

CITY OF McMinnville
MINUTES OF DINNER MEETING
of the McMinnville City Council
Held at the Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, March 28, 2017 at 6:00 p.m.

Presiding: Scott Hill, Mayor

Recording Secretary: Melissa Grace

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Remy Drabkin	Adam Garvin
	Alan Ruden	Kellie Menke, Council President
	Wendy Stassens	Kevin Jeffries

Also present were City Manager Jeff Towery, City Attorney David Koch, Planning Director Heather Richards, and Community Development Director Mike Bisset.

DINNER

Discussion began at 6:23 p.m. Mayor Hill noted that there would not be a quorum of the Council until 7:30 p.m.

DISCUSSION:

Mayor Hill asked for a volunteer to lead the Pledge of Allegiance and Councilor Ruden volunteered.

The agenda for the regular meeting was reviewed.

Discussion ensued regarding the McMinnville Downtown Association and the goal of no vacancies downtown and economic development.

Community Development Director Bisset discussed the acquisition of property for the NW Hill Road transportation bond project. Councilor Ruden stated that he will be recusing himself from the discussion.

Community Development Director Bisset discussed an easement request by Jackson Family Wines. He noted that a discrepancy was found between map and deed from 1987 and that a property line adjustment is required.

Councilor Drabkin stated that a couple farmers have approached her about the land at the airport that is being leased being far below the value. Community Development Director Bisset noted that the City is currently leased seeking proposals for the lease parcels at airport and that maintenance services will be included to meet airport standards.

Discussion ensued regarding community contributions. It was noted that the Mayor has reached out to those who have participated in years prior and that there were no concerns with the proposed Community Contributions Program. The language in the new policy was broad enough for some flexibility and the requests would need to tie into Council goals. There will be an established dollar amount in the budget to work with. The policy and application for the Community Contributions Program will be posted on the website on April 14th. A committee will review the applications and bring recommendations to the City Council.

ADJOURNMENT: The Dinner Meeting adjourned at 7:01 p.m.

s/s Melissa Grace
Melissa Grace, City Recorder

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

Tuesday, March 28, 2017, at 7:00 p.m.

Presiding: Scott Hill, Mayor

Recording Secretary: Melissa Grace

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Remy Drabkin	Adam Garvin
	Kevin Jeffries	Kellie Menke, Council President
	Alan Ruden	
	Wendy Stassens	

Also present were City Manager Jeff Towery, City Attorney David Koch, Captain Tim Symons, and Community Development Director Mike Bisset.

AGENDA ITEM

1. CALL TO ORDER: Mayor Hill called the meeting to order at 7:03 p.m. and welcomed all in attendance.

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

Mayor Hill noted that there were two excused absences and that Councilor Jeffries was on his way to the meeting but would arrive prior to any action being taken.

3. INVITATION TO CITIZENS FOR PUBLIC COMMENT: Mayor Hill invited the public to comment.

Dan Hilbert, 875 NE 19th Street, asked City Attorney Koch if he has addressed letter to the Senior Center. He stated that the letter addresses a violation between the State and Church. Mr. Hilbert warned that this could be very expensive if a federal court challenge was initiated. He stated that the Freedom from Religion Foundation usually tries to resolve disputes before taking any action. He suggested that the Senior Center drop The Grotto event. He discussed the Foundation has constitutional lawyers who win 85 percent of their cases. Mr. Hilbert reviewed the amount of money spent by organizations in litigation with the Freedom

from Religion Foundation. He stated that the Senior Center should not be promoting or organizing a religious event and that they charged an unreasonable amount. He expressed his concerns with the amount of money charged to the elderly.

Janet Sasaki, 675 NE Davis Street, stated she lives adjacent to the parking garage and that it is very dirty. She stated that is pretty unsightly. Ms. Sasaki thanked the City Manager, City Attorney and Police Chief for taking the time to meet with her to hear concerns and share actions being taken. She asked that it would be nice if the parking structure could be spruced up.

Denise Murphy, 841 SW Goucher Street, also thanked the City Manager, City Attorney and Police Chief for meeting with her. She stated that their ideas were forward thinking and innovative. Ms. Murphy provided pictures of trash in the parking garage. She mentioned that this is the designated parking area for County staff, jurors and some local businesses. She noted that this is the first thing some visitors see when they come to McMinnville. She stated that there are transients camping in the garage and that she has called the police department multiple times and received the response that there is nothing they can do. She asked Council establish permits in order to use the garage for more than two hours. Mayor Hill stated that Ms. Murphy sent a letter for Councilors with comments and pictures.

4.

PRESENTATION

Jerry Eichten, Executive Director of McMinnville Community Media (MCM) shared that:

- MCM is a 501 C3 non-profit formed in 2000.
- A second 10-year contract with the City was signed in 2013.
- MCM provides quarterly reports and an annual audit or review to the City.

Mr. Eichten shared that MCM is a connecting organization that links local groups, individuals, and organizations. MCM helps create community through media and many local organizations use MCM to publicize events.

Mr. Eichten reviewed the variety of services that they offer. He noted that their focus is local programming and that MCM schedules and telecast programs free of charge. 75 percent of programs come from local providers, 15 percent is staff production, and 10 percent is imported. Mr. Eichten reviewed the number of equipment check-outs, editing reservations and editing hours for 2016. He shared improvements such as

expanded green screen and virtual set, improved lighting, digital back-up and timing system. The production truck also received an upgrade.

