

NEWBERG CITY COUNCIL MINUTES
REGULAR SESSION
August 24, 2017, 7:00 PM
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

A work session was held at 6:00 p.m. preceding the meeting. Present were Councilors Patrick Johnson, Scott Essin, Denise Bacon, Mike Corey, Stephen McKinney and Matt Murray. Mayor Andrews was absent. Also present were City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan and Assistant to City Manager DawnKaren Bevill.

Council President McKinney called the meeting to order. Councilor Essin had an issue with Page 5 of the minutes regarding the Villa Road project and the design speed for the curve. He wanted to amend the minutes to clarify it was designed for 25 mph, but the Kittelson report that was used had used 40 mph based on today's traffic speed.

Work Session on Tualatin Valley Fire & Rescue State of the District report:

Fire Chief Mike Duyck gave an update on the district's year of service including their incident snapshot and statistics, increases in staffing and equipment, new paramedic programs offered through the district which would focus mostly on medical responses, verified responder program, Pulse Point program that was a citizen based app that allowed citizens to respond to cardiac arrest events in public spaces, and Fire Med program. TVF&R would host a Career Day and he encouraged people interested in being a volunteer firefighter or working for the District to attend. They had been working with staff on public outreach for the November election. Future activities included the annual Toy & Joy golf tournament fund raiser, planning for community holiday events, bond refinancing to save money, capital improvements and apparatus purchases, relocating the future Occupational Health and Wellness Center and logistics facilities, working with WCCCA 911 to upgrade the system for regional dispatch, and updating of the strategic plan.

There was discussion regarding forest fires and Chief Duyck's background. Council President McKinney said he, City Manager Hannan, and Mayor Andrews would meet with TVF&R on Monday night with the Fire Board.

CITY MANAGER'S REPORT: CM Hannan said staff attended the St. Coursair ribbon cutting – a fruit production facility bought by a Japanese company, reported that First Street was under construction and the other paving projects were on the City's website, worked on a potential Tree Advisory Committee and on the Villa Road project and tree preservation ideas, and attended various meetings. He reported on the Chehalem Pointe apartment complex that would be developed on Villa Road, continued discussions with Sportsmans Airpark regarding development rights, and continued discussion with churches regarding emergency preparedness.

There was additional discussion about TVF&R regarding fiber cables that they were willing to share with the City to help with broadband connections. City Attorney Stone brought up the election filings for the TVF&R annexation. The challenge period would end on August 28 and if there was no challenge, the City would file the measure with County elections. If there was a challenge, there would be a court hearing but it should not delay the vote.

CALL MEETING TO ORDER

Mayor Andrews called the business session to order at 7:20 p.m.

ROLL CALL

Members Present:	Mayor Bob Andrews	Scott Essin	Stephen McKinney
	Mike Corey	Denise Bacon	Patrick Johnson

Matt Murray

Staff Present: Joe Hannan, City Manager Truman Stone, City Attorney
Sue Ryan, City Recorder Doug Rux, Community Development Director
Cheryl Caines, Associate Planner Kaaren Hofmann, City Engineer
Jay Harris, Public Works Director Anna Lee, Human Resources Director
DawnKaren Bevill, Assistant to City Manager
Brian Casey, Police Chief Rosa Olivares, Community Engagement

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was performed.

SWEARING OF MATT MURRAY, DISTRICT 1 COUNCILOR: Judge Terry Mahr swore in Matt Murray for the District 1 Council seat for a term lasting until December 31, 2020.

PUBLIC COMMENTS: None

CONSENT CALENDAR:

MOTION: Johnson/Corey moved to approve the Consent Calendar including Council Minutes as amended for July 17, 2017; 2017-2018 Notice of Funding Availability for the Newberg Affordable Housing Trust Fund, and Resolution 2017-3409, A resolution approving a System Development Charge Agreement and Note and establishing an interest rate related to construction of the Food Cart Pod at 910 E. First Street.
Motion carried (7 Yes/0 No).

CONTINUED PUBLIC HEARING – Ordinance 2017-2813, Land Division Regulations:

Mayor Andrews re-opened the public hearing. He asked if there were any abstentions, conflicts of interest, or objections to jurisdiction. There were none.

Associate Planner Caines said this was a proposed amendment to the Development Code. Changes included reorganizing chapters, adding clear approval criteria, and removing outdated or repetitive requirements. Work began in February 2016 to update the chapter and had been approved by the Planning Commission.

Changes did not prevent developers from bonding for improvements or building model homes. Written comments were about requiring a Mylar plat. The City no longer needed a Mylar plat, but a paper copy that was kept in the file. He said the main thing was that the City was now allowing any citizen to request changing a Type II to a Type III subdivision which would then go before the Planning Commission. Planner Caines said that was currently in the Code. Councilor McKinney said the action tonight was a clarification of the actual words in the Code matching up to the intent.

Proponents: None
Opponents: None
Undecided: None

Mayor Andrews closed the public hearing. Planner Caines recommended adoption of the ordinance as amended. CDD Rux recommended that only the first reading be approved tonight and a final version and a second reading be brought back on September 5.

PUBLIC HEARINGS: Ordinance 2017-2819, Stormwater Master Plan:

Mayor Andrews opened the public hearing. He called for any abstentions, conflicts of interest, and objections to jurisdiction. There were none.

CDD Rux entered all of the staff reports and exhibits into the record. The Stormwater Master Plan was adopted by Council in July of 2014. This ordinance incorporates the Stormwater Master Plan into the Newberg Comprehensive Plan, which would follow state land use requirements. No substantive changes to the plan were being proposed.

