

CITY OF MCMINNVILLE
MINUTES OF DINNER MEETING of the McMinnville City Council
Held in the Conference Room at the Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, March 12, 2013 at 6:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors: Present Excused Absence

Paul May	Alan Ruden	Scott Hill
Kellie Menke	Larry Yoder	Kevin Jeffries

Also present were City Manager Kent L. Taylor, City Attorney Candace A. Haines, Community Development Director Mike Bisset, Mayor's Ball Director Pam Watts, and a member of the news media, Nicole Montesano of the News Register.

DINNER

CALL TO ORDER: Mayor Olson called the meeting to order at 6:25 p.m. and welcomed all in attendance.

2013 MAYOR'S BALL REPORT: Mayor's Ball Director Pam Watts gave her annual Mayor's Ball Report to the City Council. She thanked the City Council for the opportunity to speak to them and noted the generosity of the Ball's sponsors. She pointed out that the 2014 Ball should be excellent because it will be the 25th anniversary of the Mayor's Charity Ball. She noted that although Spirit Mountain continues to be the key sponsor for the event, their sponsorship is now year-to-year. Additionally, Spirit Mountain has provided the chefs and food for the gala.

Ms. Watts reviewed some of the 2013 Ball statistics, which included 550 hours of volunteer Decorations Committee time; 250 volunteer hours of jail trustee time; 425 paid ticket holders; 128 cash sponsors; and, 100 volunteers. She also advised that net proceeds were down approximately \$14,000 from the 2012 Ball and some expenses were slightly higher than 2012.

Ms. Watts stated that once the new Mayor's Ball Director is selected, she will meet with the person to ensure a smooth transition. She pointed out that she had kept excellent records in her notebooks regarding each of the Mayor's Ball events she had directed and that she would pass that information along to the next Director.

Following Ms. Watts' report, Mayor Olson and the Council members thanked her for her dedication to the important non-profit fundraiser for Kids on the Block.

ADJOURNMENT: Mayor Olson adjourned the Dinner Meeting at 6:45 p.m.

Rose A. Lorenzen, Recording Secretary

CITY OF McMinnville
MINUTES OF REGULAR MEETING of the McMinnville City Council
Held at the Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, March 12, 2013, at 7:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

City Council:	<u>Present</u>	<u>Excused Absence</u>
	Paul May	Alan Ruden
	Kellie Menke	Larry Yoder
		Scott Hill
		Kevin Jeffries

Also present were City Manager Kent L. Taylor, City Attorney Candace A. Haines, Community Development Director Mike Bisset, Police Chief Ron Noble, and a member of the news media, Nicole Montesano of the News Register.

AGENDA ITEM

CALL TO ORDER: Mayor Olson called the meeting to order at 7:00 p.m. and welcomed those in attendance. He noted the excused absences of Councilors Hill and Jeffries.

PLEDGE OF ALLEGIANCE: Councilor Ruden led in the Pledge of Allegiance.

INVITATION TO CITIZENS FOR PUBLIC COMMENT: Clarke Ellingson, 10075 SW Youngberg Hill Road, spoke about his concerns related to the Riverbend Landfill. He reminded the Council about the odors that emanate from the landfill that are affecting home and land owners on the west side of McMinnville. He pointed out that although the landfill is a ways from the City's current boundaries, the City may eventually grow toward the west. He also noted that the mountain of garbage that the regional landfill has produced will be there forever. He asked the Council to get involved in whatever manner they could.

Mayor Olson thanked Mr. Ellingson for his comments and stated that at the City Council's recent goal-setting session, the Council members agreed that they would stay engaged in the quality of life issues regarding Riverbend and they would become more educated about the topic. He agreed that even though the landfill is outside the City's jurisdiction, the Council does have a large interest in the issue. He advised that the Council is planning to hold town hall type public sessions for the public to provide testimony. He assured Mr. Ellingson that the matter was one of the Council's official goals. He stated that the Council is very receptive to hearing from the City's residents.

Mr. Ellingson, responding to Councilor Ruden's question stated that he did not know how the landfill would be restored after it was closed. He noted that it began as a local landfill and when it began, it was excavated very deep - below the water table - and was not lined.

City Manager Taylor said that he had been in conversations with Yamhill County and that the County is planning to discuss the matter with the Council at an upcoming meeting.

Ilsa Perse, 5765 NE Mineral Springs Road, also spoke regarding the landfill. She distributed a full page ad from The Oregonian, hand-dated June 7, 1987, regarding building a regional landfill east of the Cascade Mountains because it was a dry climate and it was more remote than the much wetter Willamette Valley. The advertisement had been submitted by Waste Management of Oregon. She noted her concern regarding a Cascadia Subduction Zone earthquake and stated that Riverbend Landfill is located in an area that would settle a great deal in the event of a large earthquake.

Mark Davis, 652 SE Washington, also spoke about the detrimental aspects of the landfill. He stated that Waste Management should not be allowed to add more to their "berm" or to expand to allow twenty more years to the life of the landfill.

CONSIDER MINUTES: Councilor Menke MOVED to adopt the minutes of the February 26, 2013 Dinner and Regular Meetings as submitted; SECONDED by Councilor Ruden. Motion PASSED unanimously.

