

McMinnville Water & Light  
Special Commission Meeting  
June 14, 2017

The McMinnville Water & Light Commission met in special session at McMinnville Water & Light's Warehouse Lunchroom at 11:00 a.m. Those present were: Mayor Scott Hill; Commissioners Patrick Fuchs, Tom Tankersley, Ed Gormley, Mike Keyes; Commission Attorney Sam Justice, General Manager Kem Carr, Clerk Mary Ann Nolan, Financial Analyst Jaime Phillips, Power Resource Manager Rick Rozanski, Lead Utility Accountant Eric Silberg, Engineering & Operations Manager John Dietz, Finance Directors Mark Carlton and Mark Dunmire, Mark Beauchamp of Utility Financial Solutions, Mark Davis.

Mayor Hill called the meeting to order.

Clerk Nolan took roll call.

Mr. Mark Beauchamp of Utility Financial Solutions began the electric cost of service workshop portion of the meeting by stating that he was prepared to talk about the cost of service study results, the progress that has been made with respect to the residential rates in recent years, and that he planned to ask the Commission for direction in a few areas to assist him in designing rates for future Commission consideration. There was discussion throughout the presentation, with the Commission stating their preferences and providing guidance to staff regarding rate design. General Manager Carr stated that once staff has final numbers from the Bonneville Power Administration, the Commission will see the proposed rates for consideration and a public hearing probably in August or September.

General Manager Carr stated that there was a resolution in the packet regarding an agreement for purchase of property from Yamhill County. The property is located on the Willamette River, is a little larger than five acres, is for a water intake site, and the price is \$165,000. The Yamhill County Commission has already approved the agreement. Commission Attorney Justice read Resolution No. 2017-2 by title. It was moved by Commissioner Gormley and seconded by Commissioner Tankersley to approve Resolution No. 2017-2, a resolution authorizing and approving the purchase of real property by the City of McMinnville, acting by and through its Water & Light Commission, from Yamhill County, a political subdivision of the State of Oregon. The Clerk was asked to poll the Commission. Commissioner Tankersley-aye, Commissioner Keyes-aye, Commissioner Fuchs-aye, Commissioner Gormley-aye, Mayor Hill-aye. Motion passed unanimously.

Commissioner Keyes made comments regarding information staff had provided as follow-up to discussion during the budget presentation at the May meeting regarding security, specifically related to McMinnville Water & Light's business software provider, National Information Solutions Cooperative (NISC). There was a brief discussion.

Commissioner Tankersley stated that he wished to make a brief follow-up motion on the real estate purchase which was previously approved. Commissioner Tankersley made a motion for the Commission attorney to consult with County counsel to select a local title company and insert that name into the agreement approved by Resolution 2017-2. General Manager Carr stated that title companies and hazardous assessment companies have already been determined. Commissioner Tankersley withdrew his previous motion. It was moved by Commissioner Tankersley, seconded by Commissioner Gormley, and passed by a unanimous vote to insert First American Title into the blank in the agreement approved by Resolution 2017-2.

There being no further business, the meeting was adjourned.

Prepared by:

Presided by:

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Mary Ann Nolan, Clerk

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Mayor & Ex-Officio Member of the  
Water and Light Commission