



CITY OF MCMINNVILLE
 PLANNING DEPARTMENT
 231 NE FIFTH STREET
 MCMINNVILLE, OR 97128
 503-434-7311

www.mcminnvilleoregon.gov

MCMINNVILLE URBAN RENEWAL ADVISORY COMMITTEE
 Community Development Center, 231 NE 5th Street
 Wednesday, June 3, 2020, 4:00 – 5:00 PM

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/98239425717?pwd=UGlUd3FvQWRFS093TjcyNUowQ2UvUT09>

COMMITTEE MEMBERS	ITEM
Walt Gowell Chair	1. Call to Order / Introductions
Wendy Stassens Vice-Chair	2. Citizen Comments
Ossie Bladine	3. Minutes:
Alan Fox	<ul style="list-style-type: none"> • March 4, 2019 (<i>Exhibit 1</i>)
Ed Gormley	4. Urban Renewal Projects/Update
Peter Kircher	<ul style="list-style-type: none"> • MDA COVID Recovery Funds Request • MEDP Request for UR District Boundary Expansion • COVID Recovery Façade Improvement Grant
Kelly McDonald	5. Commissioner/Committee Member Comments
Maria Stuart	6. Staff Comments
Vacancy	7. Adjournment
John Dietz. MW&L Ex-Officio	<p><i>Please Note that this meeting will be conducted via ZOOM meeting software due to the COVID-19 event.</i></p> <p>https://mcminnvilleoregon.zoom.us/j/98239425717?pwd=UGlUd3FvQWRFS093TjcyNUowQ2UvUT09</p> <p>Meeting ID: 982 3942 5717</p> <p>Password: 668739</p> <p>Zoom meeting software can be downloaded for free on both a computer and a cell phone. If you do not have access to either a computer or a cell phone access to a computer to participate in the meeting can be provided at the Community Development Center. Please call the Planning Department at (503) 434-7311 for assistance at least 48 hours in advance of the meeting. Seating will be provided on a first-come, first-served basis and will meet social distancing requirements..</p> <p>These documents are also available on the City's website www.mcminnvilleoregon.gov; click on Government, click on Boards and Commissions, click on McMinnville Urban Renewal Advisory Committee. You may also request a copy from the Planning Department at the Community Development Center, 231 NE 5th Street, 503-434-7311.</p>
Scott Hill, Mayor Ex-Officio	
Dave Rucklos, MDA Ex-Officio	



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EXHIBIT 1: MINUTES

March 4, 2020
McMinnville Urban Renewal Advisory Committee
Regular Meeting

4:00pm
Community Development Center
McMinnville, Oregon

Members Present: Walt Gowell, Alan Fox, Ed Gormley, and Kelly McDonald
Members Absent: Ossie Bladine, Kyle Faulk, Peter Kircher, Wendy Stassens, and Maria Stuart
Ex-Officios Present: John Dietz
Ex-Officios Absent: Scott Hill and Lucetta Elmer
Staff Present: Heather Richards – Planning Director
Guests Present: Kellie Menke – City Councilor, Bettie Egerton, Relcha Loomba, and Scott Cooper

1. Call to Order/Roll Call/Introductions

Chair Gowell called the meeting to order at 4:00 PM.

2. Citizen Comments

None

3. Minutes

- January 8, 2020

There was no vote on the minutes due to lack of a quorum.

4. Urban Renewal Projects Discussions/Update

- Alpine Avenue – Victory Gardens Project

Planning Director Richards introduced the Victory Gardens project. The applicant was here to share the project with the Committee as Alpine Avenue was an important part of the Committee's work.

Bettie Egerton, applicant, said Victory Gardens was a new organization that three people had decided to start as a part of their work on climate change. Their mission was to promote local gardening, especially vegetable and fruit gardening, to promote local farming, and

community gardens. This would help alleviate global warming and prepare people for the possibility of food shortages. The Alpine Avenue planter boxes had been sitting empty for a few years and she thought they could use the boxes to educate people about gardening. They met with the Gardening Club, Zero Waste, Granary District Association, and City staff regarding this project. She thought they could make the boxes and any other areas available for planting into an educational plant walk. Each area where there was a cluster of boxes would be a theme, such as native plants, medicinal plants, etc. They would plant the boxes and put up signage explaining the theme and the plants. She asked if there was money available to help, especially with the signage costs. All of the labor would be donated. She thought it would bring in tourists, educate people about plants and gardening, and encourage people to produce their own food. She also thought an information kiosk would be helpful as well.

