



City Council Meeting Agenda
Tuesday, February 25, 2025
5:30 p.m. – Work Session Meeting
7:00 p.m. – City Council Regular Meeting

Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.

The public is strongly encouraged to relay concerns and comments to the Council in one of four ways:

- Attend in person and fill out a public comment card
- Email at any time up to **noon on Monday, February 24th** to CityRecorderTeam@mcminnvilleoregon.gov
- If appearing via telephone or ZOOM, please sign up prior by **noon on Monday, February 24th** by emailing the City Recorder at CityRecorderTeam@mcminnvilleoregon.gov as the chat function is not available when calling in Zoom; **You will need to provide the City Recorder with your First and Last name, Address, and contact information (email or phone) for a public comment card.**

*You can live broadcast the City Council Meeting on cable channels Xfinity 11 and 331,
Frontier 29 or webstream here:*

mcm11.org/live

CITY COUNCIL WORK SESSION & CITY COUNCIL REGULAR MEETING:

You may join online via Zoom Webinar Meeting:

<https://mcminnvilleoregon.zoom.us/j/81775630535?pwd=Bwi6ooPBcnvloqI3WTz8Dkq2qOhZiD.1>

Or you can call in and listen via Zoom: 1-253- 215- 8782

Webinar ID: 817 7563 0535

5:30 PM – WORK SESSION MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. CALL TO ORDER
2. CULTURE, PARKS AND RECREATION PROJECT
3. ADJOURNMENT OF WORK SESSION

7:00 PM – REGULAR COUNCIL MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. CALL TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT –
The Mayor will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The Mayor may limit comments to 4 minutes per person for a total of 32 minutes. The Mayor will read comments emailed to City Recorded and then call on anyone who has signed up to provide public comment.
4. ADVICE/ INFORMATION ITEMS
 - a. Reports from Councilors on Committee & Board Assignments
 - b. Department Head Reports

5. CONSENT AGENDA

- a. Consider the request from Copious Cellars, LLC for Wholesale, OLCC Liquor License located at 1421 NE Alpha Drive.

6. ADJOURNMENT OF REGULAR MEETING



City of McMinnville

City of McMinnville Parks and Recreation Department

Contact: Susan Muir
McMinnville, OR 97128
(503) 434-7310

www.mcminnvilleoregon.gov

STAFF REPORT

DATE: February 25, 2025
TO: Mayor and City Council
FROM: Jeff Towery, City Manager and Susan Muir, Parks and Recreation Director
SUBJECT: Culture, Parks and Recreation Project – Follow up from January 28, 2025 work session

Report in Brief:

On January 25, 2025 City Council shared their impressions on the first 5 a series of 11 questions related to the Culture, Parks and Recreation Project. Before City Council picks up with the remaining 6 questions, there were several themes that emerged from the discussion in January, that if answered, might help address some of the bigger picture questions that are connected to the remaining questions.

The January work session conversation was helpful and informative, and staff will provide council and the public responses and details at the February 25th work session. Some information is also provided in the attachment.

Anyone wanting more background can find information here:

1. [The phase I feasibility report](#), and
2. [The MacPAC concept plan](#).

Background:

Staff categorized the comments made at the work session on January 25 into the following themes:

1. Financial
2. Partners

3. Location
4. Phasing

Summary of the issues:

1. Financial: Several of the questions that came up related to financial issues, in particular about city debt and issuing bonds, will be addressed at a separate work session currently scheduled for April 8, 2025. That work session will include the City's Finance Director, the City's Municipal Advisor and the City's Bond Counsel to address:

- Timing of and information about the City's existing debt
- How the timing and phasing of issuing bonds works
- How the bond issuance timing and amount translates to annual property taxes assessed
- Overview of current property taxes for McMinnville taxpayers

Other financial issues that came up that will be discussed on February 25th (and are addressed in Attachment A) include:

- a. Providing the cost estimates and decision making history regarding building new or rehabilitating the existing structures.
- b. How did we get here related to not maintaining our existing buildings and parks?
- c. Proposed fee structures including 'in city' discounts/out of city fees, policy setting for subsidies.
- d. Creative revenue options
- e. Cost to put an issue on the ballot
- f. Overall questions about costs referenced related to park construction and park maintenance.

2. Partners:

- a. What have the partnership conversations been to date?
- b. Have we considered Linfield as a partner?

3. Location:

- a. Overall background on MacPAC's process to find, analyze and select preferred site(s).
- b. Upper City Park discussion

4. Phasing:

- a. Is there a background and recommendation for scaling the facilities?
- b. Scaling buildings, scaling finances v. phasing buildings, phasing finances

Discussion:

Several of these issues are addressed in the attachment, and staff will also discuss them during the presentation on February 25th.

Attachments:

A: Initial staff responses to issues around finances, partners, location and phasing.

Fiscal Impact:

Over the last 6 years, the City has spent approximately \$360,624 on the phase I feasibility study, the MacPAC report, polling and communications.

Recommendation:

Staff recommends the council review the materials and come to the discussion with more questions for staff to address as needed. This is an information item, no action is requested.

Next Steps

A financial/bonding work session is scheduled for April 8, 2025.

1. **Financial:** Several of the questions that came up related to financial issues, in particular debt and issuing bonds, will be addressed at a separate work session currently scheduled for **April 8, 2025**. That work session will include the City's Finance Director, the City's Municipal Advisor and the City's Bond Counsel to provide information about:
 - Timing of and information about the City's existing debt
 - How the timing and phasing of issuing bonds works
 - How the bond issuance timing and amount translates to annual property taxes assessed
 - Overview of current property taxes for McMinnville taxpayers

Other financial issues that came up that will be discussed on February 25th include:

a. Provide the cost estimates and decision making history regarding building new or rehabilitating the existing structures.

Response:

Note: City staff emailed similar information to City Council on 2.13.25.

The cost points below are from the Phase I feasibility study and show what it would cost to renovate the existing buildings, and what it would cost to build the same facilities we have now, but new. This was not a plan for expansion or additions, but merely a data point to see the difference in costs of building new, or renovating. Keep in mind, these estimates are now almost 5 years old, but still give an estimate of the differentials that were considered.

Community Center			
	Cost Range	Construction Cost Range	Total Project Cost Range
Renovation Cost	\$450-\$500/SF	\$24,750,000-\$27,500,000	\$32,175,000 - \$35,750,000
New Construction	\$500-\$550/SF	\$27,500,000 - \$30,250,000	\$35,750,000-\$39,325,000

Note: Estimates were based on 2019 pricing and include all expected costs. The figures are conservative based on a general estimate and without the benefit of a site, concept plan, or determination of building systems.

Aquatic Center			
	Cost Range	Construction Cost Range	Total Project Cost Range
Renovation Cost	\$550-660/SF	\$15,400,000-16,800,000	\$20,020,000-\$21,840,000
New Construction	\$700-750/SF	\$19,600,000-21,000,000	\$25,480,000-\$27,300,000
Note: Estimates were based on 2019 pricing and include all expected costs. The figures are conservative based on a general estimate and without the benefit of a site, concept plan, or determination of building systems.			

In addition to the financials, the recommendations from the architect were:

For the Community Center:

Due to the extensive renovation, compromises to an operationally functional layout, and challenges to modifying the existing structure, it is recommended that building a new Community Center is the most cost effective and responsible investment of public resources vs. the alternative of renovating the existing facility which would ultimately result in a compromised Community Center facility.

For the Aquatic Center:

Due to the poor condition of the building's exterior, extensive renovation and expansion required within the constrained site footprint, limited parking, and compromised functionality, it is recommended that building a new Aquatic Center is the most cost effective and responsible investment of public resources vs. the alternative of renovating the existing facility which would ultimately result in a compromised Aquatic Center facility. If collocated with a new Community Center the Aquatic Center would share a cardio/weight fitness center and reduce the front desk staffing resulting in enhanced operational efficiencies and cost recovery.

On July 17, 2019 when the Phase 1 feasibility study was presented to City Council, they were provided with 3 options to consider;

- (1) Status quo – existing facilities are improved but remain, recreation programming stays the same.
- (2) New/Old – Community and Aquatic Center are combined into one new building, recreation programming and amenities are increased.
- (3) All New – All 3 parks and recreation facilities are combined into one new building and programming and amenities are increased.

The 5 councilors in attendance showed support to move forward with option #2. To see the pros/cons of the 3 different options, see slides 30, 31, 32 at this link: https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/12511/mcminnville_presentation_7-17-19_revised7-12.pdf

This was also the meeting where the City Council thought to bring the library into the project.

b. How did we get here related to not maintaining our existing buildings and parks?

Needed cuts to balance the city's budget show up in the facility maintenance sections of the P&R budget in the City Council approved FY 12/13 budget. The Aquatic Center's repairs and maintenance line item was reduced by almost 30%, the Community Center repairs and maintenance budget was reduced by 25%. The first policy decision by City Council appears to have been made through the same budget. In the P&R section of the budget, the following background was provided:

"Due to the City's current budget challenge, less preventative maintenance is planned; major unanticipated repairs will be covered through General Fund operational contingencies if needed."

In other words, the City at that point pivoted to the 'run to fail' model of waiting and using contingency (emergency) city funds to fix what breaks at the AC & CC. Over the following years, the city's budget situation did not improve, and maintenance needs were not funded.

City Council approved needed cuts to the Parks Maintenance budget the following year in the FY 13/14 budget. In that budget, staff noted that the required cuts to the Parks Maintenance budget would result in a reduction to general park upkeep (litter removal, restroom cleaning, general upkeep and vandalism reporting and repair)

by 25% in community parks and in our neighborhood and linear parks the reduction was 40–50%. The decision to close some park restrooms in the winter due to lack of resources to maintain them was also made. Irrigation systems were shut down to reduce the costs to mow, knowing that these areas would go brown during the summer. Mulching park landscape beds was reduced or eliminated, fall annual planting programs for annual flowers were eliminated, and trail system maintenance was also reduced. And, cleaning cycles for play equipment was extended from occurring every year, to occurring every other year.

To remedy the situation with deferred parks maintenance, staff has proposed a 'build back' of parks maintenance over 3 years, but only the first year was approved 2 years ago and the rest remain unfunded. In addition, the updated Parks, Recreation and Open Space Plan council adopted in June, 2024 contains the required resources and operating plans to avoid a backslide into deferred maintenance.

The proposed operating budget for the new recreation center also provides a funding plan to adequately fund capital replacement and facility maintenance to avoid the same backslide in the proposed new building.

c. Proposed fee structures including 'in city' discounts/out of city fees, policy setting for subsidies:

From the 11.12.24 city council work session. See slide 43

here: https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/25564/final_operating_cost_ppt_11.12.pdf

The operating budget prepared for this project did a market comparison of surrounding facilities, and the proposed family membership rate for the new building is in alignment than many of our nearby recreation providers.

It's important to note, City Council will set the fees and rates (at a later phase of the project). If Council decides to reduce a fee, such as for facility rentals (mentioned at the meeting as potentially pricing people out), staff can adjust the dials to show where fees would need to go up, to allow others to go down. City Council is in control of the dials related to fees in the new building.

Market Comparison – Quick Scan

Category	Daily		10 Visit (+1 Free)		Annual Pass		Month
	Res	Nonres	Res	Nonres	Res	Nonres	
Adults	\$8.50	\$10.50	\$85	\$105	\$690	\$865	\$55.5
Youth (3-17)	\$7.00	\$8.50	\$70	\$85	\$530	\$665	\$42.0
Senior (60+)	\$7.00	\$8.50	\$70	\$85	\$530	\$665	\$42.0
Family	N/A	N/A	N/A	N/A	\$1,200	\$1,500	\$98.0

Location	Annual family membership rate (current)	Escalated to 2028
Kroc Center Salem	\$1,620	\$1,895
Sherwood YMCA	\$1,443	\$1,668
Juniper (Bend)	\$1,152	\$1,348
McMinnville Rec Center	N/A	\$1,200
Chehalem Aquatic / Rec Center	\$999	\$1,169
Woodburn	\$890	\$1,041
Shute (Hillsboro)	\$547	\$640

Another example on slide 41, escalating our current month to month single adult rate of the CC and AC to 2028, the fees we're proposing are only an increase of 11%, from \$49.72 to 55.50.

To help equalize the fact that city residents will be paying for the capital bond through their property taxes, while people living outside the city don't, in the proposed operating budget presented to City Council in November, staff suggested that people who live in McMinnville get a 25% discount over non-residents. Staff at Parks and Recreation facilities currently have access to look up whether or not an address is in the city or not, and do it often.

City Council will have the opportunity to decide whether or not 25% is the right reduction for residents when the fees are adopted prior to opening the new building.

d. Did we look at all of the revenue options, and include creative options?

There are other options that could potentially bring in revenue, one example is to sell naming rights to a building, an amenity, etc. This has worked well for one Oregon city, Medford has been very successful in that regard. They are unique in

how successful it has been, likely due to a number of factors, including their community size, location and number of businesses (population of Medford is more than twice that of McMinnville and does not have surrounding cities of similar or larger size).

Staff did not use what could be considered riskier or non-traditional revenue in building the proposed operating budget for the rec center, but rather we were conservative in trying to estimate realistically what we could be looking at for expenses and revenues. There is room for those opportunities in any case, and if the city is fortunate to bring in some of the revenue opportunities outside of the proposed operating budget, those additional funds could be used to buy down other operating costs (or subsidize user fees, or pay down the bonds, etc.) once the opportunities have been identified and quantified.

Staff does not recommend including one-off or untested potential revenue sources at this point in time, however City Council could request staff to do so. The risk is too great to assume revenue prior to testing it, and could leave future generations of administrators and policy makers without a stable source of revenue.

e. What is the cost to put this on the ballot?

This is being researched.

f. The construction costs and maintenance estimates for parks seems high.

The estimated numbers for park construction costs in the 5 year action plan in the PROS Plan adopted by City Council are considered planning level, which is typical. They will need to be updated regularly and are not escalated beyond 2023. They were calculated using actual, regional information regarding construction costs for public parks. They may seem high but are well within market. In addition to those estimates, several policies were included in the plan to support being good stewards of public money, including reevaluating costs regularly and adjusting as necessary, and perhaps most important is the policy to apply best practices in sustainable maintenance and operations.

To estimate the maintenance costs, staff surveyed eight similar parks maintenance operations in Oregon in 2021. The consultant team used those numbers for the maintenance estimates found in the PROS plan.

(As a point of reference, the Jay Pearson Neighborhood Park which opened in 2019, cost approximately \$1.6 million to construct.)

2. Partners:

a. What have the partnership conversations been to date?

Project Partners have been a part of this project since phase I, you can see who was considered early in the process on P. 67 [here](#):

City staff has met with most of these identified partners (and many others) and most importantly let organizations know we are open to and ready to partner. While only 16 partners were identified in phase I, the city through parks and recreation and the library, partners with many organizations that aren't listed in the phase I report. Staff continues to nurture and formalize those partnerships, as recommended in the phase I report, by such actions as entering into memorandums of understanding (MOU) to formalize relationships (Linfield, Mac W&L, the Friends of the Senior Center).

b. Have we considered Linfield as a partner?

In March 2021, the City of McMinnville and Linfield University entered into a memorandum of understanding regarding partnering on a location for the proposed rec center. Approximately 6 months later, at the August 5, 2021 MacPAC meeting, Mary Anne Rodriguez, representing Linfield told MacPAC the MOU that Linfield had with the city was set to expire on September 5. The University notified MacPAC they would not be renewing that MOU but rather focusing on a new strategic plan for their campuses. Linfield also had a representative who participated in MacPAC. Linfield's strategic plan was then completed with a goal of diversifying revenue opportunities, including through real estate holdings. The university has now moved through many conversations about master planning their undeveloped property in that vein. The city has been involved in those conversations and understandably, selling 10 acres to the city does not appear to be one of the preferred options to achieve the ongoing revenue goals of their strategic plan.

Still, the city remains open to Linfield University as a valued partner on facilities and other community issues.

3. Location:

a. Overall background on MacPAC's process to find, analyze and select preferred site(s).

