

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

Tuesday, May 28, 2013, at 6:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors: Present

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

Also present were City Manager Kent L. Taylor, City Attorney Candace A. Haines, Planning Director Doug Montgomery, Community Development Director Mike Bisset, and a member of the news media, Nathalie Hardy of the News Register.

DINNER

CALL TO ORDER: Mayor Olson called the meeting to order at 6:30 p.m. and welcomed all in attendance.

PUBLIC HEARING - Regarding Renewal of the Downtown Economic Improvement District: City Manager Taylor briefly reported on the Downtown Economic Improvement District (EID) and stated that the public hearing reflected the EID ordinance requirement that it go before the City Council for a public hearing for renewal. The three-year duration for the EID was thought to be a logical amount of time because it allowed for longer range planning on the part of the McMinnville Downtown Association (MDA). The money derived from the assessment funds MDA staff.

Discussion took place regarding the differences between the EID, the Transient Lodging Tax, and the Urban Renewal Project. It was noted that each of those three supported different objectives. The EID supports a collective voice for the downtown, the Transient Lodging Tax supports city-wide tourism; and the Urban Renewal project would fund infrastructure within the District's boundaries. City Manager Taylor explained that in the case of the EID, the property owners are assessing themselves.

ORDINANCE - AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION FROM RESIDENTIAL TO COMMERCIAL ON TWO PARCELS OF LAND: Planning Director Montgomery reported that the proposed ordinance would allow for construction of a new Subaru sales office at the Jim Doran site on NE 3<sup>rd</sup> Street. No opposition was heard at the April 18<sup>th</sup> Planning Commission Meeting.

RESOLUTION - AWARDING A BID FOR THE MILLERS ADDITION SANITARY SEWER REHABILITATION, PROJECT 2012-5: Community Development Director Bisset noted that this project had been designed and developed in house. The Project Manager and Inspector have spent a good deal of time discussing the project with neighbors, attempting to minimize its impacts as much as possible. He noted that this project would entail working in residents' back yards. Mr.

Bisset explained that back yard sanitary sewer easements are no longer commonplace in McMinnville; however, this is one of the areas in McMinnville where that practice occurred. The project will begin sometime in June.

RESOLUTION - APPROVING THE CITY OF McMINNVILLE - McMINNVILLE COMMUNITY MEDIA CABLE ACCESS MANAGEMENT AGREEMENT: City Manager Taylor stated that the City has had an agreement with McMinnville Community Media which gives MCM a piece of the franchise fee. This agreement is essentially the same as the former agreement; it has just been made current.

ADJOURNMENT: Mayor Olson adjourned the Dinner Meeting at 6:55 p.m.

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Rose A. Lorenzen, Recording Secretary

CITY OF McMINNVILLE  
MINUTES OF McMINNVILLE URBAN RENEWAL AGENCY MEETING  
Held at the Civic Hall on Gormley Plaza  
McMinnville, Oregon

Tuesday, May 28, 2013, at 7:00 p.m.

Presiding: Rick Olson, Mayor

Recording: Rose A. Lorenzen, Recording Secretary

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Scott Hill	Kellie Menke
	Paul May	Alan Ruden
		Larry Yoder

Also present were City Manager Kent L. Taylor, City Attorney Candace A. Haines, Planning Director Doug Montgomery, Community Development Director Mike Bisset, Police Captain Dennis Marks, Financial Consultant Bob Wells, and a member of the news media, Nathalie Hardy of the News Register.

AGENDA ITEM

CALL TO ORDER: Mayor Olson called the meeting to order at 7:00 p.m. and welcomed those in attendance.

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

INVITATION TO CITIZENS FOR PUBLIC COMMENT: Mayor Olson recognized Dennis Nice, Gary Nice, and Judy Jones. Mr. Nice explained that they represent their Father's estate -

he started Nice Electric. He stated that they had a brother, Lauren, who endured an auto accident in 1977 that left him with a head injury and from that time, Lauren became homeless and lived in the parks. He explained that his father felt responsible for his injured son who is now deceased. Mr. Nice, through his estate, made a donation to McMinnville Parks and Recreation of \$12,500. City Manager Taylor thanked the family members and stated that theirs was a kind and touching donation. He noted that the City would like to involve the family in the decision-making process related to the gift. Mayor Olson thanked the family and stated that he had admired their father for started the Nice Electric business.

