

**City of Newberg
City Council
April 19, 2021**

Meeting held electronically due to COVID-19 pandemic

WORK SESSION –

Meeting called to order at 6:00 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Stephanie Findley, Julia Martinez Plancarte, Bryce Coefield, Elise Yarnell Hollamon, and Mike McBride.

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, City Engineer Kaaren Hofmann

Review of Council Agenda: Mayor Rogers said the Executive Session would come after the Business Session and then there would be an Urban Renewal meeting.

Council Business Items: Councilor Yarnell Hollamon announced there were expiring COVID-19 vaccines available tonight.

System Development Charges:

City Engineer Hofmann presented on System Development Charges (SDCs). These are one-time fees charged on new development, certain types of redevelopment, and changes in use. ORS 223.297-223.314 are the statutes that govern SDCs. The City had control over the water, wastewater, stormwater, and transportation SDCs. Chehalem Parks and Recreation District (CPRD) had control over parks SDCs.

SDCs were one method to finance infrastructure in response to growth. These could only be used on projects that increased capacity. She discussed the current projects funded by SDCs, how they were calculated, SDC components/costs, and how SDCs could be lowered. The Water SDC was based on meter size. It was separated into a potable system, and non-potable system.

The Wastewater SDC was based on the number of proposed fixture units. This number was derived from the Building Code. Most single family homes were 18 fixture units. The Stormwater SDC was based on the amount of new impervious surface that was created. The base rate was for 2,877 square feet.

The Transportation SDC was based on the number of peak hour person trips and the trip rate was based on the type of land use. She gave numbers for what the SDC rates would be for a single family home, commercial, and manufacturing development and compared those rates with other jurisdictions. Newberg was about in the middle of other jurisdictions.

There was discussion on the amount the City had collected for current projects, adverse effects if the SDCs were reduced, impact on businesses not coming to the City due to the cost of SDCs, restrictions on SDC monies due to law, impacts on affordable housing, cost of permits and other fees, trip generation formula and square footage component, methodologies, conversations with CPRD about their SDC increases, long-term impacts of lowering the SDCs and having to catch up in the future, impact on small businesses as opposed to franchise businesses, and options for low income housing and other developments that they particularly valued and wanted to come to the City.

CE Hofmann said Council options included:

- No Change
- Change methodology wholesale
- Assess lower amount – reduce project list, extend timeline of project list
- Assess different amounts (based on geography/new area for example) – some areas would be higher than others.
- Grant other types of waivers – i.e. not in this location/not this use (should be relatively objective)
- Eliminate SDCs – fund projects with other source (city wide bond measure)

City Manager Weinheimer noted that this change would not be permanent, and SDCs could be revisited in 5-7 years. Conversations with the community would also be helpful.

There was discussion on regular review of SDCs, clear criteria, conversations with business community, more information on what other cities were using for methodology, what type of projects would they ask for in bond measures, how to promote development – small business and affordable housing, attract trade sector jobs in Riverfront, what would be fair and still meet the City's needs, and grants and waivers intentionally aligned with City goals.

CE Hofmann asked Council for clarification on which SDCs to look into. There was consensus to look at all the SDCs and lowering their impact.

Mayor Rogers would like to get an example of the impact of 300 new units and how much capacity they would require. What did \$6 million buy in terms of capacity or annual number of projects in the Capital Improvement Plan.

Community Development Director Rux said the \$6 million went into the pot for future projects in the City. The SDCs collected were not project specific. They looked at what system improvements were needed to mitigate impacts. Sometimes the funds were not spent in a year, but were saved up over a period of time for larger projects. They also used grant funding for projects. CM Weinheimer said staff would work on bringing back that information for Council. Councilor Coefield wanted to make sure they talked with CPRD about the parks SDCs being barriers.

BUSINESS SESSION:

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Stephanie Findley, Julia Martinez Plancarte, Bryce Coefield, and Mike McBride.

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, and Community Development Director Doug Rux.

Meeting called to order at 7:10 p.m.

PRESENTATIONS:

Josh Duder, Chehalem Valley Chamber of Commerce Director, gave the Visitor Center quarterly report. This quarter reflected the same amount in revenues as the last two quarters. They had been able to reduce their total expenses.

There was discussion on visitor numbers, grant application to create a map of things to do in the City, and how the cost of an in-person facility might not be the best use of TLT monies.

CITY MANAGER'S REPORT:

City Manager Weinheimer reported on COVID-19, vaccination issues, staffing levels and opening facilities. He announced Community Court would begin on May 25. The Equity Task Force discussed outreach to George Fox University and the business community. They were working on getting student members on all of the City's committees. The first Budget Committee meeting would be held tomorrow, April 20.

COUNCIL BUSINESS:

Councilor Yarnell Hollamon discussed vaccine outreach and clinics.

Mayor Rogers encouraged people to check out the Mayor's Prayer Breakfast Facebook page. He discussed American Rescue Plan money and letters of support that went out for the Bypass, expansion of the VG Clinic, Newberg to Dundee trail, and Cultural Center performance wing.

EXECUTIVE SESSION ORS 192.660 (2) (I) Performance of a Public Official:

Mayor Rogers read the script for going into Executive Session.

Start: 7:30 p.m.

Stop: 8:36 p.m.

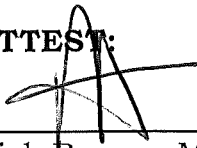
Councilors Present:

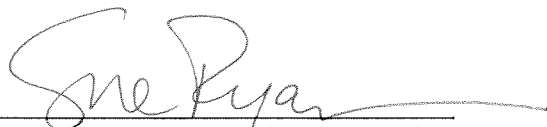
Staff present: Assistant City Manager Wanner

Topic: City Manager Evaluation

Meeting adjourned at 8:36 p.m.

ATTEST:


Rick Rogers, Mayor


Sue Ryan, City Recorder