

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, May 9, 2017 at 6:00 p.m.

Presiding: Scott A. Hill, Mayor

Recording: Melissa Grace, City Recorder

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

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

DINNER

CALL TO ORDER: Mayor Hill called the Dinner Meeting to order at 6:20 p.m. and welcomed all in attendance.

DISCUSSION:

Mayor Hill asked for a volunteer to lead the Pledge of Allegiance and Council President Menke volunteered.

Mayor Hill reviewed the agenda for the evening.

Discussion ensued regarding the proposal from the Oregon International Air Show for an air show in McMinnville.

RESOLUTION NO. 2017-32: A Resolution initiating the proceedings and setting a date and time for a public hearing to vacate a portion of NE Macy Street (RV 1-17).

Community Development Director Bisset stated that there was a request from the Yamhill County Gospel Rescue Mission and H & R Burch Limited Partnership for the City Council to initiate the vacation process for NE Macy Street.

RESOLUTION NO. 2017-33: A Resolution Approving a Waiver of Deed Restriction. (*Request for waiver of deed restriction regarding height for the property located at 3950 SE Three Mile Lane.*)

City Attorney Koch shared that the City received a request for waiver of deed restriction relating to height for 3950 SE Three Mile Lane. The request was related to a proposed 135 foot telecommunications tower. Staff did not have a recommendation on whether or not to grant the request.

City Manager Towery shared that he engaged approximately 22 stakeholders in discussion regarding the recruitment of the Parks and Recreation Director position.

ADJOURNMENT: The Dinner Meeting was adjourned at 6:56 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, May 9, 2017, at 7:00 p.m.

Presiding: Scott A. Hill, Mayor

Recording: Melissa Grace, City Recorder

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

Also present were City Manager Jeff Towery, City Attorney David Koch, Community Development Director Mike Bisset, Police Chief Matt Scales, Planning Director Heather Richards, Information Systems Director Scott Burke, and members of the news media, Tom Henderson of the *News Register*, and Dave Adams of KLYC radio.

AGENDA ITEM

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

Mark Riche, McMinnville resident, said he had come last year to the Council to discuss a fortified alcohol ban on 3rd Street. He expressed his concerns with fortified alcohol and his desire for it to be banned in certain areas. This would eliminate the drunkenness problem on 3rd Street. He then discussed demolition permits versus deconstruction permits. Mr. Riche also stated that

under USC #8, any US citizen that knowingly assisted an illegal alien committed a felony. Any jurisdiction that declared they were open jurisdictions were subject to arrest. Police Officers and City officials who ignored or violated USC #8 were committing a Section 274 federal felony. If a person lived in a jurisdiction that refused to enforce the law for whatever reason, the officials making the decisions were financially liable for any crime committed in their jurisdiction by an illegal alien. He noted it was not long ago that someone was stabbed in the 7-11 parking lot by an illegal alien. He suggested Council read USC #8.

Bill Stuving, McMinnville resident, thought that the City was not cooperating with him on the sewer lateral line replacement program. He stated the project had not been completed due to the rain, and because of that his \$250 incentive had been taken away. He thought he should be granted an extension.

Sheila Alfsen, Professor of Geology, shared that she has been giving talks all over the state regarding the risk of a Cascadia earthquake. She was concerned that the City had eliminated the Emergency Management position. She stated that a large earthquake was a scientific certainty and the City needed to be preparing and she was willing to help where needed.

Mayor Hill explained the Council was planning to address emergency management in a different, more meaningful way.

Michael Wells, McMinnville resident, was concerned about the aftermath of an earthquake such as bridges failing, no running water or electricity, and downtown buildings crumbling. The future of McMinnville depended on how long it took to recover from an earthquake. He shared ideas on how the City could be better prepared.

4.

PROCLAMATIONS

a. National Public Works Week Proclamation

Several members of the Public Works Department were present to receive the proclamation.

Mayor Hill read the proclamation declaring May 21-27, 2017 as National Public Works Week and presented it to Community Development Director Mike Bisset.

Community Development Director Bisset expressed appreciation to the Public Works staff. He noted there would be an Employee Recognition Barbecue on May 18th and discussed the “Touch a Truck” program at the elementary schools.

b. National Police Week Proclamation

Police Chief Matt Scales several members of the Police Department.

Mayor Hill read the proclamation declaring May 15-21, 2017 as National Police Week and presented it to Police Chief Scales.