Ilsa Perse spoke to the Council regarding how the City handles its recycling. She spoke about how the City has a high rate of recycling and she was trying to get the County to think about this, also. She spoke as a retail business owner on Third Street and that she would like to encourage the City to place recycling containers along Third Street. Recycling has the lowest level of technology and has the highest impact on the local landfill. She also asked the City to publicize recycling more and to voice concern about how to sort through the recyclables that are going directly into the landfill. She pointed out that Memorial Elementary School has an 80 percent recycling rate.

Mayor Olson stated that this meeting would be an excellent time to discuss a recycling program for the downtown and that the City Council would like to see more recycling bins placed in the downtown area.

I PUBLIC HEARING

I-A 7:00 P.M. PUBLIC HEARING - REGARDING THE RENEWAL OF THE DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT: Mayor Olson advised that the public hearing regarding the Downtown Economic Improvement District (EID) would be legislative in nature. He opened the public hearing at 7:13 p.m. and asked for a staff report.

STAFF REPORT: Planning Director Montgomery referred to his memorandum in the Council packets regarding the values that the EID had provided over its 27 years of existence. Every three years the EID must be renewed and at each of its renewals, the EID has garnered considerable support. McMinnville EID was the first in the State of Oregon and McMinnville's downtown is recognized throughout the state and is one of the 'Performing Downtowns' in Oregon. The EID has allowed the Planning Department to accomplish many projects in its comprehensive plans and downtown master plans. He noted that the Council has several pages of background material and letters of support from Marilyn Worrix. Additionally, the materials contain a remonstrance from the Union Pacific Railroad and a letter from Oregon Mutual Insurance. Public notice for the public hearing was provided on April 12, 2013.

PUBLIC TESTIMONY: McMinnville Downtown Association (MDA) Manager Cassie Sollars and MDA Vice President Kyle Faulk spoke in support of the MDA. Mr. Faulk reminded the Council that the MDA has been promoting the economic health of downtown McMinnville for the past 27 years. The City contracted with the MDA to administer the economic improvement district funds. He explained that the MDA is structured and governed by a Board of Directors, and its membership includes property owners, service and retail business owners, and associate members. The MDA has two staff members - Cassie Sollars and Kindra Lindell, five standing committees, and has achieved national mainstreet accreditation. Mr. Faulk explained the MDA's funding sources which include the EID assessment, Promotions Fund (includes membership and it funds events such as the Thursday Farmers' Market, Alien Daze, The annual Trail Band concert and the Brownbag concerts and the building fund maintains the Cozine House. He explained that the EID originally was the MDA's sole funding source; however those funds are now dedicated in part to administration and personnel. Mr. Faulk spoke about the current assessments for the two zones within the MDA and stated that the last assessment increase occurred in 2007. He pointed out that since 1986 the MDA has been integral to lowering the downtown vacancy rate and in facilitating public/private innovations. He stated that the key thing has been the partnerships that have been formed and that the economic viability of the downtown is because of the teamwork. He concluded by stating that with the City's support, the MDA will continue the tradition of the past 27 years.

MDA Manager Sollars read a letter into the record from long-time leader and downtown property owner Marilyn Worrix which stated her staunch support of the MDA.

Walt Gowell and Jeb Bladine each stated their personal support and the support of each of their businesses for the MDA. They each requested that the Council reauthorize the EID for another three-year term. It was pointed out that the EID is supported by downtown property owners, business owners, and tenants and at each of the renewals those same people could have come forward to remonstrate, but they have not. They spoke in glowing terms about the MDA events, such as Alien Daze and about the standards in place for the downtown, including design standards, streetscape plans, mater plans, and other long-term planning activities.

Councilor Ruden asked Mr. Gowell if he felt that the proposed increase was realistic. Mr. Gowell responded that he felt it was not realistic to not anticipate that costs increase. He was in support of the increased assessment.