Prior to analyzing any locations, MacPAC adopted site evaluation criteria to use as a framework for the analysis. Those criteria included financial stewardship, access, economic viability, potential for expansion, and others.

Site selection for the Rec Center was an integral part of the planning process. This included evaluating sites 10 acres or larger currently in McMinnville or within the Urban Growth Boundary. After the preliminary evaluation of 13 sites, the list was narrowed down to two, including Linfield University owned property in the southern part of town and Wortman Park to the northeast. Those two sites were evaluated with more detail and compared against each other with a rating system that resulted in MacPAC's recommendation of the Linfield University owned site. It was determined the Wortman Park site had challenging procedural barriers and would remove park land from the City's already limited inventory. Subsequently, the MacPAC analyzed another industrially zoned property owned by MacW&L (aka the Miller Property) as a comparable site to the Linfield University site. The MacPAC recommended that both the Linfield University Property and Miller property.

Once the Linfield property was no longer under consideration due to the non-renewal of the MOU by Linfield, the Miller Property became the preferred location that the city pursued. A memorandum of understanding was entered into with MW&L and that then led to the drafting of a purchase and sale agreement. City Council authorized the City Manager to enter into the purchase and sale agreement for the Miller Property on December 10, 2024 through resolution 2024-69.

While not every neighborhood is within walking distance, the proposed site aligns with Joe Dancer Park, a familiar and much-used recreation hub. Any given Saturday in spring or fall almost 800 families and friends gather for the recreation sports played at the park. Transportation options are expanding, and MacPAC's site selection criteria evaluated accessibility alongside many other key factors.

b. What was the discussion regarding potentially expanding at the current location of the Aquatic Center?

This option came up during the phase I feasibility study public meeting at City Council when a member of the public asked the architect what they thought of this idea. The project architect responded that the area is already too small for the existing uses, and any expansion to the facilities would not be able to be accommodated.

The area from the middle of the quad (near the fountain) to Park drive, to the top of the embankment on the west side where it drops off to the creek – is approximately 2.82 acres in size. The architect suggested 10 acres min. Additionally, that would significantly reduce the type of co-located open play space needed, compound the current parking frustrations, and take out approximately 35 trees.

4. Phasing/Scaling

a. Is there a background and recommendation for scaling the facilities?

Yes, MacPAC, at the recommendation of city staff, considered the entire proposal under the same lens the city was using at the time on all city services. At the time the categories of – below base level, base level, mid level and optimal level were used as part of the core services work for budget priorities.

In turn, MacPAC scaled their recommendations to different levels in their final report:

RECREATION/AQUATIC CENTER, SENIOR CENTER & LIBRARY

Next Steps

MACPAC LEVELS OF SERVICE

With consideration for the next steps, the MacPAC developed a range of levels of service for the Recreation/Aquatic Center, Library and Senior Center projects. The charts on this page and the following summarize the current facility condition and levels of service ranging from base to mid and optimal. This information will be a valued resource and referenced with additional planning work to refine and right size the facilities.

RECREATION/AQUATIC CENTER

	BELOW BASE (CURRENT)	BASE	MID	OPTIMAL
AQUATIC & REC CENTER(S)	Deteriorating AC & CC, not enough capital maintenance and building management funds, unprogrammable space which leads to lost revenue options, not accessible, space does not match current programming needs.	<p>OPTION 1</p> <p>Keep AC & CC at current locations and current sizes.</p> <p>Repairs are made, deferred and ongoing maintenance is adequately funded. In addition, investments are made at both facilities to remove accessibility barriers. Both buildings would have a radical refresh and potential remodels to make space more programmable.</p> <p>OPTION 2</p> <p>One new facility at either site analyzed for optimal scenario – replacing the same size and scale aquatic amenities as at the current aquatic center (Lap pool: 56'x25 yards; Warm water pool: 2,160 sq') and with the same size gym and two rooms similar to rooms 102 and 103 at the current Community Center.</p>	<p>New rec center, < 124,736 sq', scaled down from optimal level.</p> <ul style="list-style-type: none">Indoor lap pool at 25 yards x 32 meter4,000 sq' family pool with water play features (fountains, slides, etc.)Gym with one courtDrop-in childwatch centerAfter school/youth center1/2 size gymnastics roomElevated walk/jog trackWeight/cardio spaceGroup exercise studioMulti-purpose roomCatering kitchenOne craft/classroom spacesIndoor playground	<p>New approximately 124,736 sq' facility at Linfield University owned property or Mac W&L property (if not an outright property purchase from either party or if additional partners want to share the facility, the City will need to reevaluate the size of amenities included here). If other sites are reviewed, MacPAC's location criteria should be used to evaluate.</p>
				<p>NEW!</p> <ul style="list-style-type: none">Gym with 2-courtsDrop-in childwatch centerDedicated gymnastics roomAfter school/youth center50 meter x 25 yard lap pool with deep water and 12-13 lanes (in a separate room than rec pool) with seating for 5006,000 sq', 4-6 lane indoor warm water family pool with water play features (fountains, slides, etc.)Diving boards, slides, climbing walls and/or swings in pool
OUTDOOR AQUATICS OPTION 1	Splash at Discovery Meadows	Outdoor aquatics should be deferred like other outdoor amenities and included in the Parks and Open Space Master Plan process.		
OUTDOOR AQUATICS OPTION 2	Splash at Discovery Meadows	Outdoor 25 yard 6 lane lap pool with adjacent spray ground as part of either the current facility option above or the new facility option above.		

SENIOR CENTER

BELOW BASE	BASE (CURRENT)	MID	OPTIMAL	
Senior Center closes due to lack of resources to staff and maintain the building. Some senior programming continues at Community Center. Funding to construct building was provided through a community development block grant and that would need to be addressed in some way.	Senior Center being minimally maintained and no long term management plans.	In existing building - refresh inside, update to more accessible restrooms, improve internal circulation, upgrade existing fitness room, add sun shades outside.	1,300 sq' addition to existing 10,000 sq' building at Wortman Park	
			NEW! <ul style="list-style-type: none"> Large covered entry with automatic doors Greenhouse Patio with outdoor seating Better connection with Wortman Park Safer parking lot circulation Outdoor suggestion: Pickleball court, bocce ball court & other park amenities 	IMPROVED <ul style="list-style-type: none"> Better circulation inside larger dining room Restroom updates New flooring, paint and finishes throughout

LIBRARY

BELOW BASE	BASE (CURRENT)	MID	OPTIMAL	
Continue in current library building and let the building decline through lack of funding for maintenance and improvements.	Continue in current building with funding for maintenance and improvements.	Add on to current building to increase capacity for borrowing collections and community use including: <ul style="list-style-type: none"> Larger children's room Maker space Increased library of things Study rooms More restrooms 	New 29,756 sq' library built at Current Aquatic Center Site, after new pool is built.	
			NEW! <ul style="list-style-type: none"> More restrooms Visual access & greater connection to City Park Landmark/corner presence along HWY 99 West Improved safety and visibility through site design Flexible and adaptable layout Cafe Increased library of things (tools, etc.) Study rooms 	IMPROVED <ul style="list-style-type: none"> Larger children's area More meeting room space Increased after hours access Staff efficiencies (check in/check out process)

In May, 2024, initial voter polling showed 52% support for the optimal level proposal. At the time, with a slight majority of support, the strategy to build more support through public engagement at events over the summer, outreach and education began. The direction then was to shoot for an election no sooner than May 2025, with polling again in late fall.

Unfortunately, after the November 2024 election, another likely voter poll was done that showed support had dropped for the overall project at the optimal level and the polling firm and consultants advised City Council that going to a vote in May 2025 was not advisable due to the decrease in support.

b. Scaling buildings, scaling finances v. phasing buildings, phasing finances

There are many different ways to look at scaling or phasing. The first is sequencing or phasing of issuing the debt/bonds. That will be discussed in more detail in April.

Another option would be to move forward with the mid level recommendations from MacPAC rather than the optimal level. That would reduce the overall scope of construction for each element, which theoretically should reduce the costs (staff cautions that significant and unexpected inflation has occurred since the original cost estimates for the facilities were done).

Another option would be to remove one or more elements from the overall package. The current CPR project includes the new proposed recreation center, updates and expansions at the Senior Center and Library, as well as park improvements.

Culture, Parks & Recreation Bond:

Look Back at the Path to Progress

SCALE **LOCATION** **FINANCE**

Additional Parks Maintenance Budget Cuts

25% in Community Parks
40-50% in Linear Parks
Informed by: City Budgets
Decision by: City Council
June 2014

Maintenance Services Cut: Litter removal, restroom cleaning/closures, general upkeep, vandalism reporting/repair, irrigation, mulching, flower planting, trail system maintenance, cleaning play equipment



Approval of Site Evaluation Criteria

Informed By: MacPAC, City Staff, Consultants
Decision by: MacPAC
January 2021

Criteria: Development Capacity, Economic Viability, Stewardship of Funding, Supports Diversity, Equity & Inclusion, Regulatory Approval

Analysis of Preferred Sites

Informed By: MacPAC, City Planning Report, Consultants
Decision by: MacPAC
February 2021

13 Sites Evaluated, 2 Preferred(*):

West UGB Expansion Site (22 acres)
(3) East UGB Expansion Sites (10 acres ea.)
NW UGB Expansion Site (10 acres)
Colvin Court (26 acres)
*MW&L Miller Property Site (27 acres)

Hwy 18 Industrial Site (200 acres)
Louie Site (9.5 acres)
MSD Site #1 (10 acres)
MSD Site #2 (42 acres)
*Linfield University (80 acres)
Wortman Park (42 acres)

Linfield University & City Enter Into Memorandum of Understanding
March 2021

Linfield University Administration No Longer Wishes to Pursue Partnership
Decision By: Linfield University
September 2021

Scaled Service Level Recommendations

Informed by: MacPAC
Decision by: MacPAC, Support by consensus
January 2022
qrco.de/bfllvz

First Likely Voter Poll Supports Project
Informed by: Voter Polling
Decision by: McMinnville Polled Voters
May 2024

Adoption of PROS Plan

Informed by: DEIAC, City Staff, Community
Decision by: City Council
June 2024
qrco.de/bfllxz

Proposed Operating Costs Presented

Informed by: Ballard*King, City Staff
November 2024
qrco.de/bfllYk

McMinnville Water & Light Miller Property Selected

Informed by: MacPAC, City Staff, McMinnville Water & Light
Decision by: City Council, McMinnville Water & Light
Signed by McMinnville Water & Light November 2024, Council Acted December 2024

New Revenue Resolution No. 2021-55 Support

Informed by: Letter from MacPAC Members to Council
Decision by: City Council
November 2021

30 Funding Partners/Sources Identified & Analyzed

Informed by: MacPAC, City Staff
December 2021

Funding Sources Considered: General Fund from Property Taxes, Charges for Services, System Development Charges, Transient Lodging Tax, General Obligation Bond, Operating Levy, Parks and Recreation District (not recommended), Park Utility Fee, Public Agency Grants, Philanthropic Grants, Donations, State Funding Appropriation

Core Services/Level of Service Direction Fuels MacPAC

Informed by: MacTown 2032
Decision by: City Council, City Staff
July 2019

Feasibility Study Funded

Informed by: City Council, City Budget, City Staff
Decision by: City Council
July 2019
qrco.de/bfllQi

Facility Maintenance Cuts

Informed by: City Budgets
Decision by: City Council
June 2013

“

Due to the City's current budget challenge, less preventative maintenance is planned; major unanticipated repairs will be covered through General Fund operational contingencies if needed.”

-FY 12/13 Budget



Due to budget constraints, in the FY 12/13 budget City Council adopted a “run to fail” approach, relying on emergency funds for repairs. With no budget improvement, maintenance funding was cut further in FY 13/14. After years of deferred maintenance, funding was

Why are we doing this now?

- Public Support for Successful Bond Measure
- Optimizes Value of Budget (Capital & Operations)
- Prioritize Preservation of Existing Parkland
- Provides Safe & Secure Environment
- Represents McMinnville's Identity & Character
- Welcoming & Accessible to Everyone
- Passes Through Diversity, Equity & Inclusion Lens
- Offers Indoor & Outdoor Programming Opportunities
- Provides Highly Functional Multi-Use Spaces
- Environmentally Sound & Energy Efficient
- Offers Potential for Partnership Opportunities
- Long-Term Vision with Enduring Quality to be a Legacy for our Community
- Potential for Phased Implementation & Expansion



What were our guiding principles?

Through a visioning exercise, MacPAC saw a community need for:

- 19 citizen members
- 4 subcommittees
- 21 public meetings
- 800+ volunteer hours & 3 offsite tours



MacPAC focus: facility planning, program development, service levels, fees, financing, and equity initiatives.

December 2021.

In January 2020, the McMinnville City Council appointed a “Project Advisory Committee” (MacPAC) to advise the City on the future of Library and Parks & Recreation facilities and programs. A final report was delivered to City Council in

Who is MacPAC?



Culture, Parks & Recreation Bond: For a Healthier McMinnville



For 13 years, the City of McMinnville has faced budget challenges making it difficult to keep up with building maintenance. To find the best way forward, the city carefully studied where and how to invest in our community's future - leading to the creation of the Culture, Parks & Recreation Bond. Come with us on a short journey to learn about the **extensive studies, community engagement, and partnerships** which guided our decisions and support for an equitable, and **responsible investment** in our future – and a healthier McMinnville!



How has the community been informed and involved?

MacPAC recommended three service level options (such as building size and amenities) and evaluated them against the Guiding Principles. These results were presented to Council in December 2021 (see QR code on back for document).

Why are we not phasing/scaling the project?

While not every neighborhood is within walking distance, the proposed site aligns with Joe Dancer Park, a familiar and much-used recreation hub. Transportation options are expanding, and MacPAC's site selection criteria of all 10+ acre parcels prioritized accessibility, safety, and financial impact alongside many other key factors.

Is the Miller Property the best location?

A market comparison found the proposed family membership rate aligns with nearby recreation facilities, and is lower than similar facilities in Bend, Sherwood, and Salem. City residents, who fund the bond through property taxes, will receive a 25% discount on entrance and membership fees compared to non-residents.

How will the City keep fees low for residents?

approved in FY 19/20 for a professional facilities assessment, leading to long-term planning efforts like MacPAC and the Parks, Recreation, and Open Space (PROS) Plan Update.

Consultants

Thank you to our dedicated consultant teams:

Ballard*King & Associates
MIG
Opsis
Praxis



Who are our potential partners?

Education & Arts

Chemeketa Community College
Linfield University
McMinnville School District
Oregon State University (Yamhill County Extension)

Non-Profits

Evergreen Aviation & Space Museum
Friends of the Senior Center
Give a Little
Head Start
Library Foundation of McMinnville
MV Advancements
See Ya Later Foundation
Unidos

Private

Willamette Valley Medical Center
YMCA of Columbia-Willamette

Community Organizations & Governments

City of Lafayette
Junior Baseball Organization (JBO)
Mac Pickleball Club
McMinnville Chamber of Commerce
McMinnville Economic Development Partnership (MEDP)
McMinnville Soccer Club
McMinnville Swim Club
McMinnville Water & Light
Noon Kiwanis
Visit McMinnville
Yamhill County
Yamhill County Health & Human Services
Yamhill Realtors



Suggested Reading

Phase 1 Feasibility Study (2020)



qrco.de/bf1lIqi

McMinnville Parks, Recreation & Library Buildings Master Plan (MacPAC) (2022)



qrco.de/bf1lIVZ

PROS Plan (2024)



qrco.de/bf1lIXZ

Estimated Rec Center Operating Costs (2024)



qrco.de/bf1lIYk



From: [Heather Richards](#)
To: [Jeff Towery](#); [Claudia Cisneros](#)
Cc: [Darcy Reynolds](#)
Subject: FW: Graffiti Notice
Date: Wednesday, February 12, 2025 6:33:54 PM
Attachments: [image011.png](#)

Hi Jeff and Claudia,

The email below was sent to all of the City Councilors and I did not see you on the email distribution group so forwarding for your records.