Councilor Jeffries arrived at 7:26 p.m.

Mr. Eichten reviewed the various content from the year and played a video titled “Year in Review”.

Discussion ensued regarding funding sources.

Mayor Hill commented on the service that MCM provides to the public and noted it is a community resource. Mayor Hill thanked Mr. Eichten for the update.

5. CONSENT AGENDA

5.a. Consider the Minutes of the February 4th, 2017 Goal-Setting meeting and February 14th, 2017 Dinner and Regular Meeting.

5.b. Request from Midtown Tobacco Inc. for a liquor license at 1220 N Adams Street.

Councilor Ruden **MOVED** to adopt the consent agenda; **SECONDED** by Councilor Jeffries. Motion **PASSED** unanimously.

6. RESOLUTIONS

6.a. **Resolution No. 2017-24**: A Resolution amending Resolution 2016-88, authorizing the acquisition of property for the NW Hill Road transportation bond project, Project 2015-16, and exercising the power of imminent domain.

Community Development Director Bisset presented. He reminded Council that they approved Resolution 2016-88 at the December 12, 2016 City Council Meeting. He noted that subsequent to the adoption of Resolution No. 2016-88, they City’s agents determined that the approved acquisitions files did not accurately represent the ownership of two parcels along the corridor. As a result the approved acquisition files need to be amended to reflect a reduction in the amount of property needed from the McMinnville School District parcel and the addition of a file to acquire property from Fox Ridge Developers. Mr. Bisset noted that it is the same total amount of square footage.

Councilor Stassens MOVED to adopt Resolution No. 2017-24 authorizing the acquisition of property for the NW Hill Road transportation bond project, Project 2015-16, and exercising the power of eminent domain; SECONDED by Councilor Drabkin. Motion PASSED 3-0 with Councilor Ruden abstaining from the vote.

- 6.b. **Resolution No. 2017-25:** A Resolution approving the initiation of a Property Line Adjustment between the City and Jackson Family Wines, and granting an Access and Utility Easement on City owned property to Jackson Family Wines.

Community Development Director Bisset stated that Jackson Family Wines has purchased the property next to the airport. He displayed a map showing a proposed easement on airport property. The proposed easement grants them an access and utility easement to construct a circulation roadway and associated drainage facilities on City property. Jackson Family Wines will compensate the City \$3,2000 for granting the easement. This will allow for the best use of the property. Mr. Bisset noted that the easement area requested will eventually be public right-of-way, and the access roadway to be constructed by Jackson Family Wines will eventually be replaced by a future public street.

Discussion ensued regarding a temporary paved access road.

Councilor Ruden MOVED to adopt Resolution No. 2017-25 approving the initiation of a Property Line Adjustment between the City and Jackson Family Wines, and granting an Access and Utility Easement on City owned property to Jackson Family Wines; SECONDED by Councilor Stassens. Motion PASSED unanimously.

7. **ADVICE/ INFORMATION ITEMS**

7. a. **Reports from Councilors on Committee and Board Assignments**

Councilor Stassens reviewed the recent activities of the Urban Renewal Advisory Committee meeting. She noted that the groundbreaking of Alpine Avenue breaking was on the 20th and that the Planning Commission recently had a full day of informative training. She shared that she offered to be liaison for the Planning Commission.

Councilor Drabkin stated that the Affordable Housing Task Force is attempting to meet monthly and that there is still one position they are looking to fill on the Homeless subcommittee. She also noted that they are looking for a high school student to serve on the committee.

Councilor Ruden recently attended the Historic Landmarks Committee meeting and shared that they are an energized committee.

7.b. Department Head Reports

Captain Symons provided a staffing update.

8. EXECUTIVE SESSION UNDER ORS 192.660(2)(d) TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED TO CARRY OUT LABOR NEGOTIATIONS.

Mayor Hill stated that the Council and those directed would be going into Executive Session and that they would be returning to regular session to take action on Resolution No. 2017-26.

The Executive Session began at 8:03 p.m. and closed at 8:55 p.m. Council returned to the regular meeting at 9:00 p.m.

9. **Resolution No. 2017-26:** A Resolution ratifying a collective bargaining agreement between the City of McMinnville and the McMinnville Police Association (MPA) for wages only for the period starting July 1, 2017.

Councilor Stassens stated that she values the work of the police officers and knows that this is a compromise. She noted the City's commitment to strategic planning and public safety needs.

Councilor Ruden expressed his support of increasing livability in McMinnville and working towards addressing the issues of morale, workloads and personnel.

Councilor Drabkin MOVED to adopt Resolution No. 2017-26 ratifying a collective bargaining agreement between the City of McMinnville and the McMinnville Police Association (MPA) for wages only for the period starting July 1, 2017; SECONDED by Councilor Ruden. Motion UNANIMOUSLY.

Steve Maccartney, McMinnville Police Association President stated that the Police Officers look forward to working with the City on finding solutions.

10. ADJOURNMENT: Mayor Hill adjourned the Regular City Council Meeting at 9:05 p.m.

s/s Melissa Grace
Melissa Grace, City Recorder