Councilor Jeffries asked about the MDA's proposed budget. Ms. Sollars responded that the budgets are prepared in July and August each year and as soon as that occurs, she would

e-mail it to the City for dissemination to the City Council. She also pointed out that the City receives the MDA financial statements annually.

Mr. Bladine spoke on behalf of his family who are business and property owners in downtown McMinnville. He noted his strong support for the EID extension and reminded the Council that the increase was the first one in six years. He registered a concern regarding the mission of the EID and noted that almost everything the downtown does fits under the law of economic improvement districts. Going forward there is a need for clarity and the City should help define the EID's mission. He stated that with the discussion regarding urban renewal, the NE Gateway District, and the Transient Lodging Tax, there is an important need for the purposes of each to be clearly defined.

Steve Patterson, Oregon Mutual Insurance (OMI), spoke in benign opposition to the EID. He noted his great respect for the MDA and its staff, the people who founded the MDA, and its mission. He stated that while the letter that was sent from OMI was intended as a private letter to the MDA, its purpose was to ask for clarity. While OMI is a strong supporter of the downtown, he asked that the MDA make its mission clear. He explained that OMI was unclear about whether the EID would eventually end or if it were perpetual. He stated that he was one of the people who saw downtown McMinnville during TurkeyRama and knew that he wanted his family to live here. He stated that OMI wants to know the plan for the EID.

Responding to an inquiry from Councilor Menke, Mr. Patterson stated that there are times that OMI would like to be in the conversation and he knew that they were not alone. He stated that he had great trust in the management of the MDA and in Ms. Sollars. He reiterated that OMI's opposition was benign.

Councilor Hill thanked Mr. Patterson and OMI for their approach to this matter. He noted that any organization, over time, needs to examine and define its mission and that communication is critically important. He noted that property owners are not necessarily members of the MDA and he believed that there will be more and better communication from the MDA.

Councilor Jeffries echoed Mr. Patterson's comments and stated that if Oregon Mutual, MDA's largest contributor, is not being heard, how are the other, smaller voices being heard.

Councilor Ruden stated that he believed the City Council felt that the MDA should be accountable to its downtown business and property owners. He stated his concern about the increase in the assessment and stated that he felt the

MDA should step forward to show how the increase will be spent.

Councilor Yoder thanked Mr. Patterson for airing his concerns and agreed with Councilor Hill regarding communication. He felt that it was very important that the MDA better communicate with the property and business owners. He noted his strong support for the MDA and stated that it was important to keep the MDA running harmoniously.

Scott Cunningham, 14311 Stoller Road, stated that he was the owner of the Community Plate and Walnut City Kitchen restaurants. He discussed his support for the MDA and pointed out that the reason he located here was because of the town and downtown areas. The downtown is very important to the community and employs many individuals. These families rely on the vitality of the downtown core and the EID ensures that every owner has some level of commitment to the downtown. The funds help the MDA do the hard work that they do. He noted that the Transient Lodging Tax, in approved, would support City-wide tourism efforts; the EID supports the downtown and allows the MDA to continue to sponsor many of the wonderful events that happen downtown. Mr. Cunningham spoke as an MDA Board member and stated that the Board took the decision to increase the assessment very seriously, especially when the economy is not good; however, he explained that for the MDA to continue to do the good work, they need the assessment increase. This is an investment to our community.

Councilor Menke asked Ms. Sollars about average rental costs in the downtown area and whether the rates were holding steady. Ms. Sollars responded that the average rental for smaller shops in ideal locations runs at around \$1.25 per square foot and larger spaces run as low as .68 per square foot. There has been a reduction in overall rents and less demand during the economic downturn. She further explained that she was aware that the landowners in the District have been dealing with compressed rents and that because of that the MDA has kept their staffing levels at two persons, rather than the three that they need. She restated that the MDA Board thought long and hard about asking for an assessment increase. It was a tough decision that they had to make; however, the decision to go with the increase was unanimous.

Mr. Cunningham pointed out that if they did not ask for an increase now, it would be another three years before they could ask again. If they waited that long, operationally, there would be things that could not be done.

Councilor Hill stated that this has not been an easy discussion. He specifically thanked Mr. Cunningham for his testimony and noted that the uniqueness of the downtown is mixing the "new blood with the old." The new, younger members will continually renew the passion held for the downtown area.

