

**NEWBERG CITY COUNCIL MINUTES
REGULAR SESSION
JANUARY 17, 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 Mayor Bob Andrews, Councilors Hayley Delle, Denise Bacon, Scott Essin, Patrick Johnson and Stephen McKinney. Councilor Mike Corey was absent. Also present were City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan, Finance Director Matt Zook, and Community Development Director Doug Rux.

Mayor Andrews called the meeting to order. Councilor Essin said on page 7 of the December 5 minutes, he wanted the last sentence stricken where he said he was in agreement not to have caps for the street maintenance fee.

Items added to Council Business included: Mayor – Shelter Update and City Day at the Capitol, Councilor Johnson – LOC New Councilor Training, Councilor Bacon – Martin Luther King, Jr. Celebration, and Councilor Essin – Safety equipment.

Community Development Director Rux presented information on Tax Increment Financing. He said tax increment financing addressed the issues of blight within a particular area. It could not be used for maintenance. It operated through debt that was paid off through the tax increment collected and gave special powers to an Urban Renewal Agency similar to those of the City Council. He gave a history of Urban Renewal and tax increment financing in Oregon and changes that were made through the years. He discussed the urban renewal programs within the state. He explained the tax increment programs that had been proposed in Newberg in the past, and how they had been voted down by the community. In the past few years, the Newberg Economic Development Strategy, Newberg Strategic Tourism Plan, and Newberg Downtown Improvement Plan had been created where tax increment financing had been included as a financing tool. The Newberg Transportation System Plan, Newberg Water Master Plan, and Newberg Wastewater Master Plan were currently being updated. The Newberg 2030 Plan was being done and the Riverfront Master Plan was going to be redone. The first step to implement a tax increment program was a feasibility study, then creation of an Urban Renewal Agency, and a tax increment plan and report. He discussed the costs for the feasibility study, plan and report and what would be included in the feasibility study and public input process. The Council would enact the Agency by ordinance. He then described how an Urban Renewal District was established, and explained maximum indebtedness, revenue sharing, and the referendum process.

Councilor Johnson asked about the cap for taxing districts. CDD Rux said it was a mathematical formula developed in conjunction with the Special Districts Association of Oregon, school districts, and others. Instead of other entities waiting until the district was terminated before they saw the benefits of the additional tax revenue, they wanted to develop a system to share it earlier in the process. The idea was for urban renewal agencies to have a cap on what they had for revenue to allow the other entities a pushback of cash so they could provide their programs. There was a discussion about assessed value, maximum indebtedness, and the lifespan of an Urban Renewal District.

Councilor Johnson thought that the mill property should be included in any Urban Renewal District that might be formed in Newberg. There was discussion on the former mill site and how Urban Renewal could recapture revenue to add value to the City. There was discussion on doing outreach to see what the community thought about the idea before spending money on a study, how to overcome the misconception that having Urban Renewal would increase taxes, and what the past history was of opposition to the Urban Renewal measures.

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CALL MEETING TO ORDER

The Mayor called the business session to order at 7:00 p.m.

ROLL CALL

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

Staff Present:	Joe Hannan, City Manager Sue Ryan, City Recorder Doug Rux, Community Development Department	Truman Stone, City Attorney Steve Olson, Planner
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PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was performed.

CITY MANAGER'S REPORT: City Manager Hannan reported on current activities across the City including the First Transient Lodging Tax Committee meeting, orientation and discussion of web marketing, attended Chamber Board of Directors Meeting, Meet and Greet with Newberg VFW Commander talk issues of medical care, transportation, new facility and banners, agreed to meet with members coffee clatter in two weeks, met with entire group and discussed VA clinic initiative for Newberg, utility assistance, banners, housing for veterans and several other issues, with Mayor and Council President McKinney talked to TVFR about next steps, met with Joseph Bailey to finalize format and dates for Council Goal setting, met with Dr. Rebecca Hanson of GFU regarding support for George Fox and community music programs throughout City including possible City Hall program, attended Newberg Downtown Association Board meeting, with Doug Rux and Kaaren Hoffman met with owners and support consultants for Del Boca Vista in working through issues of Del Boca Vista Development in North Newberg (at least two developments), attended full committee meeting for Old Fashioned Festival discussed downtown ban on outside businesses, city work force participation, visitor record keeping and new events, met with Chehalem Cultural Center Board member and Development Director, CPRD, Community Development staff regarding third and final phase of Center development. Identified issues to resolve before fundraising goes into full mode, met with Robert Soppe about many city issues, attended Senator Wyden's town hall in McMinnville with Mayor, Attended Restore Hope fundraiser, attended MLK Celebration at Cultural Center.