5. CONSENT AGENDA

5.a. Request from Center Market #17 for a liquor license at 509 NE Baker Street.

5.b. Request from Izzy’s Restaurant for a liquor license at 1290 N Highway 99 W.

Council President Menke MOVED to adopt the consent agenda;
SECONDED by Councilor Garvin. Motion PASSED unanimously.

6. NEW BUSINESS

6.a. Request from Jessica Rex on behalf of Memorial Elementary School PTA for noise variance waiver for an event on May 12th, 2017

Ms. Rex explained that the request was for the annual Spring Fling fundraiser and there would be some outdoor performances from 5 to 7:45 p.m. on the Memorial Elementary School playground.

Councilor Jeffries MOVED to approve the noise variance waiver for the Spring Fling event on May 12, 2017; SECONDED by Councilor Ruden. Motion PASSED unanimously.

7. PRESENTATIONS

7.a. Economic Development Update – Jody Christenson

Marketing Specialist Lacy Dykgraaf and Executive Director Jody Christenson provided Council with an economic development update.

Ms. Christenson shared how they structured their work around three pillars: McMinnville Made, McMinnville Sites, and McMinnville Works.

Ms. Dykgraaf discussed the projects and events they had done. Ms. Christenson said they spent a considerable amount of time visiting businesses

and discussing their problems in order to generate programs and resources to help businesses. They were also a part of recruitment teams and worked with partners around the region to know what the best resources were. They had an aspiration goal of creating 1,500 family wage jobs in 15 years. To achieve this, they would have to average 11 jobs per industrial acre. The forecast for job growth for McMinnville over the next 20 years was 1.7% growth which fit in with this goal.

Ms. Dykgraaf defined advanced manufacturing and family wage jobs. She explained how the definition of advanced manufacturing was changing to include technology.

Ms. Christenson explained that they were working on diversifying the businesses in McMinnville and growing the tech industry. Many of these businesses could be based anywhere in the world and McMinnville offered a great lifestyle for employees.

Ms. Christenson stated that the McMinnville Economic Development Partnership received a grant from the Oregon Talent Council to deliver four workshops on how they grew their community internship program. She detailed the upcoming events.

Ms. Christenson asked for the City's mindful eye when making decisions on development on industrial property and land use in order not to impede the process.

7.b.

McMinnville Airshow Proposal – Bill Braack, Oregon International Air Show

Mr. Braack briefed the Council on the proposal to provide an airshow in McMinnville in 2018. The City of Hillsboro conducted a survey on the reason why people came to the city and the number one reason was for the airshow. He stated that having an airshow was a great way to showcase what the City had to offer. They are a 501c3 that exists to raise money for Oregon charities and have held events for 30 years and had helped raise \$2 million since 2003. They planned to work with local partners and charities and would be helping brand the event to McMinnville.

Discussion ensued regarding public safety concerns, parking and lodging resources, and benefits to the community.

Mr. Braack stated that the first year in 2018 would be smaller in order to validate their assumptions that McMinnville could handle a larger show in 2019. Their initial goal for each day was 15,000 per day. A formal review would be conducted after the 2018 event to see if a larger event could be accommodated.

A July 1st deadline for a binding agreement with the City was discussed. Councilor Ruden expressed his concern with the quick turn-around time and the amount of details that needed to be worked out. Some of the support services the City would have to provide would put a strain on the community.

Mr. Braack explained outside resources that could be used to assist with the event as well as volunteer coordination.

Police Chief Scales shared his significant concerns with public safety.

Councilor Jeffries expressed concerns with the short turn-around time and the success of the event. He thought they needed another year to work on this and suggested turning in the paperwork next July 1st for 2019.

Councilor Menke shared her excitement for the event but echoed the concerns of doing the event in 2018.

The Council agreed that they would like to move forward with an air show as some point in the future but they were not ready to sign an agreement by July 1st.

Discussion ensued regarding staff and public safety attending the Hillsboro Air Show in order to evaluate how the City of McMinnville could handle the event.

8. RESOLUTIONS

- 8.a. **Resolution No. 2017-32:** A Resolution initiating the proceedings and setting a date and time for a public hearing to vacate a portion of NE Macy Street (RV 1-17).