Councilor Ruden thanked Mr. Cunningham and stated that the downtown has outstanding homes and buildings; however he saw one today that could use a bit of help. He asked whether the increase would add personnel. Ms. Sollars responded that there would be no increase in personnel and that for several years the MDA, like the City and Oregon Mutual, have had wages frozen. She stated that although it is hard to spend money at this time, if they do not keep up their investment, they will lose what has been created over the past three decades.

Responding to Councilor Jeffries' question, Ms. Sollars explained that the MDA formally communicates with all its members two times yearly with an annual report and with a newsletter. Recently, after the City and the MDA communicated about the assessment renewal, a letter was sent to all major property owners asking for feedback for how the MDA can better serve them. She admitted that communication has not been as good as it could be; however, it is the Board's goal to provide more open communication lines. She thanked the Council for making very valid points regarding communication regarding future plans and the MDA's budget. She further explained that the Board is appointed by the members each February. She explained that they have 285 members and while it is difficult to reach all, they will do better.

Mr. Cunningham reminded the Council that there is a way for the property owners to remonstrate, yet only one remonstrance had been received.

Mr. Patterson responded that the idea that people who did not attend the public hearing endorse the EID is not true. He stated that they could have had people here; however, this is about having more accountability and running a tight organization. He stated that he did not want the record to reflect that only two remonstrated (Oregon Mutual and the Union Pacific Railroad).

Mayor Olson closed the public hearing at 8:10 p.m. City Manager Taylor stated that there would always be some who did not believe in an idea or organization; however, he felt that there were a substantial percentage of downtown property owners who approve of the MDA and the assessment. He advised that he felt the MDA was very accessible and that although he did not always agree with the Board or staff decisions, he knew where they were and they knew where the City was. He pointed out that everyone is not happy all of the time; yet this discussion is a sign of interest. He noted that everyone is trying to get to the same place and that when the Council comes back in another three years, the discussion will most likely be quite different from today's discussion. Because the Transient Lodging Tax would most likely be approved, the City will have a much better feel in three years for needs in the downtown area. Because the City has always had a staff

member on the MDA Board, there was always been an "inside ear" and has had the ability to ask questions. Mr. Taylor noted that he viewed the MDA as an extension of City staff and he knows that he can always pick up the telephone and at the very least use them as a sounding board. He stated that he believed the discussion was very beneficial and that the MDA has had tremendous success and believed that the EID should be renewed.

Councilor Ruden agreed and stated that he felt good about this type of dialogue. It was very indicative of the community. He was very encouraged for the future.

Councilor May agreed that the timing of cost increases are always tricky; yet with the promise of better communication, it looked to him that there was lots more good going on than bad and that the Council needs to support it.

Councilor Jeffries stated that at this time he was willing to support the continuation with the MDA; but he felt strongly because of the conversations he has had with downtown people, he cannot support the assessment increase.

Councilor Menke appreciated the testimony and passion that all have shown and that she believed, after listening, the communication will improve. She stated she favored the continuation of the EID and the proposed increase in assessment.

Councilor Hill stated that when he first came to McMinnville over 21 years ago, the MDA was the first organization with which he became involved. He felt that the MDA was a great organization. Since that time, the MDA has become a model in the state of Oregon. He hears the same things about McMinnville - what a great City and downtown. He referenced the vast number of volunteers who do work for the City organization and compared it to the MDA - only two paid personnel, yet there is a cadre of people who volunteer. He believed it was the leadership of the MDA that brings out the volunteers. He stated that he represented a major property owner in McMinnville who supports the MDA. He agreed that communication is key and knows that Ms. Sollars will work on that. He stated his confidence in current staff and the Downtown Committee which is primarily made up of downtown folks. He supported the continuation of the EID and the requested increase in assessment.

Councilor Yoder stated that when he first read about the increase, he was opposed to the idea; yet as he studied it and realized the importance to the downtown and what he heard at this public hearing regarding communication, he felt it was very vital to keep the process going. He noted that if the MDA Board unanimously agreed to the increase, he would support it.