Committee Member McDonald wanted to make sure that beyond the first year set up that they put together the costs for ongoing maintenance. Ms. Egerton did not think the maintenance would be an issue as they had access to many plants.

There was further discussion regarding vandalism and coordinating with Public Works on a watering system for the plants.

Ms. Egerton explained another project they were doing, a Food Forest, which would be behind the Heritage Center. She had also talked with Recology about donating compost for the boxes.

Mr. Dietz from McMinnville Water & Light volunteered vegetative matter for the boxes as well. He noted they had one of the lowest carbon footprints in the area.

Committee Member Gormley suggested that she contact McMinnville Community Foundation for funding for the kiosk.

Planning Director Richards said they would need to look into operational sustainability in terms of maintaining the project. They would need to know who would be responsible for the maintenance and how they would get the water supply to the plants. Urban Renewal could help pay for bricks and mortar, but not operating costs. The kiosk could be considered bricks and mortar.

Chair Gowell said they would have to talk about the kiosks as there was a history of downtown kiosks that was negative. They could deteriorate and become a problem. The informational signs and initial plantings might be able to be funded as well.

Planning Director Richards said putting in a watering system for the hanging baskets and planter boxes would also qualify.

There was consensus for staff to bring back an outline of what they could and could not spend Urban Renewal funds on and make a decision on this project when there was a quorum of members.

There was discussion regarding the pros and cons of kiosks and other options for kiosks outside of this project.

Committee Member Gormley thought there needed to be commitment to the maintenance of the boxes before any funding was given.

It was suggested to look into the Boy Scouts for making the signs.

- Third Street Streetscape Improvement Project

Planning Director Richards said staff was working internally on identifying right-of-way infrastructure elements. The next step was to work on the urban design development. This would identify a brand and design opportunities. She asked for approval to move forward with the consultant to work on the urban design.

Chair Gowell thought the right-of-way infrastructure elements needed to be a larger discussion that included MURAC, staff, McMinnville Water & Light, and Council. There needed to be more direction on the scope of the project.

Planning Director Richards said it could be an agenda item for the next MURAC meeting.

Committee Member Gormley thought they needed to look ahead at what improvements would be needed in the next ten years.

- City Center Housing Strategy

Planning Director Richards said they were nearly done with this project and next month MURAC would review the draft strategy. That would include the permas that were done to show what was costing out and what was not for housing downtown. They would also discuss the two pilot projects and make a final decision on the draft. The Committee would also decide if they wanted to put together a housing fund to incentivize housing if there was a gap that Urban Renewal could fill. If code amendments needed to take place, that would be done through the Planning Department.

- MURAC FY 20/21 Work Plan

Planning Director Richards reviewed the draft 2020-2021 Work Plan. In the Urban Renewal Plan there was a series of eight goals and they had been working on projects that implemented five of them. She had identified the projects listed in the plan, identified the action they had been working on underneath that, the timeframe in terms of the next calendar year of when it would be a MURAC discussion, the total dollar allocations in the Urban Renewal Plan for the projects, FY 20/21 budget allocation, and the parties involved in implementing the projects. She noted the Five Year Strategic Plan was the focus of their efforts and funds. It went from 2018 to 2022 and that was what they had been following. They would be at \$245,000 if they funded the Granary Row project this fiscal year and that was already budgeted in this year's budget. They had budgeted \$35,000 for district identity and that project was put on hold because of what was going on with MDA. Those funds would continue into next fiscal year. The public parking and structural analysis was currently being done and those funds would be spent. The Downtown Master Plan was shifted into next fiscal year. The contingency would be about \$50,000. She would bring this back to the next MURAC meeting for a vote.

5. Committee Member Comments

None

6. Staff Comments

None

7. Adjournment

Chair Gowell adjourned the meeting at 4:55 p.m.