

Council President Menke said she, Mary Stern, and Planning Director Richards were working on possible equity issues for people obtaining housing. There would also be public outreach on this topic.

Councilor Stassens said a mailing went out to all property owners in the Urban Renewal District regarding the Covid Business Recovery Façade Improvement Program. It was generating a significant amount of interest. The Granary Row project had submitted for building permits and staff was working on the Urban Renewal District boundary amendment. There were two vacancies on MURAC and four applications had been received.

Councilor Drabkin said the state legislature passed HB 4212 and they had been sending questions back for clarification on how the funding could be used. The Affordable Housing Task Force voted to redirect funds that had already been budgeted into the moteling project.

Councilor Geary said MAC Pac discussed library programming. McMinnville Community Media was checking equipment out to people and continued to stream local government meetings. The Landscape Review Committee approved applications at their last meeting and planned to review City codes and ordinances. They would like to review City projects as well.

Councilor Garvin said next week there would be paving and crack sealing at the airport.

Mayor Hill gave an update on the Fire District consultant presentation.

3.b. Department Head Reports

Planning Director Richards gave an update on housing rehabilitation and HB 2001 grants. Staff had applied for emergency business assistance grant funds as well.

Finance Director Cuellar reported on the Audit Committee meeting where the City's reserves were discussed.

Police Chief Scales said police policies and weekly stats were available online.

Human Resources Director Bayer introduced a new summer intern.

City Manager Towery discussed the Work Session topics for next week.

4. CONSENT AGENDA

a. Consider the Minutes of the November 12, 2019 City Council Work Session and Regular city Council Meeting.

Councilor Peralta MOVED to adopt the consent agenda as presented; SECONDED by Councilor Drabkin. Motion PASSED unanimously.

5. RESOLUTIONS

- 5.a. Consider **Resolution No. 2020-45**: A Resolution authorizing the City Manager to enter into a contract with Stryker Medical through the Houston Galveston Area Cooperative Purchasing Program (HGAC) for the purchase of eight (8) new Physio Control LIFEPAK 15 Monitor/Defibrillators.

Fire Operations Chief Hanifan said this resolution would authorize the purchase of 8 new defibrillators. The model would provide treatments that their medical director had requested them to provide. The lifespan was 20 years.

Councilor Geary MOVED to adopt Resolution No. 2020-45, authorizing the City Manager to enter into a contract with Stryker Medical through the Houston Galveston Area Cooperative Purchasing Program (HGAC) for the purchase of eight (8) new Physio Control LIFEPAK 15 Monitor/Defibrillators; SECONDED by Councilor Drabkin. Motion PASSED 6-0 by the following vote:

*Aye – Councilors Drabkin, Garvin, Geary, Stassens, Peralta, and Menke
Nay – None*

- 5.b. Consider **Resolution No. 2020-46**: A Resolution authorizing the City Manager to enter into a sub-grant agreement with McMinnville Water and Light for CARES Act funding through the Coronavirus Relief Fund program.

Finance Director Cuellar said McMinnville Water & Light's reimbursements needed to flow through the City and required this sub-grant agreement.

Councilor Peralta MOVED to adopt Resolution No. 2020-46, authorizing the City Manager to enter into a sub-grant agreement with McMinnville Water and Light for CARES Act funding through the Coronavirus Relief Fund program; SECONDED by Council President Menke. Motion PASSED 6-0 by the following vote:

*Aye – Councilors Drabkin, Garvin, Geary, Stassens, Peralta, and Menke
Nay – None*

6. ORDINANCE

- 6.a. Consider **Ordinance No. 5093**: An Ordinance Repealing And Replacing Title 15 Of The McMinnville City Code, Specific To Buildings And Construction, Amending Section 2.50.510, Specific To Code Compliance - Applicability, And Sections 8,10.250, Health And Safety – Motor Vehicles, and Section 8.10.035, Health And Safety – Storage.

No Councilor present requested that the Ordinance be read in full.

City Attorney Gowell read by title only Ordinance No. 5093, An Ordinance Repealing And Replacing Title 15 Of The McMinnville City Code, Specific To Buildings And Construction, Amending Section 2.50.510, Specific To Code Compliance - Applicability, And Sections 8,10.250, Health And Safety – Motor Vehicles, and Section 8.10.035, Health And Safety – Storage..