Jeff, if you hear about from any of the councilors and have direction on how you want Darcy and I to respond. Let me know, otherwise I will work on a response with Darcy and share it with you prior to sending it to City Council.

Have a great day!

Heather



Heather Richards
Community Development Director
503-474-5107 (phone)
971-287-8322 (cell)
www.mcminnvilleoregon.gov

From: Darcy Reynolds <Darcy.Reynolds@mcminnvilleoregon.gov>
Sent: Wednesday, February 12, 2025 2:12 PM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: Graffiti Notice

This might have already been forwarded to you. I'm planning of course on following up with Garrett but wanted your suggestion on closing the loop with the Mayor and Council members?

Thanks!

From: Garrett Scales [REDACTED]
Sent: Wednesday, February 12, 2025 11:24 AM

To: Darcy Reynolds <Darcy.Reynolds@mcminnvilleoregon.gov>
Cc: Mayor Kim Morris <Kim.Morris@mcminnvilleoregon.gov>; Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Chris Chenoweth <Chris.Chenoweth@mcminnvilleoregon.gov>; Daniel Tucholsky <Daniel.Tucholsky@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>; Jessica Payne <Jessica.Payne@mcminnvilleoregon.gov>; Scott Cunningham <Scott.Cunningham@mcminnvilleoregon.gov>
Subject: Graffiti Notice

This message originated outside of the City of McMinnville.

To Whom It May Concern,

Yesterday I was sent a notice from the city regarding Graffiti on my fence along the publicly owned and operated Goucher Pathway. Contained in that letter was a threat of potential charge or citation for not getting it cleaned.

The reason that I take issue with this is because, on multiple occasions, I have already spent my time and money to clean up the fence because the city cannot seem to put any security measures in along the pathway. My house has been vandalized via egging on more than one occasion and graffitied multiple times before this notice. That is not to mention the people who ride their ATV's along the pathway nearly every day.

Furthermore, it does not make any sense for me to spend more of my own time or money, to clean up property that the city will not help to keep clean. Every time graffiti is cleaned off of my fence it is obvious and thus creates a target for more graffiti to take place.

Lastly, I don't think it is fair for you to try and charge me, when I pay my taxes and constantly have to look at messes left by homeless folks on public owned or city maintained property. Attached are pictures I took along 2nd, Adams and Fellows Streets of messes in publicly owned or maintained areas. Additionally I attached other pictures from along the Goucher Pathway and surrounding areas where there is vandalism on city owned or maintained property.

When the messes on city owned and maintained property are cleaned up I will be more than willing to clean the graffiti up, but until then it feels like the pot calling the kettle black.

Thanks,

Garrett Scales























From: [Andy Bleckinger](#)
To: [Claudia Cisneros](#)
Cc: [City Recorder Team](#); [Jessica Payne](#)
Subject: Re: Approval of Amendments to West Hills Subdivision
Date: Tuesday, February 18, 2025 12:59:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[We sent you safe versions of your files.msg](#)
[2025.01.27 City of McMinnville Oak Letter.pdf](#)

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Hello Jessica and Claudia,

Sorry for not sending the letter through the proper channels. I will make sure to do so in the future. Attached is the letter. Please let me know if you need anything else.

Thank you,

Andy Bleckinger (he/him)

Executive Director
Yamhill Soil & Water Conservation District
2200 SW 2nd St, McMinnville, OR 97128
503-479-8643



[Website](#) | [Facebook](#)

On Tue, Feb 11, 2025 at 9:39 PM Claudia Cisneros
<Claudia.Cisneros@mcminnvilleoregon.gov> wrote:

Hi Andy,

Thank you for your email/public comment. Unfortunately, we didn't receive your email in time to enter into the record for tonight's City Council meeting. Could you please provide me with a copy of the letter you included in your original email? We will enter it into the record for the 02.25.25 City Council meeting.

Thank you!

Claudia



Monday – Thursday 7:00 a.m. – 5:30 p.m.

Website: <http://www.mcminnvilleoregon.gov> | [Recorder Page](#) |

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From: Jessica Payne <Jessica.Payne@mcminnvilleoregon.gov>
Sent: Tuesday, February 11, 2025 6:50 PM
To: Andy Bleckinger <andy@yamhillswcd.org>
Cc: City Recorder Team <CityRecorderTeam@mcminnvilleoregon.gov>
Subject: Re: Approval of Amendments to West Hills Subdivision

Thank you Andy.

I am grateful for your work to protect this centuries old trees.

FYI: for future reference, letters to the entire council need to go through the city recorder's office to accurately maintain public records and prevent serial communications. The recorder team will then forward documents to the councilors and ensure your comment has been added to the public record. Here is the email to send future communications to that you would like sent to the entire council. cityrecorderteam@mcminnvilleoregon.gov

Jessica Payne

Pronouns: She, her, hers
Ward 3 City Councilor

What ward do I live in? [Find out](#)



(971) 517-0957

jessica.payne@mcminnvilleoregon.gov



City of McMinnville

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From: Andy Bleckinger <andy@yamhillswcd.org>

Sent: Monday, February 3, 2025 12:08 PM

To: Mayor Kim Morris <Kim.Morris@mcminnvilleoregon.gov>; Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Chris Chenoweth <Chris.Chenoweth@mcminnvilleoregon.gov>; Daniel Tucholsky <Daniel.Tucholsky@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>; Jessica Payne <Jessica.Payne@mcminnvilleoregon.gov>; Scott Cunningham <Scott.Cunningham@mcminnvilleoregon.gov>; Planning <Planning@mcminnvilleoregon.gov>

Cc: Barbara Boyer [REDACTED]

Subject: Approval of Amendments to West Hills Subdivision

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Dear McMinnville City Council Members, City of McMinnville Planning Division, and Mayor Morris,

Attached is a letter from the Yamhill Soil and Water Conservation District Board of Directors regarding the approval of amendments to the West Hills Subdivision. I have also

included Board Chair, Barbara Boyer in this email.

We sincerely hope to partner with City staff, departments, council members, and land development companies to strategize on best practices to conserve Oregon white oak habitat within the City of McMinnville and throughout Yamhill County. We are also available to provide technical assistance to anyone interested in conservation projects relating to natural resources.

We hope to hear from you soon.

Sincerely,

Andy Bleckinger (he/him)

Executive Director

Yamhill Soil & Water Conservation District

2200 SW 2nd St, McMinnville, OR 97128

503-479-8643



[Website](#) | [Facebook](#)



January 27, 2025

To: McMinnville City Council Members, City of McMinnville Planning Division, and Mayor Morris

From: Yamhill Soil and Water Conservation District

Re: Approval of Amendments to West Hills Subdivision

Yamhill Soil and Water Conservation District (Yamhill SWCD) was disappointed to hear of the McMinnville City Council approving amendments to the West Hills Subdivision in December 2024 which was originally approved for development in 2017. This approval will eliminate approximately 50 acres of mixed woodland, primarily Oregon white oak which has been identified as a rare and declining habitat and a Strategy Habitat by federal and state governments. According to information printed in the News Register newspaper, at least 900 trees will be cut down in order to provide room for a new housing subdivision.

Yamhill SWCD has spent the last decade partnering with groups including the US Fish and Wildlife Service, Oregon Department of Fish and Wildlife, Greater Yamhill Watershed Council, the Confederated Tribes of Grand Ronde, and the US Department of Agriculture Natural Resources Conservation Service (NRCS) to conserve oaks on private lands here in Yamhill County. We have been awarded two subsequent grants under the NRCS Regional Conservation Partnership Program of \$2 million dollars per grant and were recently awarded an additional \$6.6 million dollars to do important restoration work which will preserve this diminishing habitat type. The majority of this habitat has been lost due to development, including rural conversion to more profitable crops and to urban development. It is estimated that between 3-10% of this historic habitat remains in the Willamette Valley today. Over 200 native wildlife species are oak obligates, meaning that they depend on Oregon white oak for their continued survival.

We are disheartened to learn that the City of McMinnville is willing to eliminate this rare habitat and cause the decline of so many native species. As Councilor Sal Peralta stated, "White oak are slow growing, it takes 100 to 300 years for them to flesh out their canopy. Some of these trees were here before the first white settlers came to Oregon. Their cultural and natural significance of the trees can't be overstated," noting that 97% of Oregon white oak has been removed over the last 100 years. "Once they are gone, they will never come back in our lifetimes or the lifetimes of our grandchildren's children."

2200 SW 2ND ST, MCMINNVILLE, OR 97128 📍 (503) 472-6403 📞 [YAMHILLSWCD.ORG](https://yamhillswcd.org)

This action directly contradicts what the Yamhill SWCD and its partners including Yamhill County citizens have been working on for the past decade. We urge the City of McMinnville to complete their analysis of identified habitat and those values to the community versus conversion to development. We hope that this will result in ordinances which will protect Oregon white oak within the city limits and will prevent future loss of this critical habitat. At the very least, developers should be required to mitigate losses and be required to retain some amount of habitat in exchange for development. We would support a moratorium on new approvals for development in these areas identified by the city until the analyses and ordinances have been completed. We believe the City of McMinnville should follow the lead of state, federal and tribal agencies who have all identified this habitat as essential to our native wildlife population.

Yamhill SWCD provides technical assistance to anyone interested in conservation projects relating to natural resources. We are available to any City staff, departments, council members, and land development companies to strategize on best practices for the intended use. We hope you will reach out to our Executive Director, Andy Bleckinger, by phone at 503-479-8643, or by email at andy@yamhillswcd.org.

Thank you for your consideration and for supporting Yamhill County partners and citizens who care about Oregon white oak.

Sincerely,

Barbara Boyer

Barbara Boyer, Board Chair
Yamhill Soil and Water Conservation District

ENTERED INTO THE RECORD
DATE RECEIVED: 02/24/2025
SUBMITTED BY: Friends of Quarry Park
SUBJECT: Public Comment

PROJECT PROPOSAL

*Preserving Our Park:
A Natural Green Space For Everyone To Enjoy*



Site Plan + Build Costs



Quarry Park Conceptual Plan
McMinnville, Oregon
05 January 2022



City of
McMinnville

Visit
McMinnville

Quarry Park Development Plan

Quarry Park is a serene outdoor destination nestled in McMinnville, Oregon, offering visitors a unique opportunity to explore nature and unwind in a peaceful setting.

With its picturesque surroundings and tranquil atmosphere, Quarry Park provides a space for individuals and families to connect with the outdoors and enjoy a moment of respite from the hustle and bustle of everyday life.

-Map Quest

By way of introduction, this document is being submitted on behalf of Friends of Quarry Park (FOQP), a coalition of citizens concerned with the protection and welfare of the Quarry Park green space. Quarry Park development is currently listed on the PROS 5 year plan with funding stemming from SDCs, a grant and donations.

History

It is our understanding that, thanks to a donation of funds from Ralph Wortman, the land where Quarry Park now stands was acquired from the state in 1968 under a state-demanded stipulation that the land be protected from development.

Soon thereafter the Walnut City Kiwanis Club decided to plant trees on the site as a club project. In conjunction with the city parks department, Kiwanis club obtained free seedlings from the Oregon Department of Forestry. By 1971, the entire acreage, other than the quarry pit which floods annually, was planted. Mother Nature took over from there and we now have unique, beautiful and unmolested green space to be enjoyed by any person or animal (domesticated or otherwise) in the midst of a fairly densely populated residential area.

Public Information Meeting

10/21/24

Facilitated by: Susan Muir, McMinnville Parks and Recreation Dept Director

Lisa Macy-Baker, Visit McMinnville Destination Development Manager and member of
Cycle Yamhill County bike club

Present: Zack Geary, Ward 2 City Counselor

A portion of our local community was invited to an information session slated for October 21, 2024 regarding the development of Quarry Park into a BMX (Bicycle Motocross) park.

When the session began, no formal introductions or presentation was made. Instead, a map illustrating the development concept plan was hung on each side of the meeting room. One was manned by Lisa Macy-Baker and one by Susan Muir.

Attendees split up into two groups to view the maps. Lisa and Susan proceeded to explain the maps to their respective groups and asked attendees to write comments on sticky notes to be taken into consideration by the city; despite the fact that a map had been drawn, CalvaryMAC church had been contacted regarding a potential parking/access deal, a grant for funding was already being prepared at that point in October and donations had already been sought and

received to help fund the project. All of this was done without engagement of residents living around and near the park who are most affected.

The information we received during the meeting very much portrayed development as a BMX-style/ Mountain biking facility to include:

- **Flow Tracks**
Cycling that focuses on speed and agility. It is typically done on a BMX track or a mountain biking course, and involves navigating tight turns, jumps, and other obstacles.
- **Gravity Zone**
A sport involving riding specially adapted bikes down steep hills at high speeds.
- **Pump track**
A pump track is a continuous loop featuring berms (raised angled turns), rollers, and various obstacles that can be ridden on a bike without the need for pedaling. Instead, riders generate momentum through up-and-down body movements known as pumping.
- **Nature Ray**
A feature of a BMX bike park that is designed for tricks and jumps. BMX bikes are specifically designed for racing and performing tricks.

It was mentioned that there would be various levels of difficulty on different tracks and that bike skills training would be provided. It was not indicated who would be conducting the training, (whether city personnel or otherwise), if trainers would be certified and who would fund the skills training program.

The pedestrian path shown on the map relegates foot traffic to the outer rim of the park, up against homeowner fences, with the entire interior of the park dedicated to biking.

At the time, the perception of meeting attendees was that the map presented was, more or less, a final representation. It was later stated at a meeting held 2/3/25 between Lisa, Susan and two members of Friends of Quarry Park that the map presented was a concept and may not be the final rendition. However, the intent to create a bike sports facility out of a neighborhood park was still very clear.

Additionally, in a recent News-Register newspaper article, newly hired Visit McMinnville CEO Dan Gibson, expressed how much he was looking forward to “helping plan and create a bicycle riding area and other facilities in Quarry Park.” We have no idea what those other facilities might include.

Since bike tracks are indicated where tree stands are located, we asked how many trees would need to be cut down to accommodate bike tracks. Facilitators could not answer the question, but it was stated by one that since the city planted the trees they were entitled to cut them down.

Vehicle access and parking facilities would be negotiated with CalvaryMAC church, whose land fronts 2nd Street, and obtained through a mutual use agreement or outright purchase of church land. One concept was that access through church property would be granted by the church and the city would then “punch out a bubble on the west side of the park to create a parking lot” on

park-owned land. They could not tell us how many parking spaces would be provided nor how potential parking spillage into church parking areas or surrounding neighborhoods would be managed. They also could not tell us how many trees would be removed to install the parking lot under this plan.

According to PROS plan budget information, \$95,000 of the stated \$650,000 budget would be dedicated to parking. We discovered later, at the 2/3/25 meeting, that \$95,000 was plugged into the budget but may not be the actual cost at the time of build. It appears that this amount is primarily intended for the build and not for compensation to the church.

Additionally, it was mentioned that there was a concern that lower income folks have better access to the park and biking facilities, and that this could be accomplished through signage and a parking lot. When an observation was made that low-income citizens might not have funds to acquire expensive bikes and safety equipment, it was stated that this may be an opportunity for the city to sponsor a bike give-away program. This sounded like pie-in-the-sky to us, as well as a program that may not be sustainable over time.

We were informed that there is a perception by some that the “affluent homeowners surrounding the park want to keep the park to themselves.” Many attendees found this to be outrageous and insulting and is certainly not the case. However, there is concern in the community that this neighborhood park be of value and use to people for various pass times and relaxation and not be primarily dedicated to a special interest activity. Currently, there is bike riding that undergoes in the park, but it is of a casual and passive nature.

Unfortunately, the October Information Meeting left attendees feeling ambushed, upset and mistrustful, especially after it was adamantly stated by facilitators that “the park will be developed.” Many commented that this was nothing but a “checkbox” meeting and felt unheard.