Mayor Olson stated that he had listened to the testimony and the discussion regarding communication. He advised that he had gone downtown and asked new business and building owners if they knew about the EID and they said "no," they only knew that they had to pay a tax. He asked other business owners if they had brought suggestions up to the MDA and they replied, "We don't dare. . ." He stated that those comments concerned him. He saw this as an opportunity to communicate better. He advised that the City Council needed to make sure that the MDA is set onto a solid footing. He advised that he agreed with Councilor Jeffries and was not sure that an increase is merited. He stated he could not support the increase.

Additional Council discussion ensued, following which City Attorney Haines read by title only Ordinance No. 4967 extending the duration of the McMinnville Downtown Economic Improvement Assessment District (created by Ordinance No. 4373 and extended by Ordinance Nos. 4445, 4518, 4595, 4671, 4808, and 4873) by amending said ordinances and by adopting a proposed assessment schedule and roll of the properties to be benefited. (No Councilor asked that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4967 PASSED by a majority roll-call vote. (NAY: Jeffries, Ruden. Mayor Olson stated that because the ordinance did not pass by a unanimous vote, the matter would once again be voted on at the June 11, 2013 meeting.

RECESS / RECONVENE: Mayor Olson called a brief recess at 8:44 p.m. He reconvened the meeting at 8:55 p.m.

I-B

7:00 P.M. PUBLIC HEARING - REGARDING THE APPEAL OF THE McMINNVILLE PLANNING COMMISSION'S DECISION REGARDING AP 1-13 (SHEILA AND VERNON McCLUSKEY, ET AL.): Mayor Olson opened the public hearing at 8:58 p.m. No objections were heard regarding jurisdiction and no Councilor declared a conflict. Councilors Ruden and Yoder stated that they had drive by the site and Councilor Hill stated that he had seen the site.

STAFF REPORT: Planning Director Montgomery directed the Council's attention to the staff report located in the Council packets and advised that the subject site is a part of the Grandhaven Heights subdivision. As a condition of the subdivision's May 1999 approval, the Planning Commission required that all trees larger than nine inches in diameter required approval prior to removal. The three property owners most affected by this requirement came forward with the request to remove that condition. The Planning Commission, at its April 18, 2013 Meeting voted four to three to deny the request. He explained that the Council could either uphold the appeal or deny it.

Responding to Councilor Jeffries' inquiry, Mr. Montgomery stated that there were 5 Fir trees at the rear of the

McCloskey property and an additional eight to ten trees on properties to their south.

APPLICANT TESTIMONY: Sheila McCloskey, 3347 NE Lucas Drive, and Marti Couch, 3305 NE Lucas Drive, spoke to the Council regarding their request to amend Section 2 of Ordinance No. 4696. Ms. McCloskey told the Council that she had been working for several years to take the trees down. When the property was purchased, there was no indication on the title report regarding deed restrictions. She noted that a local real estate person had written a letter that stated that the trees would have a negative effect on the value of the property. She advised that no one in the neighborhood had been aware of any deed restrictions and they had been told by the property's developer, Gary Lucas.

Ms. McCloskey stated that the trees were not suited for urban development because they grow into the gutter of the pump-house and into the fence. Their shallow root system sucks up all the water and they have also had problems with damage due to wind storms. She noted that the trees are not located in a parkway. They are unable to do any landscaping in their back yard because nothing will grow there. She stated her desire to replace the trees with smaller, more suitable trees and then have their yard professionally landscaped.

Marti Couch stated that she did not necessarily want to cut the trees in her yard, but felt that they should have the right to make the decision. Currently it costs approximately \$2,500 to have the trees cut back and trimmed every five years. She pointed out that the stipulation regarding the trees was not in the Covenants, Conditions, and Restrictions (CC&R) or the title report. Falling trees and/or limbs are a concern to them because they currently run a daycare and someday they would like to have children. She asked who would be liable if someone or something was injured by a falling branch or tree. She stated that she and her husband have six trees in their yard.

Responding to an inquiry from Councilor May, Mr. Montgomery explained that they types of conditions are not normally recorded, and in this case, the developer was to include the condition in the CC&Rs. The document had been filed with the County Clerk's office, but did not include the tree removal condition.