Planning Director Richards said these were amendments to Title 15 of the Municipal Code. This was a near-term action in the MAC Town 2032 Strategic Plan. The Building Official, Fire Marshal, and Code Compliance team met for several months to discuss best practices and programs that would serve McMinnville into the future. The Council held a Work Session on this topic in April. There would be two code amendment packages, and this was the first of the two. It focused on the overall structure of the programs and the next package would focus on more specialty programs. This code had not been updated since 1980. It coordinated enforcement of building and construction codes with the new code compliance program. The proposed ordinance repealed and replaced Title 15 of the Municipal Code, amended Section 2.50/510., specific to Code Compliance Applicability, amended Section 8.10.250, Health and Safety—Motor Vehicles, and Section 8.10.035, Health and Safety—Storage. All the building codes were adopted by the State, they were uniform across Oregon, administered locally, and local changes were not allowed. The current building codes had been in place since 1974 and up until 2019 they offered broad authority over unsafe and unauthorized occupancy which applied to all structures and construction. Staff was proposing local regulations that would fill the gap for what the state was not doing. They wanted to adopt the International Property Maintenance Code that established minimum requirements for the maintenance of existing buildings. It would be administrated by Code Compliance staff, following the current Chapter 2 Notice and Abatement process. Staff also recommended these changes to 15.02 – Building Code: adopting an appendix of the International Code that dealt with grading and introducing a section for alternate methods and materials, requiring permits, adding authority for the Building Official to decide when a design professional should be involved in a project, allowing special inspections and temporary certificates of occupancy, charging fees for the program, adding right of entry, stop work, and identifying unsafe buildings to the powers/duties of the Building Official, and adding applicability, violations and penalties, and protests and appeals.

There was discussion regarding the criteria for right of entry, authority for engagement and inspection when there was not a building permit, defining a building as occupied, intention of the void left by the changes from the state and local municipal authority to fill the gap, adopting local authority for alternate materials, methods, and modifications, definitions, when a permit was needed, keeping projects moving while issues were being resolved, work without a permit investigation fee, and purpose for the adoption of the International Property Maintenance Code.

Planning Director Richards then discussed the changes to 15.04 – Fire Codes. Staff proposed to officially adopt the Oregon Fire Code and its appendices and to establish the duties and local authority to enforce that fire code as well as provide for a local appeals process. It would establish the ability for the Fire Department to assess violation fees. There was a definitions section in this chapter of the code. There was also a section for the establishment of duties, adoption of the Oregon Fire Code (OFC), fire protection system maintenance, restricted uses during fire season, modifications to the OFC, violations and penalties, and protests and appeals.

There was discussion regarding the authority of duties and inspections, review of applications, difference between civil and municipal penalties, bringing the code up to date to reflect current practices, process to update old buildings to meet new codes and tensions about the cost to do so, aligning the building code and fire code to address historic buildings, how the two codes had different underlying purposes and there were benefits to that tension, and importance of making buildings safer.

Planning Director Richards reviewed changes to 15.06—Standard Specifications for Public Works Construction. The sections included adoption by reference and authority to alter provisions. She also reviewed 15.08—House Moving Regulations. The new sections included how applicants applied, who reviewed applications, the criteria, and authority for different decision making filters throughout the process. In the existing code there was a provision for a fee waiver of parks and wastewater SDCs for relocating a historic landmark. That was included in the new code revisions. This would encourage people to move historic homes instead of demolish them. The other amendments proposed were: Section 2.50.510, adding the application of the Code Compliance process to Title 15; Section 8.10.250, adding the ability to screen inactive motor vehicles on private property with a car cover; and Section 8.10.035, adding a section on storage of items on private property.

There was discussion regarding how these amendments would give Code Compliance more remedies for issues, scenarios for when these amendments would be used especially for storage of larger items that were not considered junk, and screening from public view.

Planning Director Richards explained what would be included in the next code amendment package.

Councilor Peralta did not have concerns with the changes, but would be voting no so the ordinance would be brought back to the next meeting. This would allow the community time to give feedback.

Mayor Hill asked if the Council wished to move this item to a public hearing.

The Council did not.

Councilor Geary MOVED to APPROVE the first reading of Ordinance No. 5093; SECONDED by Council President Menke. Motion PASSED 4-2 by the following vote:

*Aye – Councilors Drabkin, Geary, Stassens, and Menke
Nay – Councilors Garvin and Peralta*

Mayor Hill said the second reading of the ordinance would be brought back to the next Council meeting.

7. ADJOURNMENT: Mayor Hill adjourned the meeting at 8:58 p.m.



Claudia Cisneros, City Recorder