

NEWBERG CITY COUNCIL MINUTES
REGULAR SESSION
November 19th, 2018, 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 Andrews, Councilors Patrick Johnson, Mike Corey, Elise Yarnell Hollamon, Denise Bacon, and Scott Essin. Stephen McKinney was absent. Staff present were City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan, Police Chief Brian Casey, Finance Director Matt Zook, Community Development Director Doug Rux, and Public Works Director Jay Harris

Financial Reports:

Finance Director Zook said he had answered questions from Councilor Johnson on the monthly financial statements. Councilor Johnson explained he had asked general questions to clarify the statements for the new Councilors and as a review for himself. He appreciated the work of the Finance Department.

Council Priorities Report:

City Manager Hannan said several of the Council priorities had been completed. They were working on the new antenna for the Dispatch Center and it would be constructed in the spring. The City was still talking with WCCCA regarding their agency providing that service to the City. There was discussion on Dispatch Center expenses and joining the WCCCA system.

Public Works Director Harris reported on the Transportation Utility Fee and the pavement projects map showing what that had been done this year and what would be done in the future. Mayor Andrews asked about the construction of George Fox University's new dormitory and restoring Villa Road where it had been torn up. PWD Harris said it was required that the road be repaired to the same condition it was before they started work.

CM Hannan said legal details were still being worked out regarding the TVF&R annexation. They were still in the process of selling some fire equipment. There were also some legal details on the sale of the animal shelter. All new City employees were in the PERS system instead of the City's pension plan. The City's computer system needed to be upgraded to better use GIS and assessment records. He also planned to move to the use of smartphones for better efficiencies.

FD Zook gave an update on the Five Year Financial Plan and fiscal policies. He planned to come back in December with more information about how the property tax adjustment would impact the long range plan and financial policies that he would like to be formally approved.

CDD Rux discussed the Urban Growth Boundary expansion technical fixes. They established a preliminary study area to be broken into sub-study areas where needed infrastructure upgrades would be assessed. This information would update the Buildable Lands Inventory on: serviceability, and needed total acreage. The preliminary population projection showed Newberg increased by 315. The City was growing substantially. For Affordable Housing, they were researching regulations for manufactured home parks. Council approved including R-3 zoning in large annexations, and Accessory Dwelling Unit regulations. He was working on a possible Construction Excise Tax, and missing middle housing. Public outreach for the Riverfront Master Plan had been done. Feedback would be included in 3 alternatives. Council approved funding to study the feasibility of Urban Renewal.

PWD Harris spoke about City staff emergency training, updating the City's Emergency Operations Plan, improving emergency communications by converting to a digital system, work with a Ham radio group, switching to AT&T First Net phones, coordinating with other entities, and seismic upgrades of the Public Safety Building. There was discussion on who would run the Emergency Operations Center.

CDD Rux reported on Economic Development Strategy update, Butler property marketing, Agrivino Restaurant, mixed use project on Hancock Street, 2nd and Meridian apartments, potential hotel development, TLT Committee's work on the organizational transition to an independent organization, Hoover-Minthorn House grant, and Downtown Wineries Association marketing program. On Community Visioning, the RARE student had put together a community profile, committee list, and vision plan.

CM Hannan said Yamhill County approved the Transit Plan. This would bring new buses and routes to Newberg. There had been discussion regarding the location for a downtown transit center.

CALL MEETING TO ORDER

Mayor Andrews called the business session to order at 7:10 p.m.

ROLL CALL

Members Present:	Mayor Bob Andrews	Mike Corey
	Patrick Johnson	Denise Bacon
	Elise Yarnell Hollamon	Scott Essin

Members Absent: Stephen McKinney - excused

Staff Present:	Joe Hannan, City Manager	Truman Stone, City Attorney
	Sue Ryan, City Recorder	Brian Casey, Police Chief
	Doug Rux, Community Development Director	

CITY MANAGER'S REPORT: City Manager Hannan reported on Riverfront Master Plan work, Faith Community emergency meeting prep, attending Downtown Coalition meetings, and Transient Lodging Tax Committee meetings. The Parkway Committee was working on the Bypass strategy. He was also working with CPRD regarding trails and reuse water, and met with new Councilor Yarnell Hollamon for training.