Roger Everett, 3350 NE Lucas Drive, spoke regarding his experiences with Douglas Fir trees. He stated that he had grown up in Astoria and had seen hundred of Douglas Fir trees blow down. Their root systems are fairly shallow and the trees are most susceptible to wind damage. He stated that they have property on the Oregon Coast and the CC&Rs allow them to remove trees with permission. He stated that they took out an umbrella insurance policy that would cover damage related to falling trees and/or branches.

Lorie Everett, 3350 NE Lucas Drive, testified that at their property in the Salishan development several trees had fallen, one on a neighbor's house. Needles fall on the roof, gutters, and stain the driveways and decking. She opined that one could not grow landscaping around the roots and the trees.

OPPONENT TESTIMONY: Gary Lucas, 3125 NE Lucas Drive spoke in opposition. He stated that he was the developer of the subdivision and they had to abide by the ordinance when they put the subdivision infrastructure in. Mr. Lucas pointed out that the trees are there to control erosion and to keep the water from washing down to the field to the north. The root systems are deep. He stated that he had only heard about personal wants and future possibilities. He stated that the ordinance clearly stated the requirements and he was in opposition to do anything with the ordinance. He pointed out that whoever had approved the CC&Rs should have caught the omission regarding the trees.

Councilor Menke wondered if the trees had outlived their usefulness. Mr. Lucas remarked that they had not. He stated that he believed that the person who purchases a piece of property needs to be aware of what they are purchasing and they assume custodial duties related to the natural resources involved in an ordinance.

Responding to Council inquires, Mr. Lucas replied that the trees add to the subdivision - if they were not there, the properties would be open to adjacent farmland. He also noted that they add to the subdivision. He stated that although his father had planted the trees, he had no emotional ties to them. He stated that he was against cutting the trees unless there was a hazard.

Mark Davis, 652 SE Washington, stated that he was in opposition to the cutting of the trees. He stated that there was a land use principal ordinance that is at interest. He noted that although he would be in favor of amending the ordinance so allow trees to be removed selectively if there is a reason or need.

PUBLIC AGENCY COMMENTS: Mr. Montgomery noted for the record that no there were no new public agency comments to add to the record.

REBUTTAL TESTIMONY: Ms. Couch noted that their subdivision has just 16 homes, three of which have the trees in question. The trees in their backyards serve no purpose. Ms. Couch commented that although she had received the CC&Rs when they purchased their home, there was nothing about the trees in the document. She stated that they might not have purchased their home if they knew that they could not remove the trees.

Ms. McCloskey stated that the CC&Rs require that backyards were supposed to be completed within six months of home completion, but they cannot grow a backyard.

Ashley Spawn, 3271 NE Lucas Drive, stated that she lived next door to Ms. Couch and has three of the trees in question. She stated that she has no plans to remove them.

CLOSE PUBLIC HEARING: Following discussion, Mayor Olson closed the public hearing at 9:48 p.m. and asked for Council deliberation.

Following a brief discussion, Councilor Menke MOVED to grant the appeal and directed staff to draft an ordinance allowing for the removal of the trees in the Grandhaven Heights subdivision, SECONDED by Councilor Hill. Motion PASSED unanimously. Planning Director Montgomery stated that his office would draft an ordinance for the Council to act on. It would be presented at the Council's first meeting in June.

II

NEW BUSINESS

II-A

McMINNVILLE COMMUNITY MEDIA (MCM) ANNUAL REPORT: MCM Executive Director Jerry Eichten stated that the City's Cable Access Management Agreement invites MCM to periodically share their activities with the City Council. He pointed out that Councilor Yoder was the Council's liaison to MCM. Mr. Eichten reviewed the history of MCM and showed a brief DVD of the past year's activities at MCM. He noted that the organization has forged partnerships with schools and educational organizations. MCM is on YouTube, Facebook, and they have increased their online presence. MCM currently has two full time and one part-time staff members and a large list of people who use their facility.

Following the presentation, Mayor Olson and each of the Councilors thanked Mr. Eichten for his valuable presentations.