Citizen Concerns, Questions and Observations

- Firstly, why is a BMX/Mountain bike riding facility, as it was characterized to us, warranted in this particular neighborhood park? Isn't there another location for a bike sports park that would not be invasive to existing surrounding residences and beyond?
Apparently, other locations have been considered: Lower City Park, Joe Dancer, Discovery Park. In fact, Willamette Valley Cyclist were trying to find funding through a raffle about four years ago to develop Lower City Park or Discovery Park for BMX cycling.
- Cycle Yamhill County 3/22/23 board meeting minutes indicate that Quarry Park was already on their radar (in conjunction with Visit McMinnville) to develop Quarry Park as a bike sports facility at a cost of 1.5 – 2 million dollars. The PROS 5 year plan only budgets \$650,000. Is this to be a staged build out?
It is puzzling to us why Visit McMinnville would consider this to be a boon to tourism, especially when there is a great nationally sanctioned BMX track close by in Newberg that has the benefit of an onsite live-in manager to enforce track and safety rules, according to information found online. There are also a BMX bike tracks in Salem and Willamina.

- What are the projected utilization statistics and the expected ROI in terms of tourism dollars with this project?
- BMX/Mountain biking can have various impacts on the environment, including: Disruption of wildlife, degradation of water quality, soil compaction, erosion, muddiness and loss of vegetation.
- Have studies been performed, ie Feasibility, Environmental Impact, Cultural Impact (required if grant money is federal), Traffic impact, for example?
- There is a glaring shortage of funds to maintain existing parks and recreation facilities. What is the budget and availability of park personnel to maintain a bike sports facility since SDC funds being used to develop the park cannot be used to maintain it?
Currently, maintenance at Quarry Park is limited to mowing down tall grass in some areas once or twice a year, at very little cost.
At this time, park users quickly pick up any trash left in the park, have made piles of dead fall branches and even sawn up a tree that fell and blocked the fire road into the area. Citizens using the park try to be good stewards.
- It is unknown whether the proposed Quarry Park bike tracks will, at any point, be connected with other bike paths or tracks outside the park (either in process of planning, creation or already in existence), adding to congestion.
- The current plan dedicates the entire interior of the park to biking activity with pedestrian activity located along the rim of the park, right up against residential properties, and may require the removal of trees that line residential properties. This concept was of great worry to homeowners since many have hog wire or chain link fences and there are privacy and safety concerns, not to mention loss of healthy, mature trees.
The Nature Ray tricks and jumps area is also located very near homes with only a vegetation screen separating the two. Activity of this type would be noisy and disruptive to residents.
- Dog walking is hugely popular in Quarry Park. It was not stated whether people, with or without pets, would be allowed anywhere in the park other than the pedestrian path located right next to residential properties. However, it is reasonable to think that people and pets would not want to populate areas where high speed and tricks biking is taking place.
- Quarry Park trees include Cedar, Redwood, Pine, Maple and a small stand of Aspen. Even if bikers navigate through the trees, it will require the removal of understory plants.
- A skills training space is indicated in the quarry pit itself. The pit floods each year to form ponds that migratory birds inhabit, including ducks, geese and heron.
Is there a plan to drain the area? Draining would have a major impact on the \$650,000 budget currently allocated for the project on the PROS plan. Members of FOQP were

concerned about the disturbance and impact on a bird migratory path should draining occur.

Some residents surrounding the park expressed worry about how drainage of the pond and installation of tracks and asphalt might affect water build up in their yards as some of them are already unusually wet.

- Natural springs appear in particular areas of the green space in the wet season. It is unknown if bike tracks, asphalt or otherwise, are planned to be laid over the spring areas.
- Gravity Zone and Nature Ray areas are shown on the current map. This is an issue due to the fact that the park is located in a residential neighborhood that is frequented by people of all ages and biking skill levels. It is very possible that someone without the proper equipment or skills could harm themselves or others; especially children that may want to take on more than they can handle. No supervision of activities was mentioned at the October meeting.
- How will a facility of this type affect insurance costs and potential liability from injury lawsuits?
- An observation was made that noise generated would be an issue for surrounding homes. This is currently a quiet area due to the passive nature of activities that currently occur in the park.
- Albeit unauthorized, concern over motorized bikes availing themselves of newly constructed tracks was voiced.
- We were told that toilet facilities would be provided in the form of Porta Potties and that a building to house toilets may be added in the future. Citizens pointed out that Porta Potties and other amenities are a draw for houseless people, especially considering the close-in location. Currently, the houseless population in Quarry Park is very minimal and not consistent.
Also, a former city park manager pointed out that Porta Potties are the most vandalized objects in a park. It was not stated as to whether potties would be locked at night or not.
- When asked if lighting of the park was a part of the plan, the question could not be answered. Residents are concerned about constant light shining into surrounding homes at night, as well as providing for unauthorized night riding which would be a nuisance and disturbance to the neighbors.
- The entrance to church property on 2nd Street is found right after the crest of a hill and could pose a hazard when vehicles access the driveway to reach the proposed parking lot.
- The development of the westside pan handle of the park is particularly egregious. The width of the area is approximately 60 yards where the facilitator stated the plan was to install a

parking lot, an advanced biking loop track and a pedestrian path. This layout is incredibly invasive to residents whose homes line the pan handle.

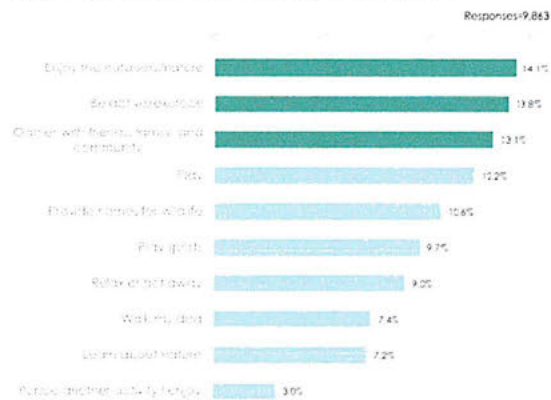
This is also the area where a fire road is currently located. What is the plan for emergency vehicle access if the road is removed to create a bike track?

- Finally, when queried about the belief that the land was purchased with the stipulation that it not be developed the facilitator's comment was "that depends on how you define development."

Proposal

The online survey taken by McMinnville Parks Department between 12/16/22 and 2/5/23 indicates that Quarry Park, as it stands today, satisfies 90.4% of the aspects of their question, "Why Are Parks Important To You?"

Why are parks and recreation important to you?



Quarry Park was originally established as a green space to be enjoyed by all the citizens of McMinnville thanks to the generosity of Ralph Wortman's financial gift and the hard work donated by the Walnut City Kiwanis Club. Over the past 50+ years it has provided generations of people a quiet and beautiful place to participate in a number of activities to include:

- Leisurely strolls
- Dog walking. The park offers a unique experience for pets and their owners and is a close resource for the extended surrounding community.
- Church activities
 - Outdoor Sunday Service on their lawn that abuts the park
 - Home School Co-op for educational class activities
 - Flashlight Tag
- Meeting new and old friends. Quarry Park really builds community. Many state that they have met and come to know more people than any other place they have lived due to frequenting the park.
- Picnics
- Observation of wildlife
- Photography
- Video projects by school age kids
- School track team practice runs

- Jogging
- Passive bike riding
- Mushroom foraging
- Watching beautiful sunsets from the top of the quarry pit
- Running of remote-control cars on existing trails
- Wildflower viewing
- Star gazing

Additionally, Quarry Park has provided habitat for wildlife such as Deer, Red and Gray Squirrels, Porcupine, Coyote, Raccoon, Possum, Owls (including a mating pair), Woodpeckers, at least 3 types of Hawks (including a mating pair) that use the park as hunting ground, numerous other types of birds (migratory and full-time), Snakes, Tree Frogs, Jewel Beetle and others that should be protected, not disturbed and not taken for granted.

Wildflowers that appear in the park include: Queen Anne's Lace, Winecup Clarkia, Owl Head Clover, California Poppy, Corn Flowers (blue, white and purple), Red Columbine, Fork Toothed Oenothera, Purple Sweet Pea, Chicory, Horse Tail, Common Daisies and others. There are also multiple varieties of edible mushrooms.

It is clear that the Parks Department is convinced that the community requires a BMX/Mountain Bike sports facility, but that they have lost sight of the fact that their plan is highly invasive to residents surrounding the park as well as existing flora and fauna; and, essentially, curtails or eliminates the ability of people to enjoy many of the activities that are currently available to them. When examining other similar biking facilities, none are located so close to existing households.

It is our assertion that the value of having a tranquil forested space so close to the center of town is priceless and irreplaceable. It should remain intact as a passive respite and a place to pursue multiple interests that is unencumbered by the development of a BMX/Mountain high speed biking area. We wish to continue an established legacy that is inclusive for all, regardless of socio-economic status.

Indeed, one of McMinnville Parks Department's own goals is to "Protect natural resources, wildlife habitats, and tree canopy while fostering environmental stewardship and expanded water access, educational opportunities, and ways to experience nature."

We respectfully request that Quarry Park be permanently designated as green space only. If the park must be developed we would suggest further enhancement of the botanical nature of the area to include planting of native species, perhaps engaging community groups and school groups to do so.

High speed and tricks biking does not belong here!

Petitions

We, the undersigned, are concerned citizens who would like to bring your attention to our opposition to the proposed Quarry Park Bike Facility Development proposed by McMinnville Parks Department in partnership with Visit McMinnville.

-Signatures gathered between February 11 and February 23, 2025

Petition to Oppose the Quarry Park Bike Facility Development

Petición para Oponerse al Desarrollo de la Instalación para Bicicletas en Quarry Park

A Petition of: Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.

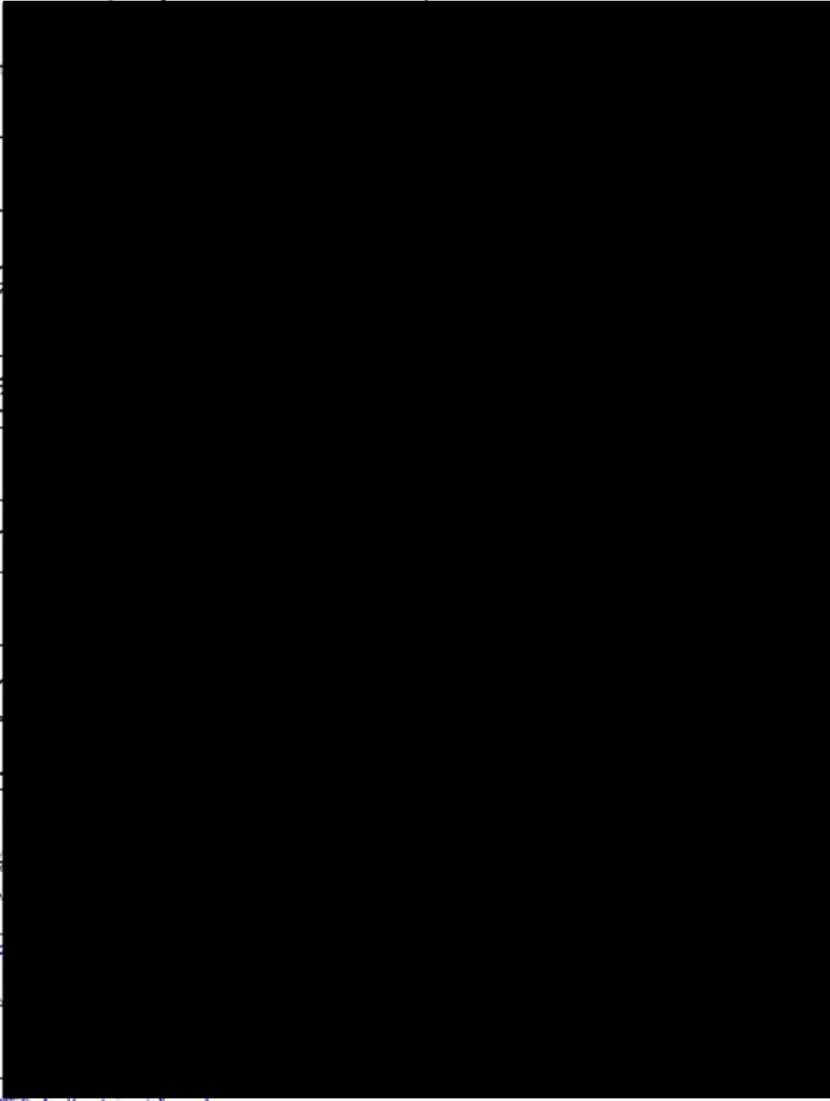
Nombre impreso: Amigos de Quarry Park: una coalición de ciudadanas preocupados por la protección y el bienestar del espacio verde de Quarry Park.

Addressed to: McMinnville City Council

Dirigido a: Ayuntamiento de McMinnville

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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Colin Baker			2/14/25
Rebecca Tucker			2/14/25
Alyssa Prentice			2/14/25
Lindsey Baker			2/14/25
Warren Smith			2/14/25
KYLE FORDHAM			2/14/25
Holly Sobocinski			2/15/25
Rachael Horst			2/15/25
RYAN LAWRENCE			2/15/25
Elizabeth Allen			2/15/25
Kevin Davey			2/15/25
Tracie Wingo			2/21/25
Bradley Freisach			2/21/25
Pearl Shan			2/21/25
Jeff Ingebrand			2/21/25

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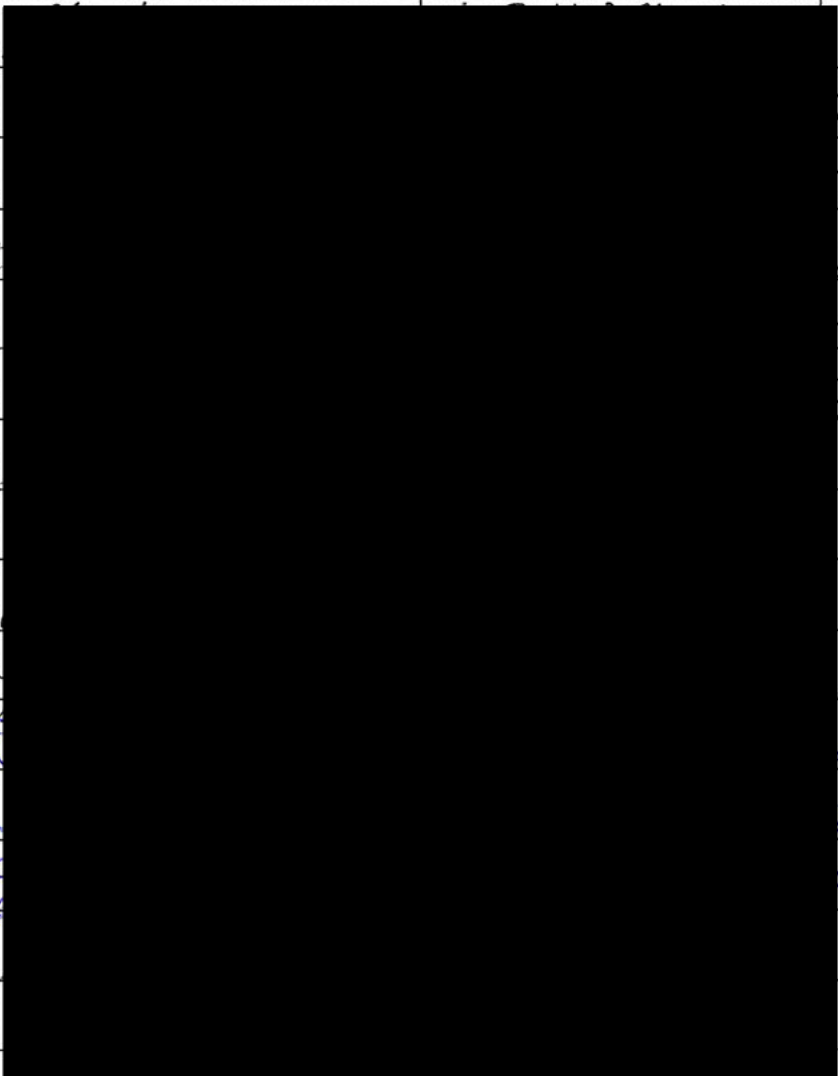
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
MARIANNE BRENDENMUEHL			2-13-25
Ryan Bray			2-14-25
Teresa DiAndrea			2-15-25
Erangelina Ginnald			2-15-25
Jesse Ozeas			2-15-25
Nick Montgomery			2-15-25
Melinda Menke			2-15-25
Laure Kenow			2-15-25
Jettie-Linn Grabner			2-15-25
Kathleen G. Grabner			2-15-25
Paul Collins			2-15-25
Wanda P Collins			2-15-25
Kathryn Zeitz			2/16/25
Paul Johnson			2/16/25
Rhonda Powell			2/16/25