I ORDINANCES

I-A AUTHORIZING LEASE OF REAL PROPERTY LOCATED AT THE McMinnville Airport to Kauer Farms: Community Development Director Bisset referred to the informational memorandum, maps, and lease document in the Council's packet and stated that Kauer Farms has been farming the land for a number of years and the lease will simply formalize the farming agreement. The Airport Commission reviewed the lease and recommended approval to the Council at its last meeting. Although the lease payment is not great, having someone farm the area to airport standards keeps maintenance costs down for the City. In the past, Kauer Farms has done an excellent job in maintaining the parcels to these standards.

Responding to Council inquiry, Mr. Bisset explained the rate structure that the City currently has in place for its farm land rentals. He noted that once this cycle of leases has been completed, staff will look at rental rates to see if they need to be adjusted.

Mayor Olson asked whether the leases that will end earlier than this lease could be extended on a year-to-year basis

until all leases expire concurrently. Mr. Bisset responded in the affirmative and stated that if that was what future Airport Commission and City Council members wished, staff could certainly move in that direction.

City Attorney Haines read by title only Ordinance No. 4964 authorizing lease of real property located at the McMinnville Airport to Kauer Farms, pursuant to ORS 271.310. (No Councilor present requested that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4964 PASSED by a unanimous roll-call vote.

I-B

REINSTATING THE PROVISIONS OF ORDINANCE NO. 4950, REPEALING SECTION 4 (THE "SUNSET" PROVISION) OF THE ORDINANCE, AND REVOKING ORDINANCE NO. 4963: City Attorney Haines explained that at the February 26, 2013 Council meeting, members of the Police Department presented information regarding the effectiveness of the second hand ordinance. The ordinance that the Council approved was in draft form and contained incorrect dates. She noted that she and City Manager Taylor decided that the best thing to do would be to revoke that ordinance and begin again.

City Attorney Haines read by title only Ordinance No. 4965 reinstating the provisions of Ordinance No. 4950, repealing Section 4 (the "Sunset" provision) of the Ordinance, and revoking Ordinance No. 4963. (No Councilor present requested that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4965 PASSED by a unanimous roll-call vote.

II

RESOLUTIONS

II-A

AWARDING A CONTRACT FOR THE BIOSOLIDS APPLICATION PROJECT, PROJECT NO. 2013-1: Community Development Director Bisset advised that the bids for the new biosolids application contract were opened and publicly reviewed on February 26, 2013. The following two bids were received:

<u>Bidder</u>	<u>Bid Amount</u>
Tribeca Transport LLC	\$118,620.00
Agri-Tech, Inc.	\$126,000.00

He noted that the lowest responsible bidder, Tribeca Transport, LLC, is the current contractor and has an excellent working relationship with staff.

Responding to Council questioning, Mr. Bisset explained that there is quite a bit of interplay between City staff, the hauler, and the farmers. The contractor needs to work well with the farmers regarding where the biosolid materials are to be applied, putting up the proper road signage, and making sure nothing is tracked onto the roadway. The City's Water Reclamation Facility generates

the highest class (Class A) of biosolids and the material may be applied with fewer restrictions than a lower class of biosolids. Given the state of the economy, many farmers who grow grass seed and other non-food crops find that the product works very well as a fertilizer. It is a win-win situation.

Councilor Menke MOVED to approve Resolution No. 2013-5 awarding a contract for the Biosolids Application Project, Project No. 2013-1; SECONDED by Councilor Yoder. Motion PASSED unanimously.

II-B

AUTHORIZING THE MAYOR TO SIGN THE OREGON TRANSPORTATION INFRASTRUCTURE BANK LOAN - TERMS AND CONDITIONS - FOR THE NEWBERG - DUNDEE BYPASS PHASE 1: City Manager Taylor stated that the resolution formalizes the consensus that the Council expressed at its February 26, 2013 meeting authorizing Mayor Olson to sign the letter which outlined the general terms and conditions of the bank loan for the City's share of the local funding match for the Newberg - Dundee Bypass. The letter is basically a statement of intent regarding the loan agreement. He noted that the current interest rate is at 2.5 percent for a twenty-year loan. Staff will also be looking at the interest rate for a fifteen-year loan.

Councilor Ruden MOVED to adopt Resolution No. 2013-6 authorizing the Mayor to sign the acceptance line in the Oregon Department of Transportation's (ODOT) February 21, 2013 letter, outlining the General Terms and Conditions of a proposed Oregon Transportation Infrastructure bank loan for the City's share on the local funding match for the Newberg - Dundee Bypass Project; SECONDED by Councilor Yoder. Motion PASSED unanimously.

III

ADVICE / INFORMATION ITEMS

III-A

REPORTS FROM COUNCILORS ON COMMITTEE AND BOARD ASSIGNMENTS: Each of the City Councilors gave a brief report.

III-B

DEPARTMENT HEAD REPORTS: Each department head present gave a brief report.

IV

ADJOURNMENT: Mayor Olson adjourned the meeting at 7:45 p.m.

Rose A. Lorenzen, Recording Secretary