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**CITY OF MILTON-FREEWATER GOVERNING BODY**

Verl Pressnall At Large, Position 1  
Steve Irving At Large, Position 2  
Edwin E. Chesnut At Large, Position 3

Lewis S. Key Mayor  
Orrin Lyon (CL President) Ward 1  
Bradley J. Humbert Ward 2  
Jose Garcia Ward 3

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**CITY OF MILTON-FREEWATER  
CITY COUNCIL MINUTES****February 11, 2019**

The Council of the City of Milton-Freewater met Monday, February 11, 2019 at 12:00 p.m. in the Albee Room of the Library, 8 SW 8<sup>th</sup> Avenue, Milton-Freewater, Oregon. The time of the meeting was moved up to 12:00 p.m. instead of 7:00 p.m. due to the winter weather and a winter storm advisory warning of more hazardous weather coming in late afternoon and evening. This was done in the interest of public safety. Notice of the meeting time change was given via phone calls, emails, posting to website and the City's social media page.

The following City Council members were present: Mayor Lewis Key, Councilors Steve Irving, Brad Humbert, Orrin Lyon, Verl Pressnall, and Jose Garcia joining the meeting at 12:37 p.m.

Councilor Ed Chesnut was absent.

Staff members present were: City Manager Linda Hall and City Recorder Leanne Steadman.

Citizens and guests present were: Mark Gomes, Paul Seaquist and Barry Weis.

Representing the news media was Sherrie Widmer of the Valley Herald.

**CONSENT CALENDAR ITEMS:**

The consent calendar items consisted of:

- Council Minutes from January 14, 2019
- Executive Session Minutes from January 14, 2019
- Accounts payables from January 10, 2019 through January 22, 2019
- Accounts payables from January 23, 2019 through February 5, 2019
- Liquor license application submitted by Jeff Seadorf for the Milton-Freewater Liquor Store to allow off-premise sales of beer and wine.

Councilor Humbert motioned to adopt the consent calendar items. Councilor Irving seconded the motion which passed unanimously. Councilor Garcia was absent from the vote.

**PRESENTATION ITEMS:**

There were two presentations scheduled for this meeting but both groups, the Pioneer Posse Court and the Blue Mountain Enforcement Narcotics Team (BENT), opted to reschedule to the March 11, 2019 meeting due to the hazardous weather.

**BUSINESS ITEMS:****REQUEST – GUNS AND HOSES FUNDRAISING REPRESENTATIVE ASKING FOR A  
WAIVER TO CITY ORDINANCE TO ALLOW ALCOHOL IN YANTIS PARK FOR THEIR  
EVENT THIS SUMMER**

Mark Gomes stated that Guns and Hoses is a fundraising group made up of local law enforcement and firefighters. They are raising funds for the benefit of the Milton-Freewater Summer Youth

program ran by the Walla Walla YMCA for local children. He said this was their sixth year of fundraising. Mr. Gomes stated last year they raised approximately \$8,200 (eighty two hundred dollars) which helped with approximately fifty two scholarships. He stated the YMCA takes care of awarding the scholarships. In years past they held football and softball games but stated it was really hard to raise even a \$1,000 (thousand dollars) and the scheduling was a challenge. They are planning to do the same as they did last year which was an evening in Yantis Park. They have two bands who have agreed to donate their time and talent to entertain and they would like to have a beer and wine garden again which they have Dragon's Gate Brewery, Watermill Winery and Blue Mountain Hard Cider on board to serve again. Mr. Gomes stated they were requesting to have the event in Yantis Park again and were asking for a waiver to the city ordinance which prohibits alcohol in the park. He explained the entire area will be fenced off and admission will be required to get in the main gate and there would be a separate fenced off area for the beer and wine garden with another admission fee and license check at the entrance. Both areas would be monitored and controlled. They have chosen Saturday, June 22, 2019, which is a couple weeks later than last year, from 5:00 p.m. to 11:59 p.m. The event will end at 11:00 p.m. but would like the extra time after that to pack and clean everything up.

Councilor Pressnall asked if everything being served would be by licensed servers.

Mr. Gomes replied yes it would.

Councilor Humbert stated he attended last year's event and the event is much more involved than just selling beer and wine. There were vendors there selling goods and people there just listening to the bands.

Mr. Gomes stated last year there were approximately twenty two vendors that signed up for the event but due to the poor weather conditions only twelve vendors showed up.

Councilor Pressnall stated he was not in favor of using alcohol as a fund-raiser for youth events.