CONSENT CALENDAR:

MOTION: Bacon/Corey moved to approve the Consent Calendar: Council Minutes for October 15th, 2018. Motion carried (6 Yes/0 No/1 Absent [McKinney]).

NEW BUSINESS: CDD Rux said the Newberg 2030 Project was working on a preliminary study area, serviceability analysis, and technical fixes to the Division 38 process. Another piece was the land needs analysis. The recommendation from these committee groups was to be on the low end of the ranges. This was a policy choice of the City Council. For mixed use and redevelopment, they could pick between 5% and 15%. There had not been a lot of redevelopment or mixed use in Newberg and the recommendation was a range of 5% to 7%.

There was discussion on ranges, downtown redevelopment, efficient use of land during the next 14 years, incentives for redevelopment and aspirational versus reality. CDD Rux said for Accessory Dwelling Units, the range was 1-3 %. Where they were seeing ADUs occurring was on older lots. These were larger both in R-1 and R-2. The recommendation was the lower end, toward 1%. There was discussion on off street parking impact. CDD Rux then discussed the housing mix range. Currently 62% of the housing stock was R-1, 22% was R-2, and 15% was R-3. The recommendation was 1-3% for R-2. There was a deficiency of R-3 land in the City, and he explained how there was only 14 vacant acres left of R-3.

There was discussion on having higher densities on the edge of the City, R-3 along transit routes and commercial services. There had been a new requirement that for larger annexations, some R-3 needed to be included. It was a balancing act. There was a limited supply of land that could be up-zoned. There was consequences to the look and feel of Newberg. Creating areas with mixed use residential and employment

lands, as well as mixing housing types was another factor. There was consensus to keep it in the lower end of the range. CDD Rux explained the number of units per acre. Currently it was 4.4 units per acre for low density, and in this process it was recommended to have 6 to 7 units per acre for low density. For medium density, it was recommended to have 9 units per acre, which was close to what it was currently. For high density, it was currently 16.5 units per acre, which was within the range already. This would not necessarily reduce lot sizes, but be more efficient with the development pattern. Another option was to increase the building height.

There was discussion regarding possible height increases, appropriate buffering if the heights were increased, employment land needs and number of employees per acre for industrial and commercial uses. There was discussion regarding the intent of the state for the recommended increase of 3-5% for employment lands and possible legislative fixes in 2019.

COUNCIL BUSINESS: Councilor Essin reported on the CPRD meeting. He asked staff to bring back numbers for what the City was paying on the bond for the reuse water system, and how much CPRD had put into it. He thought they needed to look into how much citizens were paying before they could discuss lowering the rate.

CR Ryan discussed the Elected Essentials classes in November. Mayor Andrews announced the Christmas tree lighting on December 1 and the MWVCOG Awards Banquet on February 20.

EXECUTIVE SESSION pursuant to ORS 192.660 (h) Legal Counsel:

Start: 8:27 p.m.

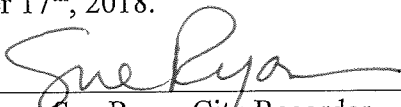
Stop: 8:37 p.m.

Staff: CM Hannan, CA Stone

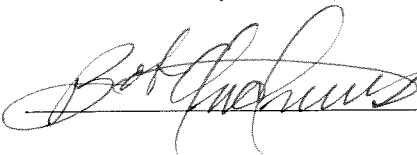
Topic: Metro West lawsuit

ADJOURNMENT: The meeting was adjourned at 8:37 p.m.

ADOPTED by the Newberg City Council this day of December 17th, 2018.


Sue Ryan, City Recorder

ATTESTED by the Mayor this 20th day of December, 2018.

 Bob Andrews, Mayor