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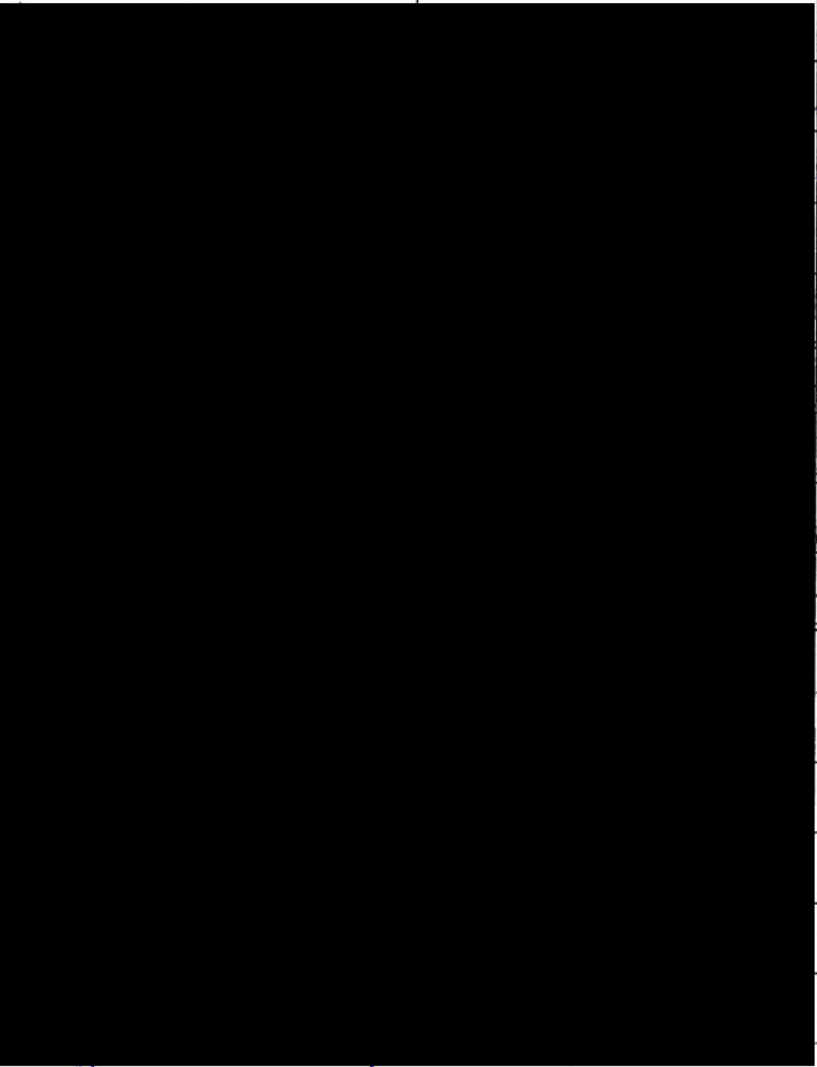
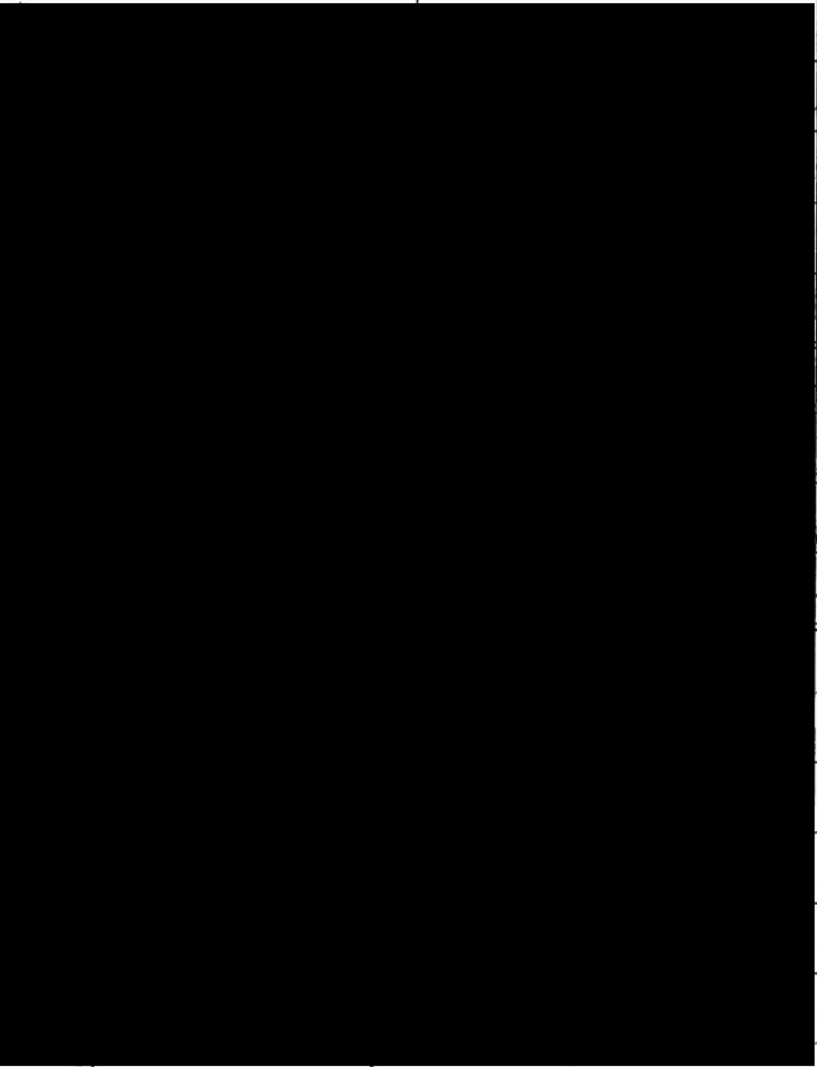
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Lynwood Swanson			2-11-25
PAULA LANG			2-12-25
Julia Howard			2/15/25
Patricia Kuebler			2-15-25
Elaine Flynn			2/15/25
Wayne Flynn			2/15/25
Rogelio Gutierrez			2/15/25
Met Patel			2/15/25
PAUL JOHNSON			2/15/25
Robert Kuebler			2/15/25
Tenn Smarck			2/15/25
Mason Smarck			2-15-25
Robyn Thorne			2-15-25
Ann Rehagen			2-15-25
Meghan O'Flaherty			2-15-25

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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Randelario Gonzalez			2/11/25
Maria Villafra			02-11-25
Michael Frost			02/11/25
Jeff Westphal			2-11-25
Rajelro Gutierrez			18 95..
Maria del Carmen			2-11-25
Carolyn Van Hoef			2/12/25
MARK JAN HOEF			2/12/25
HANNAH SWANSON			2/12/25
Vicki Westphal			2/12/25
Dale Weisenberger			2-12-25
Jackie Weisenberger			2/12/25
James, Mr			2-16-25
Branden Wilks			2-16-25
Scott Witham			2-16-25

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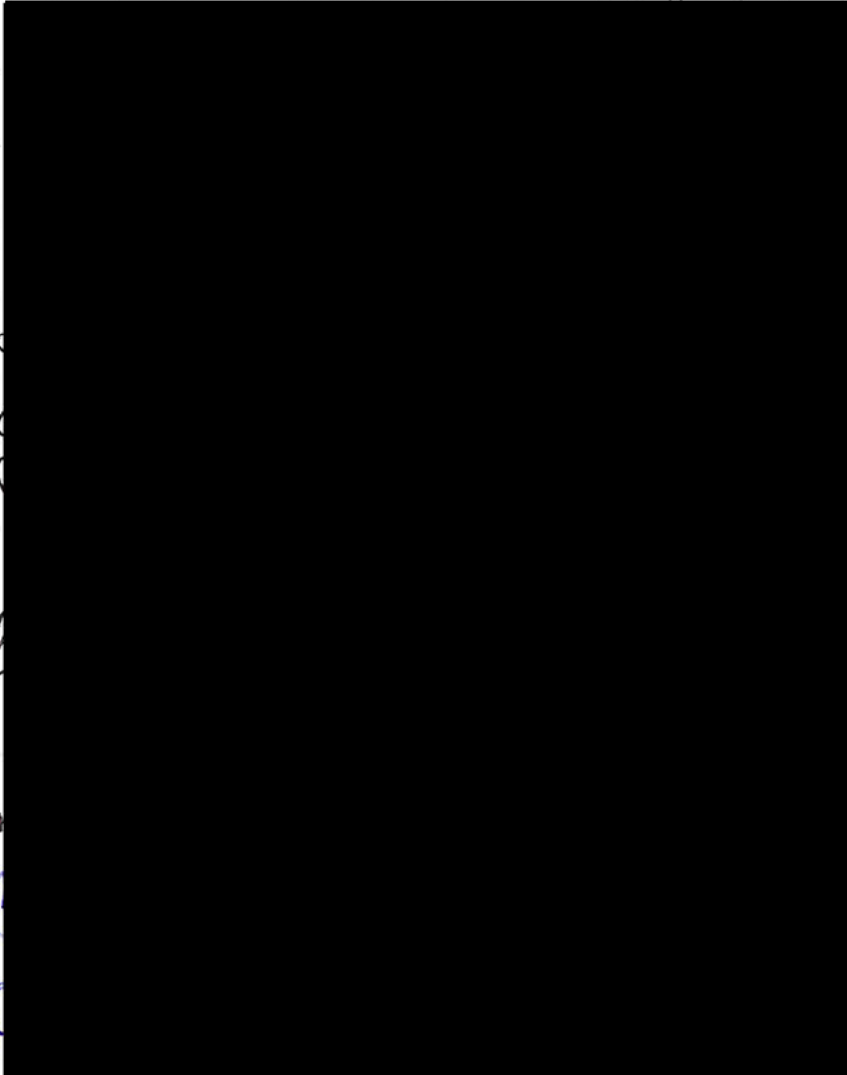
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Steve Kossman			2-13-2025
JANE LOERTS			2-15-25
Teena Fergus			2-15-25
Jake Bardick			2-15-25
Linda Kossman			2-15-25
Richard J. Stahl			2-16-25
JOHN ADAMSKI			2-17-25
JIM McWHORTER			2-17-25
GARY Kilmer			2-17-25
Martin R. Lutyda			2-17-25
Shirley G. Gorman			2-17-25
Chad Olsen			2-17-25
Margaret Santos			2-17-25
John Santos			2-17-25
LEREN VICKERY			2-19-25

Petition to Oppose the Quarry Park Bike Facility Development

A Petition of	Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.
Addressed to	McMinnville City Council

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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Rachel Rodriguez			2/12/25
Logelio Rodriguez			2/12/25
Amy Robinson			2/12/25
Charles Gibbins			2/16/25
Elena Gibbins			2/19/25
Abby Vanthel			2/21/25
Judy Pasch			2/22/25
Jamie Cox			2/22/25
Kathy Yonker			2/22/25
Shelby Cain			2/22/25
Nichelle MacFarlane			2/22/25
Shani McCullough			2/23/25
Paul McCullough			2/23/25
Jewel McCullough			2/23/25

Petition to Oppose the Quarry Park Bike Facility Development

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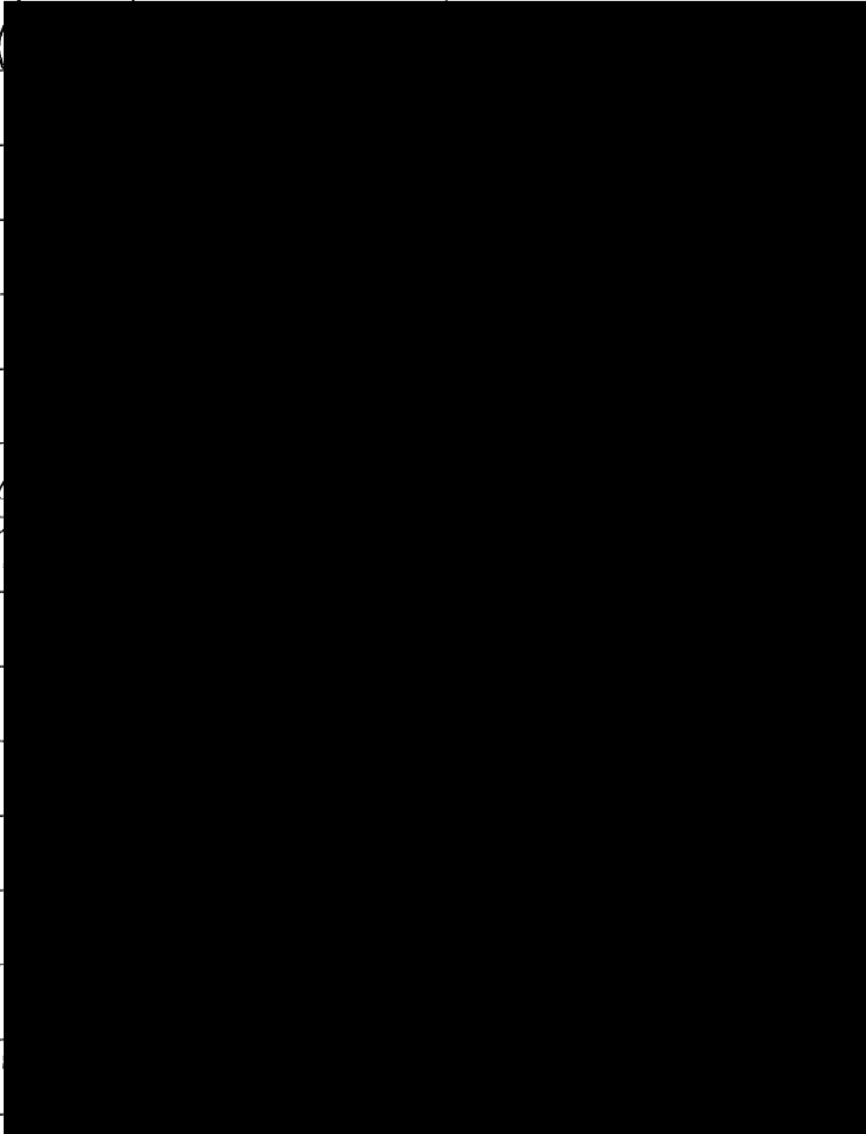
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
CINDY ROKOFF			2/15/25
OLIVER ROKOFF			" "
NORM ANDREWS			2/15/25
CECE ANDREWS			" "
Michael Williams			2-15-25
Deborah Williams			" "
REBECCA GRANITI			2/15/25
Craig GRANITI			2/15/25
Jamie AKERS			2/15/25
AARON AKERS			2/15/2025
Barbara Doty			2/15/2025
Brett Elliott			2/15/2025
Steen Ulvang			2/15/2025
Mike Bruner			2-15-25
Michael Moller			2/22/25

