipity Ice Cream, for establishing a new community program called "Caught Being Sweet." The program provides McMinnville Police officers with business cards to award young people observed doing positive acts, which can be redeemed for a free ice cream at Serendipity. The partnership originated from a call involving young men who were making lost-

and-found posters for missing iPods. Both recipients were presented with McMinnville Police Department Challenge Coins.

4.b.

Ballard King & Associates Presentation

Consultant Erica Dunn from Opsis Architecture presented an updated aquatic facility plan incorporating feedback from the prior work session, in which the Council had identified the 8-lane, 25-yard stretch pool with community room and retractable bleachers as the preferred option. The updated plan added approximately 1,050 square feet of deck space on the diving side to match the existing aquatic center's 22-foot clearance, along with additional locker storage, bringing the total project cost to approximately \$89.6 million based on a May 2027 bond. The operational plan projected annual expenses of approximately \$4.1 million, revenues of \$2.5 million, and a subsidy of approximately \$1.68 million, representing a 60 percent cost recovery rate.

Council discussion focused on whether to accept the additional deck space, whether to expand from three warm-up lanes to five, and the cost implications of each. The cost to add two warm-up lanes was estimated at approximately \$3 million in capital and \$65,000–\$135,000 in additional annual operating subsidy. After deliberation, the Council reached consensus to proceed without the additional deck space and without the expanded warm-up lanes, returning to the original \$88.76 million design with the community room and retractable bleachers. City Manager Garvin confirmed that bond counsel would be engaged to present financing details, including the projected tax rate per thousand dollars of assessed value, at a future meeting

5.

CONSENT AGENDA

- a. Consider the draft minutes of the April 22, 2026 Joint City Council & Planning Commission Work Session Meeting.
- b. Consider the draft minutes of the April 28, 2026 Special Called City Council Meeting & City Council Regular Meeting.
- c. Consider the draft minutes of the May 12, 2026 City Council Regular Meeting.
- d. Consider the draft minutes of the May 26, 2026 City Council Work Session & Work Session Meeting.
- e. Consider **Resolution No. 2026-44**: A Resolution Authorizing the City Manager to Execute the Traffic Signal Maintenance Agreement (ODOT Agreement No. 73000-00043711) for City-Owned Traffic Signals.
- f. Consider the request from El Rancho Market LLC for Limited On-Premises Sales, OLCC Liquor License located at 1621 NE Baker Street

City Recorder Claudia Cisneros noted that the OLCC application on page 61 of the packet had been updated to include information that had been omitted, and that the corrected printed copy would be reflected in the packet the following day. The update did not affect the substance of the application.

Councilor Chenoweth requested that Item 5a, the draft minutes of the April 22, 2026 Meeting, be pulled from the consent agenda in order to abstain, as he was not present at the referenced meeting.

Councilor Geary MOVED to adopt the consent agenda with item 5.a. removed; SECONDED by Councilor Benner.

AYE: Councilors Chenoweth, Benner, Geary, Cunningham, Tucholsky

NAY: NONE

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

5. ITEMS REMOVED FROM THE CONSENT AGENDA

5.a. Consider the draft minutes of the April 22, 2026 Joint City Council & Planning Commission Work Session Meeting.

Councilor Chenoweth requested this item be removed from the consent agenda in order to abstain from as he was not present.

Councilor Benner MOVED to approve the draft minutes of the April 22, 2026 Joint City Council & Planning Commission Work Session Meeting; SECONDED by Councilor Tucholsky.

AYE: Councilors Benner, Geary, Cunningham, Tucholsky

NAY: NONE

ABSTAIN: Councilor Chenoweth

*Motion **PASSED** by a vote of 4-0 with Councilor Chenoweth abstaining.*

6. ADVISE/INFORMATION ITEMS

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

6.b. Department Head Reports

Human Resources Director Vicki Hedges had nothing to report.

Chief of Police Cord Wood reported the swearing-in of three new officers on July 20th and reminded the public of National Night Out the following Tuesday.

City Attorney David Ligtenberg had nothing to report.

City Manager Adam Garvin noted a Stable Table stakeholder meeting on the 16th and a McMinnville board meeting on the 15th. He welcomed new Parks and Recreation Director Jeanne, who began on Monday, and announced that

Library Director Jenny Berg will retire with her last day on October 2nd, after more than 25 years of service to the City beginning as a volunteer.

Information Technology Director Scott Burke had nothing to report to the Council at the regular meeting, noting that discussion would continue in the executive session.

City Recorder Claudia Cisneros had nothing to report.

Councilor Cunningham reported on the Historical Landmarks Committee, which finalized details of a demolition for a historic resource application expected to go to the Planning Department shortly. The Committee also reviewed new rulemaking from the Land Conservation and Development Commission (LCDC) regarding a cultural area rule requiring coordination with tribal communities for certain excavation and urban growth boundary activities, effective January 1, 2027. On the Affordable Housing Committee, reported progress toward exploring community land banking as a potential strategy, with plans to invite a Eugene-based community land bank organization to present to the group.