Community Development Director Bisset explained that the City received a letter from the Yamhill County Gospel Rescue Mission and H & R Burch Limited Partnership, the two adjacent property owners, to request the Council initiate a vacation process for a portion of Macy Street south of 14th. He displayed a map of Macy Street. In the 1990s, the City improved Lafayette Avenue and created a connection from 13th to 14th so the area would access the traffic signal at Lafayette and Riverside. At that time the street connection between 14th and Macy was closed due to site distance issues. Since that time the area had been accessed off of 13th. If the vacation proceeded, the area would be returned to the two adjacent property owners and the Burch Partnership indicated they would donate their portion to the Mission. That would allow the Mission to create additional parking and to

proceed with their expansion plans. Mr. Bisset explained the vacation process. Staff and the Affordable Housing Task Force both recommended that the Council initiate the vacation process.

Council President Menke MOVED to adopt Resolution No. 2017-32 initiating the proceedings and setting a date and time for a public hearing to vacate a portion of NE Macy Street (RV 1-17); SECONDED by Councilor Stassens. Motion PASSED unanimously.

8.b.

Resolution No. 2017-33: A Resolution Approving a Waiver of Deed Restriction. (*Request for waiver of deed restriction regarding height for the property located at 3950 SE Three Mile Lane.*)

City Attorney Koch stated that they City received a request for a waiver of deed restriction on property located at 3950 SE Three Mile Lane. This property was sold by the City to Evergreen Helicopters Inc. in 1971. At that time the City held back five deed restrictions. The owners of the property, Kit P. Johnston and Caralee Johnston, entered into an agreement with PI Tower Development LLC to lease a portion of the property for the construction and the erection of a telecommunications tower. The proposed height for the tower was 135 feet, which exceeded the height restriction in the deed. They were asking to waive the deed restriction to relieve them from the 100 foot height limit.

Brandon Olsen of PI Tower Development LLC stated Verizon Wireless would be the anchor tenant. He shared that they wanted the tower to expand coverage and capacity in this area. The height would enable them to handle multiple tenants instead of building two towers. This structure could handle four tenants and a second application had been received by T-Mobile. This site was selected because it was zoned industrial and was a central location to provide service to the neighborhood to the north and the Evergreen Museum. The tower would be striped due to the airport being in the area. They owned the physical structure and would be happy to look into how they could help provide emergency services capacity and coverage.

Dave Adams, KLYC radio, stated they had embarked on street level broadcasting. He explained that when they were doing a news report or covering a community event at Evergreen, it was difficult especially when other people were using their cell phones. Evergreen was being developed as a tourist destination and that area needed to have better coverage.

Jody Christenson, Airport Commission Chair, said this was the first she had heard about this project and her only concern was if there would be an impact to aircraft landing or taking off. She stated that would have been vetted through the Department of Aviation.

Mr. Olsen said both the Department of Aviation and the FAA approved the tower. It was not on airport property, which was why it had not come to the Airport Commission.

Councilor Stassens asked about the seismic precautions being taken for the tower. Mr. Olsen explained a geotechnical report had been done and construction of the tower would follow the codes for seismic safety.

Councilor Garvin asked about the diameter of the tower. Mr. Olsen stated that it was an average slim tower.

Councilor Ruden suggested not approving the resolution that night in order to have more discussion on what could be done for emergency services.

Councilor Garvin mentioned that as a member of the Yamhill Communications Agency (YCOM) Board it would be a benefit for the City to have rights as a tenant on the tower. City Attorney Koch said if that was the direction of Council, there needed to be a conversation with PI Tower Development about what a reservation of rights would look like and what the needs and expectations would be.

JW Millegan, McMinnville resident, stated that the City was giving away air rights and thought that the City could be charging money for those rights.

Police Chief Scales stated that the police radios had a dead zone in this area.

There was Council consensus to direct the City Attorney to negotiate with PI Tower Development regarding reserving space on the tower for emergency services.

9. **ADVICE/ INFORMATION ITEMS**

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

No reports were heard.

9.b. Department Head Reports

City Attorney Koch updated the Council on the Municipal Court's Clean Slate Program. This was a six-month program that offered the opportunity for people to pay off outstanding fines and fees at 50 cents on the dollar as long as the amount was paid in full. The program started in April and at the end of the six months, there would be a more aggressive collection of the fines and fees.

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

11. ADJOURNMENT: Mayor Hill adjourned the Regular City Council meeting at 9:27 p.m.

s/s Melissa Grace
Melissa Grace, City Recorder