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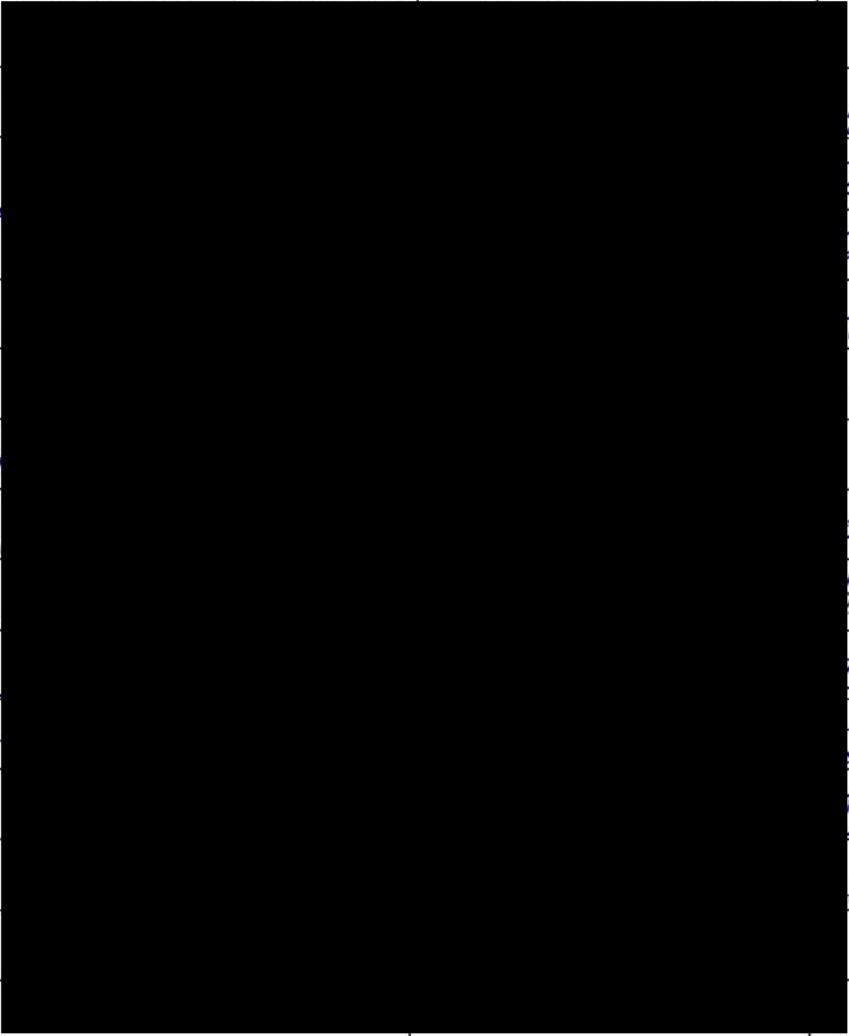
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Teresa Mahan			2/15/25
Saul Lee			2/15/25
JOEY MAHAN			2-15-25
Caleb Wade			2/15/25
Jesse Deeds			2-15-25
Ken Wilson			2-15-25
Nicholas Maldonado			1/18/25
Cynthia Teruya			2/19/25
MELODY ARGENTINE-MISTRIEL			2-19-25
KEITH TERUYA			2-19-25
Heidi Mastropalo			2-20-25
Madelynn Shideler			2/20/25
Markkus Mastropalo			2/20/25

Petition to Oppose the Quarry Park Bike Facility Development

A Petition of Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.

Addressed to McMinnville City Council

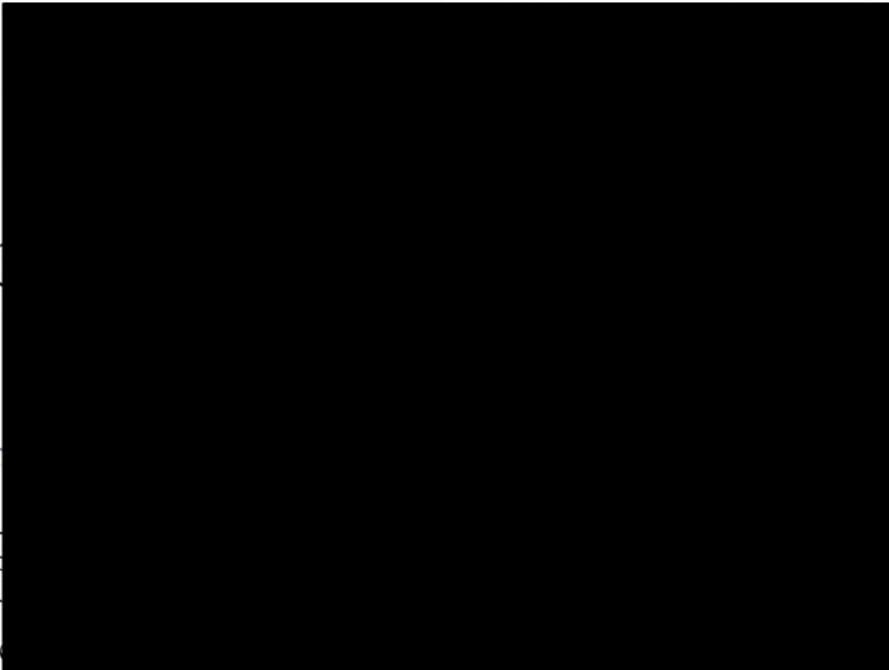
We, the undersigned, are concerned citizens who would like to bring your attention to our opposition to the proposed Quarry Park Bike Facility Development proposed by McMinnville Parks department in partnership with Visit McMinnville.

PRINTED NAME

SIGNATURE

ADDRESS

DATE

Jackson Meelive		2/13
KALFB DEVORE		2/13
Zeh Mayhew		2/13
Stacey Mayhew		2/13
Shapo Garibay		2/13
Dave Mayhew		2/14/25
Joe Gualdi		2/15/25
John Gualdi		2/15/25

Petition to Oppose the Quarry Park Bike Facility Development

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A Petition of: Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.

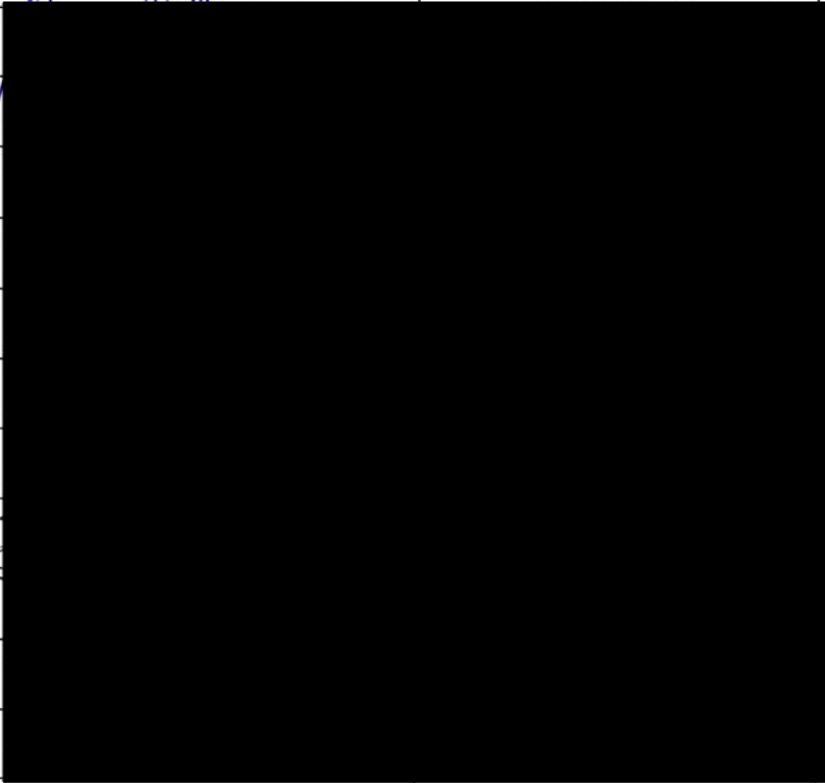
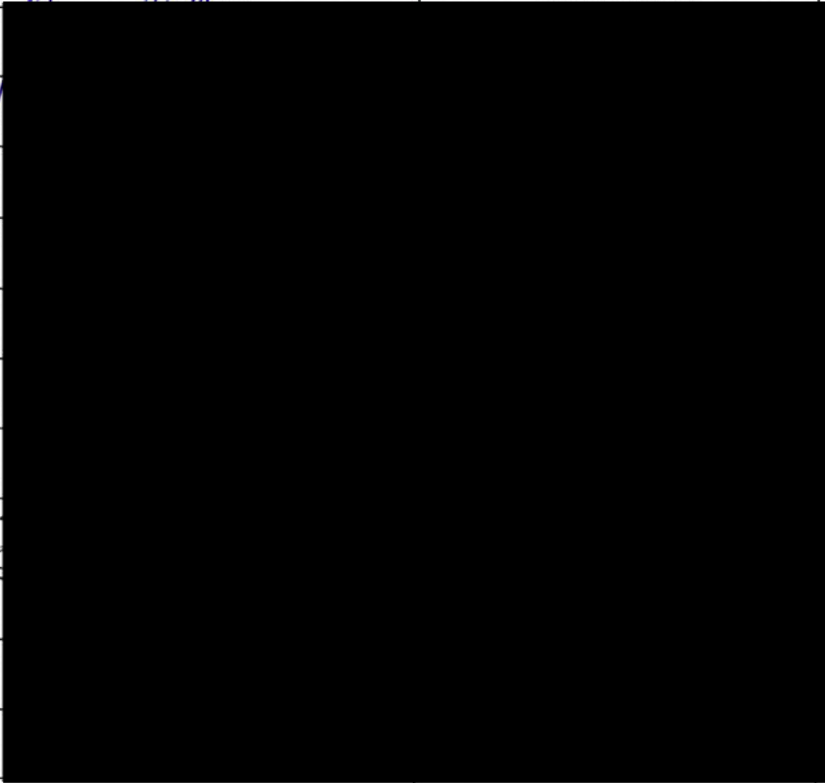
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Amira Malcansi			2/17/25
MATTHEA BROWN			2/19/25
Emily Howard			2/19/25
Lauren Morrison			2/19/25
Jessica Coulthart			2/19/25
Logan Mohr			2/19/25
Haley Byer			2/19/25
Brendan Byer			2/19/25
Tim Clark			2/21/25

PAULA LANG

BACK BY 2/23

Petition to Oppose the Quarry Park Bike Facility Development
Petición para Oponerse al Desarrollo de la Instalación para Bicicletas en Quarry Park

A Petition of: Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.



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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Susan Justice			2/22/25
Adam Howard			2/22/25
Carolyn Johnson			2/22/25
Douglas Johnson			2/22/25
Nathan Johnson			2/22/25
Nancy Richards			2-22-25
Don Bowie			2-22-25
Justin Ramsdell			2/22/25
Sandra Hoff-Lizet			2/22/25

Petition to Oppose the Quarry Park Bike Facility Development

A Petition of Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.

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PRINTED NAME

SIGNATURE

ADDRESS

DATE

Markita Price

John M. Bowling

JEREMY BRAYTON

Danna Bone

~~Stewart Bone~~

STEWART BONE

Andrea Botter

BRANDI BRAYTON

Feb 16, 2025

Feb 16, 2025

2/17/25

2/17/25

2/17/25

2/17/25

2/18/25

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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
VALERIE ANTON			2-12-25
Linda Watson			2-15-25
Donald Watson			2-15-25
Susan Evans			2/16/25
Mark Bitterlich			2/16/25
Michelle Baker			2/16/25
Caitlan Baker			2/21/25
Cody Thomas			2/21/25
Mary Baker			2/21/25

Petición para Oponerse al Desarrollo de la Instalación para Bicicletas en Quarry Park

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[illegible]

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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Mayburt Gino XI			2-16-25
Carolina Hernandez			2-16-25
Inocencia Garcia			2-16-25
Christopher Vega			2-16-25
Catherine Nielsen			2-16-25

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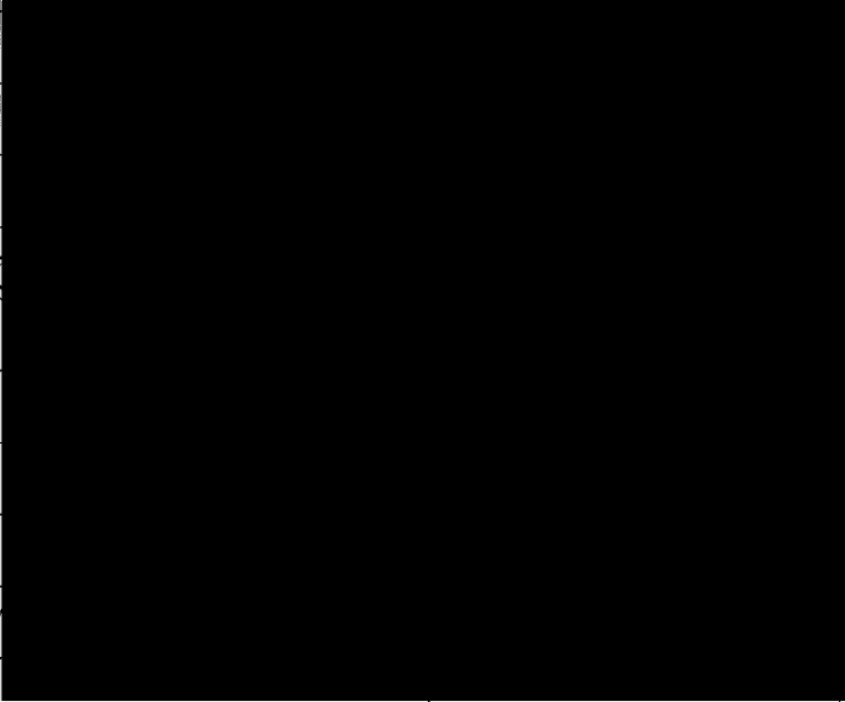
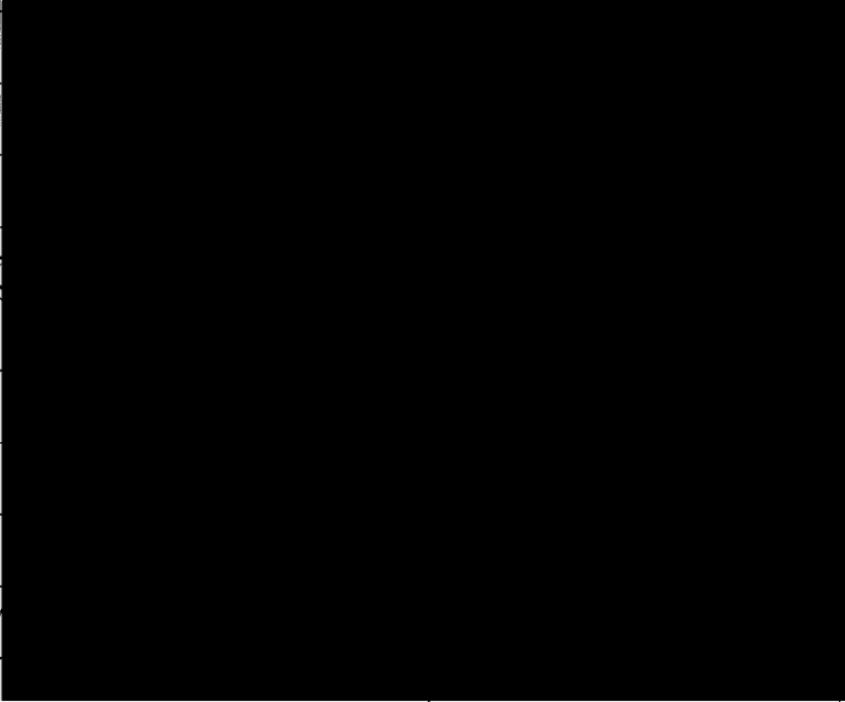
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PRINTED NAME NOMBRE IMPRESO	SIGNATURE FIRMA	ADDRESS DIRECCION	DATE FECHA
Nancy Sanchez			2/13/25
Cassandra Mcfalls			2-16-25
Tim FLOERSCH			2-16-25
ROBERT DEKAT			2/16/25
Keenan McGough			2/16/25
Travis Collier			2-16-25
KURT COSNER			2-16-25
Nicholas Rider			2-16-25
CHRIS WEINSTEIN			2/16/25

Petition to Oppose the Quarry Park Bike Facility Development

Petición para Oponerse al Desarrollo de la Instalación para Bicicletas en Quarry Park

A Petition of: Friends of Quarry Park - a coalition of citizens concerned with the protection and welfare of the Quarry Park green space.

Nombre impreso: Amigos de Quarry Park: una coalición de ciudadanas preocupados por la protección y el bienestar del espacio verde de Quarry Park.