II-B

RECOLOGY / WESTERN OREGON WASTE RATE REVIEW REPORT AND ANNUAL FINANCIAL REPORT: Western Oregon Waste General Manager Fred Stemmler and Rate Analyst Dave Larmouth were present to introduce the Council to their new name, Recology Western Oregon. He noted that the company is proposing a rate adjustment according to the CPI rate index CPI-U West B/C of 0.8 percent. The rate impact would be 16 cents for a 32-gallon weekly curbside pickup. Mr. Stemmler briefly reported on the organization's projected revenues which were not realized from last year. He explained that people are downsizing their consumption and recycling more and throwing away less.

Mr. Stemmler stated that the company is making the most of its current truck fleet. Some of the trucks are in need of

paint and as they are repainted they will be re-branded to the new name and logo. Their outreach to customers is to let their customers know that they are transitioning from WOW to Recology.

Recycling was discussed, along with the possibility of glass recycling pickup. Mr. Stemmler stated that the company could create a new route, a glass route, if the Council gave them clearance to do so. He stated that it would be like the yard debris program, in that it could be a subscription collection.

Discussion also took place regarding a new location for taking trash elsewhere if and or when the Riverbend Landfill closes. Mr. Stemmler stated that alternates include Coffin Butte, Arlington, and Longview. Also, they are always expanding the recycling and composting programs.

Mayor Olson thanked Mr. Stemmler and Mr. Larmouth for their informative presentation.

III ORDINANCE

III-A AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION FROM RESIDENTIAL TO COMMERCIAL ON TWO PARCELS OF LAND TOTALING APPROXIMATELY 0.44 ACRES IN SIZE AND REZONING SAID PROPERTY FROM AN R-4 (MULTIPLE-FAMILY RESIDENTIAL) ZONE TO A C-3 PD (GENERAL COMMERCIAL PLANNED DEVELOPMENT ZONE: Planning Director Montgomery referred the Council to the materials located in their packets. No questions from the Councilors were aired.

City Attorney Haines read by title only Ordinance No. 4968 amending the Comprehensive Plan Map designation from Residential to Commercial on two parcels of land totaling approximately 0.44 acres in size and rezoning said property from an R-4 (Multiple-Family Residential) zone to a C-3 PD (General Commercial Planned Development) zon4. (No Councilor present requested that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4968 PASSED by a unanimous roll-call vote.

IV RESOLUTIONS

IV-A AWARDING A BID FOR THE MILLERS ADDITION SANNITARY SEWER REHABILITATION, PROJECT 2012-5: Community Development Director Bisset stated that bids for the Millers Addition Sanitary Sewer Rehabilitation Project were publicly opened and read on May 9, 2013. He reviewed the following five bids:

<u>Bidder</u>	<u>Bid Amount</u>
Canby Excavating	\$591,111.00
K & R Plumbing Construction	677,892.00
Emery & Sons Construction	778,658.00

Landis & Landis Construction	780,400.00
Kizer Excavating	780,567.00

Mr. Bisset stated that staff recommended adoption of the resolution as presented, awarding the bid to the lowest responsible bidder Canby Excavating in the amount of \$591,111.00.

Councilor Yoder MOVED to adopt Resolution No. 2013-13 awarding a bid for the Millers Addition Sanitary Sewer Rehabilitation Project, Project 2012-5; SECONDED by Councilor Ruden. Motion PASSED unanimously.

IV-B APPROVING THE CITY OF McMinnville - McMinnville Community Media Cable Access Management Agreement: Councilor Jeffries MOVED to adopt Resolution No. 2013-14 authorizing execution of a Cable Access Management Agreement between the City of McMinnville and McMinnville Community Media; SECONDED by Councilor Ruden. Motion PASSED unanimously.

V ADVICE / INFORMATION ITEMS

V-A REPORTS FROM COUNCILORS ON COMMITTEE AND BOARD ASSIGNMENTS: Due to the lateness of the hour, no Council reports were heard.

V-B DEPARTMENT HEAD REPORTS: No Department Reports were heard.  
III ADJOURNMENT: Mayor Olson adjourned the meeting at 10:41 p.m.

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Rose A. Lorenzen, Recording Secretary