Councilor Humbert motioned to allow the Guns and Hoses request for an exemption to City Code 8-2-19, allowing them to lawfully sell and consume alcohol in Yantis Park for their 6<sup>th</sup> Annual Fundraising Event. Councilor Irving seconded the motion which passed by majority with Councilor Pressnall being the dissenting vote. Councilor Garcia was absent from the vote.

**RESOLUTION NO. 2384, AUTHORIZING SIGNATURE TO UMATILLA COUNTY  
SPECIAL LIBRARY DISTRICT**

City Manager Linda Hall stated that the Umatilla County Special Library District was established to provide financial support for libraries in Umatilla County. The distribution from the Library District provides just a little over half of the funding for the library. The Library District takes 20% (twenty percent) of all tax revenue received for administrative costs and with those funds they pay for the membership to the SAGE library system and the membership in the Oregon Digital Library Consortium for E-Books. Without this agreement the city library would lose approximately \$208,000 (two hundred eight thousand dollars) per year. They city general fund provides the rest of the funding to balance the budget.

Mayor Key stated there have been past discussions on changing the percentage allocation of the district revenue to the libraries.

Manager Hall stated there have been discussions regarding the percentage allocations and it has been looked at in many ways. For example, should the percentages be based on population

served, or number of patrons served which could hurt the smaller libraries resulting in less revenue to them. This agreement would be under the same percentage allocation as the previous agreement.

Councilor Humbert motion to adopt Resolution No. 2384, Resolution Authorizing Signature to 2018 Agreement with Umatilla County Special Library District. Councilor Irving seconded the motion which passed unanimously. Councilor Garcia was absent from the vote.

**RESOLUTION NO. 2385, DECLARATION OF SURPLUS REAL PROPERTY, EAST OF KEY BOULEVARD ON SOUTH HILL**

Manager Hall stated the city purchased the subject property, a 3.98 acre parcel east of Key Boulevard on the South Hill, as part of a large property purchase associated with the recruitment of Sykes Call Center that located here in 1998. The city has retained ownership of the vacant parcel with the idea of it eventually being sold to a business developer as the south hill developed. The parcel is zoned “BP” for Business Park, which allows commercial and light industrial type businesses. She stated that she was approached last December by a potential buyer who expressed interest in the parcel as a potential site to build a business headquarters. The city has never planned to use this parcel, nor does it have any future plans to utilize the property. There are no utilities on site, although there are utilities close by. It is surrounded by relatively new paved streets. The city would retain the right to build a major sewer line across the property to fulfill a commitment the City made to the Key Family at the time the city purchased the entire property. Manager Hall stated it would be nice to have some development on the parcel to generate some tax revenue as it sits now, and since it has been publically owned, there have been no taxes assessed.

A brief discussion ensued.

Councilor Pressnall motioned to adopt Resolution No. 2385, Resolution Declaring Property to be Surplus. Councilor Irving seconded the motion which passed unanimously. Councilor Garcia was absent from the vote.

**CONSIDERATION OF INITIATION OF PROCEEDINGS FOR ANNEXATION OF A 40 ACRE PARCEL OF LAND LOCATED SOUTH OF CURRENT CITY LIMITS**

Mayor Key publically disclosed he has a financial interest in the subject property up for consideration of being annexed so he physically moved from the council dais to the audience seating and turned the meeting over to Council President Orrin Lyon to preside over this issue.

Councilor Brad Humbert publically disclosed he has a financial interest in the subject property up for consideration of being annexed and he stated he had written a recusal letter that he requested be part of the permanent record for this specific item as well as any future actions for the subject property. Councilor Humbert then distributed the letter to the council members and staff present and physically moved from the council dais to the audience seating area.

Manager Hall described the subject parcel of property as being on the south hill within the City’s Urban Growth Boundary, contiguous to current city limits and is approximately 41.288 acres. On the map that was included with the council packet it was listed as “Parcel 2 of Partition Plat 2015-02”. The property owner has indicated their intent to develop this property and have requested the Council to initiate annexation proceedings on their own volition. Manager Hall then reviewed the ways that annexation can occur. She stated historically the city has proceeded with annexation proceedings by the councils’ decision to do so on their own volition. By doing so, that action only starts the legal process that is required for annexation. There are required postings of the property,

required advertisement and legal publications, there are requirements to host public hearings to gain citizen input, and an ordinance would then be considered which will also be required to be advertised.

Councilor Lyon asked if there were enough councilors to conduct business for the agenda item.

Manager Hall replied yes, because the quorum was met to compel the meeting. She stated she agreed with Mayor Key and Councilor Humbert's decision to recuse themselves from the discussion and decision-making process.