Addressed to: McMinnville City Council

Dirigido a: Ayuntamiento de McMinnville

We, the undersigned, are concerned citizens who would like to bring your attention to our opposition to the proposed Quarry Park Bike Facility Development proposed by McMinnville Parks department in partnership with Visit McMinnville.

Nosotros, los abajo firmantes, somos ciudadanos preocupados que deseamos llamar su atención sobre nuestra oposición al proyecto de desarrollo de instalaciones para bicicletas de Quarry Park propuesto por el departamento de Parques de McMinnville en asociación con Visit McMinnville.

[illegible]

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[illegible]

From: [Tara Rich](#)
To: [Claudia Cisneros](#)
Subject: Letter Parks bond Support
Date: Monday, February 24, 2025 10:40:21 AM
Attachments: [We sent you safe versions of your files.msg](#)
[Parks bond public testimony.docx](#)

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Hi Claudia

I have attached a letter I would like shared at McM City Council supporting the Parks bond.

Thank you
Tara & Corey Rich

February 23, 2025

Dear Council Members and Mayor Morris,

We want to express our deep support for a new recreation center bond. We are long time McMinnville residents and business owners who have used our current recreation facilities most of our lives. Our children, now graduated and starting their own adult lives elsewhere, used our current facilities as well.

We are avid users of the aquatic center, parks, and area pickleball and tennis courts. Swim lanes are often packed and courts are often full. In addition, our aquatic and community centers are falling apart and have become liabilities. We've maxed out our current buildings. As a pediatric Physical Therapist, Tara sees the incredible need to build accessible facilities. Our current facilities are not. The time is now to build new and improved.

Our population is aging (we are 50+). We need to attract young families to the area. We need community gathering spaces like parks and recreation facilities that are open and accessible to all of our population. Swimming and recreation contribute to our economic, social, mental and physical well-being. This is an incredible opportunity for the city.

Corey and Tara Rich
Owners – Macy and Son Funeral Home
[REDACTED]
McMinnville, OR 97128
Ward 1

February 25, 2025

ENTERED INTO THE RECORD
DATE RECEIVED: 02.25.25
SUBMITTED BY: Steve Caldwell
SUBJECT: Public Comment

RECEIVED BY

FEB 25 2025

MCMINNVILLE
MUNICIPAL COURT

Mayor Miller
City of McMinnville
230 NE 2nd St,
McMinnville, OR 97128

Mayor Miller,

This letter and those attached are for your review and to be shared with the city councilors during the work session scheduled for February 25, 2025.

The concern of the citizens of our neighborhood at Michelbook 4th Addition HOA have is of having to pay a city fee to maintain the city's storm sewer system when our HOA owns and maintains its own system that empties into ponds. The HOA system does not send any water into the city's storm sewer. The city storm sewer does deliver a significant amount of water into the private HOA storm sewer system.

A discounted fee is not acceptable to the citizens. If the city offers to take over ownership and maintenance of the HOA storm sewer system that will likely be acceptable and then the standard fee the city charges would be reasonable and equitable for HOA citizens. The city could also not charge any storm sewer fee of the citizens within the HOA.

Many of the attached letters were delivered to Geoff Hunsaker Public Works Director during the one public storm sewer meeting held last year. I have heard from some councilors that Mr. Hunsaker has not shared these letters with you. I suggest you request that city staff provide copies of all letters or correspondence they have received regarding the proposed storm sewer fee. It is likely that there are letters to staff that have not been shared with me.

If you would like me to attend a work session to discuss the storm sewer with you, I am willing to do so. I will bring my experience with the private HOA storm system and experience from managing a rural drinking water system that covered 140 square miles and has 200 miles of pipeline.

Sincerely,



Steve Caldwell
McMinnville OR 97128

Enclosures

June 13, 2024

Dear Councilor Geary:

My name is Janet Shafer and I have resided in Michelbook 4th Addition for 20 years.

I served on our HOA board of directors for 3 years.

I live on a limited income, which has been severely reduced since the passing of my husband. Many of my fellow HOA neighbors have also lost their spouses.

In short, just because I live on the golf course does not indicate I have a surplus of disposable income.

I am concerned with the city's plan to assess a monthly assessment for storm sewer maintenance. Our HOA has always maintained our own storm sewers, as a platted private street.

Our HOA yearly fees increased to \$650 this year and covers our repair and maintenance for the storm sewer system. To assess another storm sewer fee on us seems unfair unless an adjustment/credit is given for what we pay now.

I am attaching a letter my neighbor also sent to you recently on this matter.

Sincerely,

Janet Shafer

March 1, 2024

Stormwater/Wastewater Project Advisory Committee
City of McMinnville
McMinnville, Oregon 97128

For Hand Delivery to the Committee on May 9, 2024

Dear Committee Members:

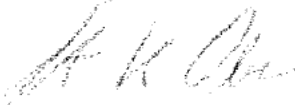
I am writing to you on behalf of the Michelbook 4th Addition, a neighborhood of single family residences organized into a Homeowners Association (HOA). Our HOA is responsible for the maintenance and repair of its own streets and Storm Sewer System ("SSS"). In addition to draining the water from our properties, our SSS also serves as a conduit for the city's storm water (from Baker Creek Road and secondary streets) as well as significant portions of the the Michelbook Golf Course. Our system empties into a pond on the golf course property the outflow of which terminates at Cozine Creek. Our privately owned streets and storm water system, now approaching 40 years in age, cost our HOA a considerable sum to maintain and repair, with these costs promising to accelerate as these amenities age. Currently, each property owner in the HOA will expend roughly \$85 per year (in today's dollars) just to fund projected outlays for our storm sewer system, alone.

Given that

- a. the 54 property owners of the Michelbook 4th Addition HOA bare the entire cost of the maintenance and repair of the privately owned storm sewer system, and
- b. the storm water system already provides a valuable amenity to the city of McMinnville as a conduit for storm water from the city system to, eventually, Cozine Creek at no cost to the Michelbook residents of the city,

then, it stands to reason that the property owners of the Michelbook 4th Addition should not have to bare a monthly fee from the city for the maintenance and repair of its storm water system, a system that provides little, if any, benefit to our neighborhood.

Sincerely,



[Redacted Name]

[Redacted Address]
McMinnville, OR 97128

[Redacted Contact Information]

Bob, Donna Lunt



McMinnville, Oregon 97128

September 25, 2024

Geoff Hunsaker
Public Works Director
City of McMinnville, Oregon 97128

Re: Storm Sewer Fee

Dear Mr. Hunsaker,

We are long time residents of Michelbook 4th Addition and have been happily so for some 36 years.

As you know, we are a private neighborhood which means we pay fees for expenses normally paid for by the city. Those include upkeep of our streets, and maintenance of our storm sewers. Our storm system is well maintained with regular scheduled maintenance work performed. So we pay taxes and the city gets a free ride!!

It is hard to believe but we understand you are considering asking us to pay an additional fee to the city for storm sewer maintenance. HOW CAN PAYING TWICE FOR THE SAME SERVICE BE CONSIDERED FAIR?

We strongly urge you to vote NO on any such proposal.

Sincerely,

Bob and Donna Lunt

Steve Caldwell

From: P. B [REDACTED]
Sent: Wednesday, May 8, 2024 6:59 PM
To: [REDACTED]
Subject: Storm sewer

Steve and Paula Badger
[REDACTED]
McMinnville, OR 97128-2463

McMinnville City Council,

As a resident of Michelbook 4th Addition we do not think it is equitable for the residents in the HOA to put forth more money to cover the storm sewer fee that you are proposing.
We already pay for a storm sewer system thru our HOA dues. The exemption of the storm sewer fee for the, Michelbook 4th Addition, is the right thing for the City Council to do.
I appreciate your consideration in this matter.

Thank you,

Paula Badger

Steve and Paula Badger
[REDACTED]

May 7, 2024

Stormwater/Wastewater Project Advisory Committee
City of McMinnville.
McMinnville, Oregon 97128

For Hand Delivery to the Committee on May 9, 2024

Dear Committee Members:

I am a resident of Michelbook 4th addition, a neighborhood of single family residences organized into a Homeowners Association ('HOA'). I served on the Board of Directors of this HOA for several years, during which time I worked on issues concerning the private street nature of our HOA. I discovered that our HOA is responsible for the maintenance and repair of its own streets and Storm Sewer System ('SSS'). In addition to draining the water from our properties, our SSS also serves as a conduit for the city's storm water (from Baker Creek Road and secondary streets) as well as significant portions of the the Michelbook Golf Course. Our system empties into a pond on the golf course property, the outflow of which terminates into Cozine Creek. In the past 6 years, our HOA has spent about \$30,000 on evaluating the condition of our storm system, scoping it, cleaning the tree roots out of it, identifying broken parts that were not built to code when installed, and repairing those broken parts. Each of the 84 owners has had to pay about \$65 per year for just this work alone, over the past six years.

Given that:

1. the HOA residents are already paying maintenance and upkeep of a storm system primarily used by McMinnville city,
2. this storm water system provides a valuable amenity to the city of McMinnville as a conduit for storm water from the city system to, eventually, Cozine Creek at no cost to the other residents of McMinnville,
3. adding an additional burden on each of these property owners of roughly \$150-\$200 per year by the city of McMinnville seems like double taxation,
4. a presentation by an HOA current board member to this Committee stated that we are an affluent neighborhood and can afford this double taxation burden was incorrect. In my part of the neighborhood there are at least 9 widows/widowers all living on fixed incomes who can hardly be called affluent, many of whom have lived here for many years,

therefore, it stands to reason that the property owners of the Michelbook 4th Addition should not have to incur a monthly fee from the city for the maintenance and repair of its storm water system they are already paying for, for a system that provides little, if any, benefit to our neighborhood.

Sincerely,

Kathleen Dennis
HOA Board member 2018-2020
[REDACTED]
McMinnville, OR 97128

Ph/Txt [REDACTED]
email: [REDACTED]

Steve Caldwell

From: William Walstad <[REDACTED]>
Sent: Tuesday, May 7, 2024 8:37 PM
To: Steve Caldwell
Subject: Re: New Stormwater fee/tax

TO: Steve Caldwell

FROM: William Walstad
[REDACTED]
Michelbook 4th Addition
McMinnville, OR

Re: Proposed McMinnville fee or tax for a storm and waste water project

I will not be able to attend the city of McMinnville meeting about the storm and waste water project on May 9th. As appropriate, please submit this e-mail on my behalf expressing my opposition to any new fee or tax to be levied on houses in my neighborhood (Michelbook 4th Addition) as part of that proposed project. The reason for my opposition is that my neighborhood already has its own storm and waste water system for which it is responsible. It has been paid for by its residents. Assessing such a new fee or tax on houses in this neighborhood would be inequitable and provide no benefit to residents of this neighborhood.

Steve Caldwell

From: Chandler Harrison <[REDACTED]>
Sent: Wednesday, May 8, 2024 9:40 PM
To: [REDACTED]
Subject: Storm water fee

To whom it may concern,

Our names are Chandler and Colby Curtis and we live at [REDACTED] in the Michelbook 4th edition. We would like to voice our opinion on the new storm water fee. We feel that we should not have to pay the city fee considering we already pay for our neighborhood system. We are new first time homeowners as well as parents with a 3 month old at home.

With the rising cost of living, as well as the new financial obligations as parents, an additional city fee would be a financial strain for us. We as a community are already managing and paying for our storm water system and feel it is inequitable to be charged a city fee on top of this.

Thank you for considering.
Sincerely,

Colby & Chandler Curtis

Re: New Stormwater fee/tax



Melinda Mathiesen

To: Steve Caldwell

[Reply](#) [Reply All](#) [Forward](#) [***](#)
on 02/26/2025 5:46 PM

I am against the new city fee as we already pay for our own storm sewer.

Melinda Mathiesen

Mcminnville Oregon 97128

Steve Caldwell

From: Jeffrey Smith [REDACTED]
Sent: Tuesday, May 7, 2024 8:05 PM
To: Steve Caldwell
Subject: Re: New Stormwater fee/tax

City of McMinnville

We feel that, as residents of the Michelbook 4th Addition, we deserve consideration from the City for a credit toward the proposed city-wide storm water fee.

We currently pay annual HOA dues that, in part, support the maintenance, repair and replacement of components of our portion of the City's storm water system.

Your consideration is greatly appreciated.

Jeff & Charlotte Smith
[REDACTED]
McMinnville, OR 97128

On Sat, May 4, 2024 at 6:09 PM Jeffrey Smith <[REDACTED]> wrote:
Steve's a little slow on the uptake but the sentiment is good.

Jeff

----- Forwarded message -----

From: Steve Caldwell [REDACTED]
Date: Sat, May 4, 2024 at 2:44 PM
Subject: New Stormwater fee/tax
To: [REDACTED]

Hi,

As you might have seen the City is working to enact a new fee/tax to support their storm sewer system. Since those of us who live in the Michelbook 4th Addition own and pay for the neighborhood stormwater system the new fee/tax should not be applied to our homes. I checked with HOA President Phil Forve and he said the HOA is not going to using HOA resources on this issue. So it is up to individuals to deal with this new fee.

Re: New Stormwater fee/tax



Nancy Kirkelie
To: Steve Caldwell

Reply : Reply All : Forward : ...
On 5/14/2024 4:40 PM

To whom it may concern:

I live in the Michelbook 4th Addition of the City of McMinnville and, due to the fact that our Homeowners' Association owns and pays for our own storm sewer system, I strongly oppose this new added fee that is being proposed by the city.

I do understand the need behind this policy, city-wide, but since we own and operate our own private system, this fee should not be applied to the neighborhood.

I heartily recommend that an adjustment be made to the properties that are in within the boundaries of M4th Addition.

I look forward to hearing from you regarding this matter.

Sincerely,

Nancy Kirkelie

McMinnville

From: [REDACTED]
Sent: Tuesday, May 7, 2024 1:27 PM
To: Steve Caldwell [REDACTED]
Subject: Re: New Stormwater fee/tax

Hi Steve,

Unfortunately I am unable to attend the City Council meeting since it is difficult for me to get around at my age. I would appreciate if you can submit my response to them.

I oppose of the the new City fee/tax to support their storm sewer system. Especially since the 4th Addition already pays and owns our storm/water system.

Thank you,

Patrick Beyhan
[REDACTED]
McMinnville, OR 97128

10:47



...



Karen Neumann 10:35 AM

Thanks! Sent from my iPhone On M...



Schmidt 10:39 AM



...

to me

Hi there, Melinda ,

I don't believe the residents should have to pay the new city tax as we already maintain our own system. Please pass my position on to the appropriate persons. I live at [REDACTED]. Thanks for including me in this issue!!
Have a great day,

Robert Schmidt
General Foreman
Loy Clark Construction
[REDACTED]

From: Melinda Mathiesen
[REDACTED]

Sent: Monday, May 6, 2024 9:29:02 AM

To: Schmidt, Rob
[REDACTED]

Subject: Fwd: New Stormwater fee/tax

You don't often get email from
[REDACTED]

Re: New Stormwater fee/tax



Ken Remington

To: Steve Calwell

From: Peter Dignally, Barbara Remington

Reply Reply All Forward ...

Hi Steve -- Thank you for your email and the details within.

We appreciate your, as well as Peter's, earlier efforts on behalf of the members within our HOA community.

We agree that our members should NOT be unduly burdened by this city tax/fee since the HOA (thus our members) already pay to maintain the privately owned storm sewer system. As far as I can tell, each member unit pays approx \$54/yr for maintenance of water and utilities (2023-34 budget plan). I can only assume this includes the maintenance of the storm sewer system as it is not specifically called out. If that is the case, the proposed city tax/fee would be 2-4x north of what we pay currently.

Please use this email response as a formal statement AGAINST the city's proposed plan.

Best -- The Remingtons

Ken

Steve Caldwell

From: DAN STACK <[REDACTED]>
Sent: Monday, May 6, 2024 1:17 PM
To: [REDACTED]
Subject: Stormwater fee

Hi Steve,

I'm responding on behalf of my wife and I that are homeowners in Michelbook 4th Addition. Our address is 1238NW Augusta Dr.