Proponents: None
Opponents: None
Undecided: None

Mayor Andrews closed the public hearing. CDD Rux recommended adoption of the Ordinance.

MOTION: Bacon/Corey moved to waive the second reading of Ordinance 2017-2819. Motion carried (7 Yes/0 No).

MOTION: Bacon/McKinney moved to adopt Ordinance 2017-2819 and read by title only, An Ordinance incorporating the 2014 Stormwater Master Plan into the Newberg Comprehensive Plan and amending section L. Public Facilities and Service of the Comprehensive Plan. Motion carried (7 Yes/0 No).

CONTINUED BUSINESS:

Newberg 2030 Project Update – Task 4; Population Projections and Next Steps:

CDD Rux said the fourth task was to develop an action plan and strategies. One strategy was Economic Development objectives. Several things could influence the analysis, including the Riverfront Master Plan, Economic Vitality Summits, Newberg Economic Development Strategy, and Tourism Plan. Efficiency measures in progress included work on Accessory Dwelling Units, minimum density standards, single family detached homes in medium and high density districts, off street parking, density bonuses, attached single family residences on minimum lot sizes of 5,000 square feet, and no maximum lot size for single family detached dwellings in zones that permitted attached and multi-family dwelling units.

These were policy choices that the Council would need to make. There were also strategies to achieve goals and objectives, and the ones to consider included the “missing middle” housing, residential parking, Accessory Dwelling Units in residential areas, building design for multi-family buildings, incorporating affordable housing in the community, public resources, in fill housing, the area between Newberg and Dundee, outdoor recreation, and implementing the housing component of the Downtown Improvement Plan.

Staff had found technical problems with the Division 38 process, and he listed the options for moving forward. The Council direction was to go to the state and request technical fixes to the Division 38 process.

LCDC would meet on September 22 to decide on their action plan for the 2017-19 biennium. He thought there was a good chance that LCDC would add the technical fixes to their action plan, but it was unclear how quickly they would get to the technical fixes. Portland State University had provided the new population projections in June and they were the projections the City now had to use. By 2035, the population was projected to be a little over 34,000 and by 2067 the projection was a little over 52,000. Today the population was a little over 23,000. The community would continue to grow at a 1.9% annual average growth rate. The question was where to grow. He would come back to the Council in October to let them know LCDC’s decision. There was a grant that would help with this work that he would like to apply for as well, however they could continue forward without the grant.

Mayor Andrews clarified no conditional use permits were allowed for single family dwellings in high density zones. Councilor Bacon asked about the original Affordable Housing Ad Hoc committee. CDD Rux had used their work as a reference. There was discussion on LCDC, the new OAR rule and which method to use for the Urban Growth Boundary method – either the Simplified (Division 38) or Traditional Method (Division 24).

Councilor McKinney asked about Accessory Dwelling Units and provisions for 55 and older populations. CDD Rux said that issue had not come up in any discussions.

NEW BUSINESS

2016 Newberg Economic Development Strategy Review:

CDD Rux said in 2016 the Council adopted a new Economic Development Strategy. Since then, the City worked on multiple projects. These included community needs assessments, retention and recruitment activities, engaging Chamber members and the industrial brokerage community, applying for and receiving the Urban Growth Boundary grant, updating Comprehensive Plan policies, completing the Buildable Lands Inventory, looking at expansion land opportunities, completing analysis on the Butler property market, completing the Downtown Plan, doing a downtown business survey, implementing new permitting software, establishing the business accelerator, doing a workforce needs and gap analysis, implementing an internship program, connecting schools and businesses, creating a tasting room associate program, career mentoring at the high school, creating a virtual Business Resource Center, working on signage and gateway elements, creating a TLT ad hoc committee, working on a Buy Local campaign, working on hotel opportunities, completing the Tourism Plan, advertising the Enterprise Zone, holding Economic Vitality Summits, completing the Transportation System Plan and Water Master Plan updates, implementing the Street Maintenance Fee program, lobbying for the Bypass, working on the Sewer Master Plan and cogeneration facility, inventorying all vacant land downtown, and working on underutilized sites, Downtown Improvement Plan, promoting Chamber and George Fox programs, and coordination of local events. There was discussion regarding business retention, workforce housing, and the feasibility of creating an Urban Renewal District.

COUNCIL BUSINESS:

Mayor Andrews said the Newberg/Dundee Citizens Police Academy would begin on September 12. He had welcomed the new students at George Fox University. Enrollment was about the same as last year. The Parkway Committee would be holding a community Play on the Bypass event on September 23. He discussed the Council etiquette document which he would like Council to consider putting into the Council Rules.

EXECUTIVE SESSION Pursuant to ORS 192.660 (2) D Labor Negotiations

Enter: 9:00 p.m.

Exit: 9:38 p.m.

Staff: Police Chief Casey, Human Resources Director Lee, City Attorney Stone and City Manager Hannan

Topic: Police Union contract

EXECUTIVE SESSION Pursuant to ORS 192.660 (2) I Performance Evaluations of Public Officers & Employees

Enter: 9:40 p.m.

Exit: 11:06 p.m.

Staff: City Manager Hannan


Topic: City Manager Evaluation

ADJOURNMENT: The meeting was adjourned at 11:06 p.m.

ADOPTED by the Newberg City Council this 2nd of October, 2017.


DawnKaren Bevill, Acting City Recorder

ATTESTED by the Mayor this 2nd day of October, 2017.


Bob Andrews, Mayor