Councilor Irving stated he read from Mr. Humbert's letter that there may be a potential processing plant on the subject project. He asked if there was going to be any toxic or offensive odor coming from the facility.

Mr. Humbert replied, no.

Councilor Pressnall asked for more information from the interested parties on their plans.

Barry Weis, 84112 Eastside Rd – he began with some personal background of himself and where he grew up. He stated the people involved in the project love the community and the people and want to see positive growth in Milton-Freewater. He said he believed that Milton-Freewater was short on housing and new quality housing in the valley and that they were looking at a processing facility and they are also looking at bringing some other small processing that would bring living wage jobs to the valley and housing for those folks to live in. He gave an example of Gordy Plastics where they are taking recycled milk jugs and producing quality parts. He stated those were the kind of things they were looking to bring to town. They are working with quality people to build quality homes. They want their finished product to be something the community can be proud of. He stated out of the project they want to do this would be the, "harder lift" part of it. He stated there are other areas that there is the property and the building available, but they want jobs and want to grow the community on the subject property. He said one of the first steps was building the new school and now a sports field is coming. There is a lot of revenue coming with the wineries and The Rocks District and he stated it was time that, "we" got a share in that. He stated that his family and the Key family have a long history and that they would work with the City to be sure that the Key family is honored. He said there is a long tradition that the Key ancestry has done to start some good things in the valley.

Councilor Pressnall asked how many people did they intend to employ and what was the time frame for their processing facility.

Mr. Weis stated the one facility that they were looking at would employ about 40 (forty) people with a wage between \$20 (twenty dollars) to \$35 (thirty five dollars) per hour. He stated they were open to other earth friendly, somewhat green manufacturing as that seems to be the wave of the future. They want to put some kind of manufacturing up there that the residences would feel comfortable with and be proud of.

Councilor Pressnall asked if there would be any residue or smoke off of the processing of the plastics.

Mr. Weis stated he toured a facility and stated he believed that there is a bigger carbon footprint with the local Safeway commercial oven than there would be with the facility they were looking

at. He stated they want to remain very transparent with what they do and that the council will have a say of what goes up on the hill.

Councilor Pressnall asked what kind of traffic was projected when they were up and at full capacity.

Mr. Weis replied with approximately seven trucks a day.

Manager Hall then updated Councilor Garcia, who joined the council meeting, on the subject at hand and described where the property was located.

Mr. Weis stated that anyone who was interested was invited to fly with them and tour a facility like he had just spoken about before any final decision was made.

Brad Humbert, 1813 Oak Street – gave some history of the south hill and when Sykes was recruited to Milton-Freewater. He referenced a development study that was performed for the City in 2004 and finalized in 2005. He offered to send it to whoever wanted a copy and in it shows where the city was going to grow and how it was going to grow. The study showed the subject property as an area of future growth. He stated the property had two zone designations, Residential and Business Park. He stated that the Business Park Zone was pretty broad in that it allows retail, commercial, and light industrial. He stated with having those two zones it was fair to say that by having houses up there, it would control what kind of business would go up there in the Business Park. He said they would not put a business up there that would destroy the housing market. He stated they will be considerate of that as a developer that's building and selling homes.

Councilor Pressnall motioned to direct staff to initiate proceedings to annex a 40 acre parcel located immediately south of current City limits as defined as Umatilla County Map Section 13T5N R35E WM 302. Councilor Irving seconded the motion which passed unanimously. Councilor Humbert was not part of the vote as he had recused himself at the beginning of this agenda item.

### **UPDATE/PROGRESS REPORT – ON CITY COUNCIL GOALS ADOPTED JANUARY 9, 2017**

Manager Hall presented the updates on all the goals that had an update since her last report in December 2018. She stated that the Blue Mountain Enforcement Narcotics Team (BENT) was scheduled for a presentation but due to the weather they were rescheduled to the March 11, 2019 meeting. She said not only was BENT doing a good job, so was the Milton-Freewater Police Department and that she hoped to be sharing an exciting update once she was able to disclose it.

A brief discussion ensued.

### **COUNCIL ANNOUNCEMENTS**

Councilor Humbert thanked the council for proceeding forward with the property and that he was not going to do something in Milton-Freewater that they weren't proud of.

The council adjourned to executive session at 1:12 p.m. pursuant to 192.660 (2) (d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

The council returned to open session at 1:38 p.m.

Councilor Humbert motioned to ratify the IBEW Outside Labor Agreement. Councilor Pressnall seconded the motion which passed unanimously.

There being no further business the meeting was adjourned at 1:40 p.m.

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Lewis S. Key, Mayor