PUBLIC COMMENTS: Shannon Gustafson, Newberg resident, spoke on Glass curbside recycling. She said she was a newer resident to Newberg and was interested in seeing the City have Waste Management do this. There was a brief discussion on the history of a pilot project.

Michael Caruso, Newberg resident, spoke on the Rotary International peace poles project. He said the Newberg Rotary Clubs were working on placing additional Peace Poles throughout Newberg by Earth Day 2017. They are asking the Council if Peace Poles can be put at City Hall, the Library, Public Works, the Wastewater Plant, the Newberg-Dundee Police Department and at the two Newberg Fire Stations. There was a brief discussion on the project.

Rebecca Wallis, Newberg resident, spoke about the Newberg Police Foundation and gave an update on their fundraising activities.

CONSENT CALENDAR:

MOTION: Bacon/Johnson moved to approve the Consent Calendar including Council Minutes for December 5 as amended and December 19, 2016. Motion carried (6 Yes/ 0 No/1 Absent [Corey]).

NEW BUSINESS: Resolution 2017-3355:

Planner Olson said the City of Newberg was designated a “Certified Local Government” by the State Historic Preservation Office in 2014. This made the City eligible to apply for CLG grant funds. The Historic Preservation Commission recommended applying for a CLG grant to help the Cameo Theater become listed in the National Register of Historic Places. This could make it potentially eligible for federal tax credits for historic preservation renovation work. Staff was proposing to apply for a \$5,000 CLG Grant, which would be matched by \$500 in staff time and up to \$4,500 by Brian Francis. Some staff time was needed to apply for and administer the grant.

MOTION: Bacon/Johnson moved to approve Resolution 2017-3355, A Resolution supporting the submission of a 2017 Certified Local Government (CLG) Grant application to the State Historic Preservation Office (SHPO) for funds to complete a nomination for the Cameo Theater to be listed in the National Register of Historic Places. Motion carried (6 Yes/0 No/1 Absent [Corey]).

COUNCIL BUSINESS:

City Recorder Ryan reminded the Council about their annual requirement to file a Statement of Economic Interest with the state Oregon Government Ethics Commission. She asked if they had any address changes to send those to her so she could update their listing in the system. She said she had checked with the state and they would be receiving reminders mid-February that they could file beginning in March but must complete their filing by April 15.

Mayor Andrews asked about attendance for City Day at the Capitol. There were 5 councilors interested in going. Councilor Bacon reported on the warming shelter, which had operated for 21 days. She reported on the MLK Jr. Day celebration and that she was proud of the Mayor. Councilor Johnson reported on LOC Elected Essentials training that he attended in Happy Valley.

There was a discussion on snow removal on sidewalks and how the City should remind residents this is required under the Municipal Code.

Mayor Andrews reported on the State of the City address he gave today. He reminded the Council about the Jan. 30 session being held by Rep. Post and Noble on the Newberg-Dundee Bypass.

Councilor Bacon asked if the peace poles were of interest to the Council. There was a brief discussion. There was consensus to have the City consider Mr. Caruso’s request and move forward with the project.

Mayor Andrews read the Executive Session statement.

There was a brief recess at 8:00 p.m.

EXECUTIVE SESSION pursuant to ORS 192.660 (2) h

The Council entered Executive Session at 8:12 p.m.

Staff present included City Manager Hannan, City Attorney Stone, Community Development Director Doug Rux

They discussed potential litigation regarding marijuana taxation.

The Council exited Executive Session at 9:18 p.m.

MOTION: Bacon/Andrews moved to direct the City Manager and City Attorney to engage in settlement discussions as discussed in executive session and to report back to the Council as to the progress. Motion carried (6 Yes/0 No/1 Absent [Corey]).

ADJOURNMENT: The meeting was adjourned at 9:25 p.m.

ADOPTED by the Newberg City Council this 21st day of February, 2017.



Sue Ryan, City Recorder

ATTESTED by the Mayor this 24th day of February, 2017.



Bob Andrews, Mayor