We are contesting the assessment of a stormwater fee by the city as we are already paying a fee to cover that in our homeowner's dues.

Sincerely

Dan & Gina Stack

Sent from my iPhone

Re: City Stormwater Fee



David Peake [REDACTED]
To: Stephen Calabrese

Reply Reply All Forward

Mon 5/8/2024 2:47 PM

Hello Steve,

Thank you for your email with this information. We agree that the Michelbook 4th Addition should be exempt from the new fee/tax for McMinnville's storm sewer system. We already own and pay for our neighborhood's sewer system, so we should not be financially responsible for the rest of the cities sewers. We cannot attend the meeting on May 9th, so we thank you for taking our concerns to the meeting.

David and Jaklin Peake
[REDACTED]

Sent from my iPad

May 9, 2024

Storm Water Committee
City of McMinnville
McMinnville, OR 97128

Thank you for convening this meeting for citizens to share their thoughts on the proposed storm sewer fees. The city does need to deal with the deferred maintenance of its storm water system. I hope as that process begins there is an element of how to avoid this situation in 10-20-30 years.

I am a resident of McMinnville living on Doral Street. There is an HOA there known as Michelbook 4th Addition HOA that owns the storm sewer system within the HOA and maintains that system at the cost of HOA homeowners. I strongly urge the city to exempt Michelbook 4th Addition HOA homes from the proposed new storm sewer fees. This is basically a double tax on the HOA homeowners if it proceeds. If there are other similar HOA's within the McMinnville City limits they should be included in the exemption.

I have with me and will leave with city staff to review copies of emails I have received from 16 other homeowners living within the HOA. These people all oppose having to pay the city's proposed or any city storm sewer fee. Our HOA community has a mix of income levels with some who will find new fees a challenge to pay and others who will deal with the new fee better and others who the fee may not be noticeable to them. Many of the community are senior citizens with many of those who do not do conflict well, so they object to new storm sewer fees, but will not voice their concern. We have some young families, and they too may find new storm sewer fees a challenge for their budget.

My request of the city is to exempt Michelbook 4th Addition HOA from the proposed and any future storm sewer fees. Thus, eliminating a double taxation situation.

Sincerely,

Steve Caldwell

[REDACTED]

McMinnville OR 97128

Steve Caldwell

From: [REDACTED]
Sent: Tuesday, May 7, 2024 7:28 AM
To: [REDACTED]
Subject: Stormwater

To: City of McMinnville

RE: Stormwater Project and Associated
Fee/Tax

May 7, 2024

It has come to my attention that the City of McMinnville is planning to implement a new Fee/Tax on residential and commercial properties to provide for the maintenance, repair and potential upgrade of the City's existing stormwater system. As I understand it, the Fee/Tax will be between \$12.00 and \$16.00 per month for residential properties with the possibility of monthly Fee/Tax increases in the future.

My wife and I reside at [REDACTED], located in the Michelbook 4th Addition (M4) residential area of McMinnville, on a year-round basis. We are on a fixed income as are many of the residents of M4.

M4 has its own stormwater system that is maintained by the residents with no assistance from the City. Our system does not drain into the City system and, consequently, does not cause any "wear and tear" on that system.

One of our residents recently made a statement to the effect that we are an affluent community (referring to M4) and can afford the Fee\Tax. That may be true for some residents but, not all. Inflation is eating away at our fixed income at every turn. Now, the City of McMinnville wants the residents of M4, affluent or not, to pay for infrastructure that we have not used in the past and will not use in the future.

For this reason, I request an exemption of the Tax/Fee for the residents of M4 and if not for the entire community, then solely for [REDACTED].

My wife and I will look forward to your response.

Thank you!

Joseph M. Denhof and Keiley Michelle Denhof-Welch
[REDACTED]

Bob, Donna Lunt

McMinnville, Oregon 97128

September 25, 2024

James Loftin, P.E.
City Engineer
City of McMinnville
231 N.E. 5th Street
McMinnville, Oregon 97128

Re: Storm Sewer Fee

Dear Mr. Loftin,

We are long time residents of Michelbook 4th Addition and have been happily so for some 36 years.

As you know, we are a private neighborhood which means we pay fees for expenses normally paid for by the city. Those include upkeep of our streets, and maintenance of our storm sewers. Our storm system is well maintained with regular scheduled maintenance work performed. So we pay taxes and the city gets a free ride!!

It is hard to believe but we understand you are considering asking us to pay an additional fee to the city for storm sewer maintenance. HOW CAN PAYING TWICE FOR THE SAME SERVICE BE CONSIDERED FAIR?

We strongly urge you to vote NO on any such proposal.

Sincerely,

Bob and Donna Lunt

Emailed to James Lofton and Geoff Hunsaker 10-28-2024

----- Forwarded message -----

Gentlemen:

This email is to advise that I am opposed to the assessment of storm sewer fees for residents of Michelbook Fourth Addition. My opposition is based upon the fact that our neighborhood has a privately owned system well maintained by our HOA.

This system is subjected to regular maintenance work and we residents pay for that maintenance through our assessed HOA fees. It is inequitable for Michelbook Fourth residents to pay twice for storm sewer service.

Again, I am very much opposed to this fee being assessed to Michelbook Fourth homeowners and appreciate your consideration of this opposition.

David C Rodimel

[REDACTED]

McMinnville, OR 97128

May 21, 2024

Dear Councilor Geary:

I am very interested in the proposed Stormwater Project the City of McMinnville is working on. I live on Doral Street so I especially have concerns because of its location within the Michelbook Country Club (MCC). I have been giving a lot of thought to the proposal to introduce a fee to make major and minor repairs to the McMinnville storm sewer system, an obviously much needed one.

The City of McMinnville occupies about 10.58 square miles, and MCC occupies about 150 acres, or about .2343 square miles, roughly 2.21% of the city area. Most of Doral and the circles off of Doral Street in the Michelbook 4th Addition HOA (HOA) are within the MCC, and they were deemed private by the City of McMinnville in 1977. I am attaching my amateur rendering taken from Google Earth showing the 150 acres that MCC occupies with the HOA highlighted as Exhibit 1. As you can see, the HOA occupies a small portion of those 150 acres that belong to MCC. To be generous, let's say it occupies 20% of MCC and about .442% of McMinnville.

I attended the recent public meeting on May 9th of the City of McMinnville Stormwater/Wastewater Project Advisory Committee (Committee) (who have been commissioned by the City of McMinnville City Council) where they reported out their findings. I am attaching an email with my objections to their findings and to the proposed fees based on impermeability that I transmitted to Councilor Menke as Exhibit 2. At this meeting on May 9th the presenters of the Committee findings stated that one of their founding principles was to give everyone equitable treatment.

The proposed estimated costs for repairs and maintenance were spelled out. In year one (2024/5) of the proposed storm sewer fee implementation, \$2,249,000 would need to be collected, followed by \$3.21M in 2025, \$4.008M in 2026, \$4.169M in 2027 and last, but I suspect not the end of the fees needed, \$4.337M in 2028.

If in year one the HOA (occupying 20% of the Country Club) were be responsible for about 0.442% of the additional fees, that would equal \$9,861.18 or \$117.39 per year per lot owner and in year 6 it would equal \$227.83 per year per lot owner. If MCC were to be responsible for their share of these fees, using 2.21% as the logical percentage, they would be responsible for \$50,209 the first year and in year 6 would be responsible for \$92,134.90. I somehow don't think that those last amounts will be levied against MCC.

Our streets are marked private for a reason; the City of McMinnville did not accept the streets in 1977. We in fact would love to have the City of McMinnville make them public streets. We could then enjoy services that we have been denied for the last 47 years that other residences receive, such as street cleaning, fall leaf pickup, street maintenance, upkeep on our mailboxes, free electricity for our street lights, and storm sewer maintenance. Our streets were designated private by the City way back when because the developer:

- failed to put in sidewalks and curbs;
- put in sub-par streets that had to be completely dug up a number of years later and repaved at the expense of the HOA (requiring a special assessment to pay for);
- put in our storm sewer system that did not meet code.

There are a few streets in MCC on the south side of the golf course in the 5th and 6th additions that are public streets and do not have the maintenance responsibility that we have.

We ask that you reexamine the recommendation of the Committee to include the Michelbook 4th Addition residences in the proposed fees and exempt them because of the reasons I have laid out in Exhibit 2, and because ***one of the founding premises of this Committee's recommendation was to provide equitable treatment to the citizens of McMinnville.*** For residents in the HOA, it would be essentially double taxation because we get no relief from the City of McMinnville for our storm sewer maintenance costs that we currently pay (\$90 per residence per year as a part of our HOA annual dues). The City is one of two primary users of our storm system, the other being the Michelbook Country Club. We actually use very little of the storm sewer system that we maintain for runoff from our impermeable property.

Thank you for your consideration.

Kathleen Dennis

[REDACTED]

McMinnville

[REDACTED]

Exhibit 2

May 8, 2024

Councilor Kellie Menke
Kellie.menke@McMinnvilleOregon.gov

Dear Councilor Menke,

I understand that you are the Council person who represents me. Thank you for your service.

I am a resident of Michelbook 4th addition, a neighborhood of single family residences organized into a Homeowners Association ('HOA') in Ward 2. I served on the Board of Directors of this HOA for several years, during which time I worked on issues concerning the private street nature of our HOA. I discovered that our HOA is responsible for the maintenance and repair of its own streets and Storm Sewer System ('SSS'). In addition to draining the water from our properties, our SSS also serves as a conduit for the city's storm water (from Baker Creek Road and secondary streets) as well as significant portions of the the Michelbook Golf Course. Our system empties into a pond on the golf course property, the outflow of which terminates into Cozine Creek. In the past 6 years, our HOA has spent about \$36,000 on evaluating the condition of our storm system, scoping it, cleaning the tree roots out of it, identifying broken parts that were not built to code when installed, repairing those broken parts, and cleaning our streets. Each of the 84 owners has had to pay about \$71 per year for just this work alone, over the past six years.

In addition to that, looking forward, our privately owned streets and storm water system, now approaching 50 years in age, cost our HOA a considerable sum to maintain and repair with these costs promising to accelerate as these amenities age. Currently, each property owner in the HOA will expend roughly \$90 per year (in today's dollars) just to fund the HOA reserve account for projected outlays for our storm sewer system,

Given that:

1. the 84 HOA residents are already paying maintenance and upkeep of a storm system primarily used by McMinnville city,
2. this storm water system provides a valuable amenity to the city of McMinnville as a conduit for storm water from the city system to, eventually, Cozine Creek at no cost to the other residents of McMinnville,
3. adding an additional burden on each of these property owners of roughly \$150-\$200 per year by the city of McMinnville that seems like double taxation,
4. a presentation by an HOA current board member to this Committee stated that we are an affluent neighborhood and can afford this double taxation burden was incorrect. In my part of the neighborhood there are at least 9 widows/widowers all living on fixed incomes who can hardly be called affluent, one young family with a baby, and one family with a disability. Most of the entire neighborhood is elderly, and many have lived in the HOA since it was created many years ago,

therefore, it stands to reason that the property owners of the Michelbook 4th Addition should not have to incur a monthly fee from the city for the maintenance and repair of its storm water system they are already paying for, for a system that provides little, if any, benefit to our

neighborhood, and which the City of McMinnville uses without reimbursing us for our expenses in keeping ours up-to-date.

I hope you will consider our unusual circumstance as you listen to presentations of the Storm Sewer Committee and not inflict what I am calling a double taxation burden on us.

Sincerely,

Kathleen Dennis
HOA Board member 2018-2020
[REDACTED]
McMinnville, OR 97128

[REDACTED]

Final Action:

Approved ☐ Disapproved ☐

Liquor License Recommendation

BUSINESS NAME / INDIVIDUAL: Copious Cellars, LLC

BUSINESS LOCATION ADDRESS: 1421 NE Alpha Drive

LIQUOR LICENSE TYPE: Wholesale

Is the business at this location currently licensed by OLCC

Yes

No

☐

If yes, what is the name of the existing business:

Proposed business operations:

Manufacturing/production

Retail off premises sales

Tritech Records Management System Check: Yes ☒ No ☐

Criminal Records Check: Yes ☐ No ☒

Recommended Action: Approve ☒ Disapprove ☐

Tim Symons

Chief of Police / Designee

City Manager / Designee



Local Government Recommendation – Liquor License

Per OAR 845-005-0304(3): The Commission requires an applicant for issuance of a new license issued under ORS chapter 471, to provide written notice of the application to the local government in the form of a complete, accurate, and legible Commission form.

The local government is as follows:

- (a) If the address of the premises proposed to be licensed is within a city's limits, the local government is the city.
- (b) If the address of the premises proposed to be licensed is not within a city's limits, the local government is the county.

INSTRUCTIONS:

Step 1: Applicant completes all of Section 1 (including top of Page 2).

Step 2: Applicant submits both pages of the form to the appropriate local government. NOTE: The local government may require additional forms and/or fees.

Step 3: Local government completes at least Section 2 and returns all pages of the form, or a copy thereof, to the applicant. The local government is allowed up to 45 days to complete Section 3.

Step 4: Applicant takes the form with at least Sections 1 and 2 completed and includes it with their CAMP application to meet the Local Government Recommendation document requirement. Submissions that do not have at least Sections 1 and 2 completed will not be accepted.

Step 5: The local government issues its final recommendation in Section 3 and returns the completed form to the applicant. If the applicant has already submitted their initial application via CAMP, they hold on to the final recommendation and provide it to their investigator, when requested. If they have not already submitted their application, they upload the fully completed Local Government Recommendation form with their initial application submission.

Applicants within the city of Portland ONLY: After completing the attached form, please follow these steps to complete the Local Government Recommendation process:

- Apply via the [City of Portland website](#).
- Once you have completed the application with the City of Portland, you will receive an email notifying you that your application has been accepted, usually within two business days. The email will contain an attachment titled "ABC Public Notice."
- Upload the ABC Public Notice document with your CAMP application to meet the Local Government Recommendation document requirement.

NOTE: This document only provides proof of submission. Once you receive your final recommendation from the City of Portland, you will need to provide that to your assigned OLCC investigator.



Local Government Recommendation – Liquor License

Annual Liquor License Types

Off-Premises Sales	Brewery-Public House
Limited On-Premises Sales	Brewery
Full On-Premises, Caterer	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, For Profit Private Club	Winery
Full On-Premises, Non Profit Private Club	Wholesale Malt Beverage & Wine
Full On-Premises, Other Public Location	Warehouse
Full On-Premises, Public Passenger Carrier	

Section 1 – Submission – To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): Tyson Smith

Proposed Trade Name: Copious Cellars, LLC

Premises Address: 1421 NE Alpha Dr

Unit:

City: McMinnville

County: Yamhill

Zip: 97128

Application Type: ☒ New License Application ☐ Change of Ownership ☐ Change of Location

License Type: Wholesale

☐ Additional Location for an Existing License

Application Contact Information

Contact Name: Tyson Smith

Phone: [REDACTED]

Mailing Address: [REDACTED]

City: Portland

State: OR

Zip: 97239

Email Address: [REDACTED]

Business Details

Please check all that apply to your proposed business operations at this location:

☒ Manufacturing/Production☐ Retail Off-Premises Sales☐ Retail On-Premises Sales & Consumption

If there will be On-Premises Consumption at this location:

☐ Indoor Consumption☐ Outdoor Consumption☐ Proposing to Allow Minors

Section 1 continued on next page



Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s): Tyson Smith

Proposed Trade Name: Copious Cellars, LLC

IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed **by the local government** for this form to be accepted
with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: McMinnville

Optional Date Received Stamp

Date Application Received: February 5, 2025

Received by: Tim Symons

Section 3 – Recommendation - To be completed by Local Government:

- ☐ Recommend this license be granted
- ☐ Recommend this license be denied (Please include documentation that meets [OAR 845-005-0308](#))
- ☐ No Recommendation/Neutral

Name of Reviewing Official:

Title:

Date:

Signature:

After providing your recommendation and signature, please return this form to the applicant.