Councilor Chenoweth reported that his assigned committees were on summer break and had nothing to report

Mayor Morris reported on several community engagement activities, including visits to downtown businesses to promote McMinnville's 150th birthday celebration scheduled for October 17th, which will include a parade. Monthly business visits were conducted with Chamber CEO John Olson to Serendipity Ice Cream, Uncorked Treasures, Harvest Fresh Market and Deli, and Bozeman Sewing Center. She also spoke at the Lions Club, attended the McMinnville Made Mayor Store tour at Laurel Crest, participated in Mac Fresco and the Art Festival, attended Vintage in the Valley, and represented the City at the ribbon cutting of the new science lab at Chemeketa Community College.

Councilor Geary provided a report from Visit McMinnville, noting that hotel room night demand in McMinnville rose 3% year-over-year in May, with occupancy at 63.2%. However, the average daily rate declined 8.8% to \$151, resulting in an approximate 6% decline in hotel revenue totaling \$1,100,000 for the month. The new internal marketing director at Visit McMinnville was introduced. Councilor Geary also noted the new art mural in the downtown art alley between 3rd and 4th and Davis and Evans streets, and that the Visit McMinnville website redesign is nearing completion.

Councilor Tucholsky delivered a detailed report from the Airport Commission. Key highlights included: Trimble Aviation assumed operations as the fixed base operator effective July 1; the former Potcake Aviation modular building has been removed; the former Pilot's Lounge has been remodeled and renamed the Arrow Club; public restrooms in the west hangar are being rehabbed and the Kwanzaa hangars are being repainted; Runway 4-22 was restriped; a new wind sock was installed; and the perimeter fencing project commenced July 20th with an expected completion by end of October. The Blue Angels air

show is returning August 14–16. The Commission discussed ongoing agricultural lease negotiations, including a proposed freeze on per-acre rate increases for the farming family that maintains the airport grounds, in exchange for continued maintenance obligations. Discussions also included a 10% budget reduction affecting the Oregon State Police lease and negotiations with Weyerhaeuser, which requested additional land near the Comcast building, a potential candidate for a burn-to-learn exercise pending asbestos and lead abatement testing. A proposal to extend hangar ground leases by 10 years to ensure all tenants have a minimum of 10 years remaining, enabling access to financing for hangar improvements, was also discussed.

Councilor Benner reported on his first Landscape Committee meeting, where discussion focused on tree planting specifications, the approved street tree list, and a concern raised by community members about the cumbersome process required to address dead street trees, which currently requires the property owner to hire an arborist to confirm a tree is dead before the City can act. He suggested this process could be streamlined, particularly given the number of trees dying in the community.

Public Works Director Geoff Hunsaker reported that a preliminary offer to a city engineer candidate had been accepted, with background checks expected the following week and a formal announcement anticipated at the next Council meeting. He noted he will be on vacation from Thursday July 30th through August 10th, with public works inquiries to be directed through City Manager Garvin. He also noted that the new street sweeper is being coordinated with Communications and Engagement Manager Noelle Amaya for a public naming campaign.

Community Development Director Heather Richards reported that a contentious rezone application involving the Yamhill County Soil and Water Conservation District property across from Grandhaven Street and adjacent to Shagum Farm Park went through a Planning Commission public hearing on July 16th and will be coming before the City Council for a final decision. Councilors were reminded that this is a quasi-judicial matter and that they should avoid ex parte communications, documenting any contacts received. Director Richards also noted that applications for Construction Excise Tax program funding for affordable housing are due August 17th. Finally, the Director reported that DLCD approved Work Task 2 of the Urban Growth Boundary planning process; residential and industrial land needs were met through land use efficiencies, while commercial land need was not fully met, leaving open the possibility of a future UGB amendment at the Council's policy direction

Parks and Recreation Director Jeanne Sprague extended a sincere appreciation for the warm welcome from city staff, Council, and the community.

Finance Director Katie Henry reported that staff has returned from vacations and year-end close work is beginning in earnest. She also reported significant progress on a court software update, with a new implementation specialist engaged and a target launch window of January through March.

6.c. May 2026 Cash and Investment Report (in packet)

Mayor Morris noted the May 2026 cash and investment reports were included in the packet. No council members raised questions about the cash and investment reports.

Mayor Morris noted the City Council will be going into the conference room for closed-to-the-public executive session pursuant to: ORS 192.660(2)(p) consider matters relating to cyber security infrastructure and responses to cyber security threats and asked if any Councilor needed to declare an actual or potential conflict of interest or recuse themselves regarding this executive session for the record. There was none.

7. ADJOURNMENT OF REGULAR MEETING: Mayor Morris adjourned the meeting at 8:17 p.m.

s/s Claudia Cisneros
Claudia Cisneros, City Recorder