
**City of Newberg
City Council
March 18, 2019**

WORK SESSION

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

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Stephanie Findley, Patrick Johnson, Denise Bacon, Mike Corey, and Elizabeth Curtis Gemeroy.

Staff Present: City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan, Police Chief Brian Casey, Community Development Director Doug Rux, Finance Director Matt Zook, Human Resources Director Anna Lee.

Topic: The City Council heard a presentation from Sean O'Day of the Mid Willamette Valley Council of Governments on hearings officers for land use cases including the benefits and costs.

City Attorney Stone gave background information on the land use process. Community Development Director Rux discussed options for how to integrate a hearings officer into the process.

Discussion: The City Council discussed:

- Process – staff time, application timelines, criteria based decisions, political pressure by community.
- Costs and who would pay, billable hours.
- How other jurisdictions used hearings officers.
- Cost benefit analysis, RFP, budgeting.

Comments: Councilor Bacon, Councilor Corey, Councilor Findley, Councilor Johnson, Mayor Rogers, Councilor Curtis Gemeroy.

Action: Consensus for staff to do additional investigation on the costs, to have conversations with developers, and to get examples of the processes other communities used. Also staff to come back with a recommendation on which functions should be given to a hearings officer.

BUSINESS SESSION

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE – CITY MANAGER’S REPORT- PRESENTATIONS:

Meeting called to order at 7:00 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Stephanie Findley, Patrick Johnson, Denise Bacon, Mike Corey, and Elizabeth Curtis Gemeroy

Staff Present: City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, Police Chief Brian Casey, Planner Keshia Owens, Accountant Dan Keuler, Finance Director Matt Zook, Support Services Manager Mary Newell, and Community Engagement Specialist Rosa Olivares.

CITY MANAGER’S REPORT: CM Hannan reported on his recent activities.

ACTION ITEMS- Council Appointments

Start Time: 7:12 p.m.

Staff Report: Mayor Rogers

Discussion: The Council discussed:

- WestRock Council subcommittee – timeframe, start date for redevelopment, ad hoc committee.

Comments: Councilor Johnson, Mayor Rogers

Action: Appoint Mayor Rogers, Councilor Findley, and Councilor Curtis Gemeroy to WestRock Council Subcommittee for a period of not more than 6 months to discuss issues pertaining to the West Rock Co. property located partially within the Newberg City limits and partially within Yamhill County.

Motion: Councilor Corey

Second: Councilor Bacon

Vote: Unanimous

PUBLIC COMMENTS:

Start Time: 7:18 p.m.

Comments: David Hansen discussed his proposal for Council to establish an oversight committee to address complaints regarding police and judge misconduct.

ACTION ITEMS- Consent Calendar

1. Resolution 2019-3544, A Resolution approving an Intergovernmental Agreement with Clackamas County for the provision of management and due diligence services provided to the Oregon State Commission for Willamette Falls Locks.

2. Resolution 2019-3540, ratifying contract amendment 1.3 between Don Cushing Associates and Washington County Consolidated Communications Agency (WCCCA) for work undertaken on the behalf of the City of Newberg and authorizing payment.

Start Time: 7:23 p.m.
Discussion: The Council discussed:

- Costs for the services in Resolution 2019-3544 Willamette Falls Locks - timeline of project, purpose of the IGA, and the budget.
- Increased costs in the contract in Resolution 2019-3540 WCCCA contract - staying inside the budget

Comments: Councilor Corey, City Manager Hannan, City Attorney Stone, Mayor Rogers

Action: Approved consent calendar items as presented.
Motion: Councilor Johnson
Second: Councilor Curtis Gemeroy
Vote: Unanimous

ACTION ITEMS- Public Hearing:

Start Time: 7:31 p.m.

Mayor Rogers opened the public hearing.
No declarations of conflicts of interest or abstentions by the Council.

Staff Report: Accountant Keuler and Finance Director Zook presented. They highlighted the fees that would be changed and use of CPI-U West Region.

Discussion: The Council discussed:

- Reducing the water reconnection fee from \$50 to \$20.
- Hardship application.
- Staff to do financial impact analysis for possible reduction.

Comments: Councilor Johnson, Mayor Rogers

There was no public testimony.
Mayor Rogers closed the public hearing.

Action: Approve Resolution 2019-3539, updating the Master Fee Schedule.
Motion: Councilor Corey
Second: Councilor Johnson
Vote: Unanimous

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ACTION ITEMS- New Business:

1. Resolution 2019-3542

Start Time: 7:39 p.m.

Staff Report: Community Development Director Rux presented on the background and process.

Discussion: The Council discussed:

- Reorganizing the Newberg Municipal Code (NMC).
- Types of changes proposed.
- Procedures.

Comments: Councilor Corey, Councilor Johnson, CDD Rux

Public Comments: John Bridges, attorney, explained the purpose of initiating these amendments was to consolidate all of the policies regarding Institutional Zones into one section of the NMC and make some changes to the Institutional Overlay Zones.

Action: Approve Resolution 2019-3542, initiating Development Code amendment for Institutional Zone and Institutional Overlay Zones

Motion: Councilor Findley

Second: Councilor Bacon

Vote: Unanimous

2. Resolution 2019-3541

Start Time: 7:51 p.m.

Staff Report: CDD Rux presented. He described the work that had been going on for several years and how the costs would be shared. The roundabout to Highway 99 West would cost \$5 million.

Discussion: The Council discussed:

- Cost share
- Timeline for construction

Comments: Councilor Corey, Mayor Rogers

Action: Approve Resolution 2019-3541, Memorandum of Understanding with Allison Properties LLC for funding participation for the East Crestview Drive project and authorizing the City Manager to sign the Memorandum of Understanding.

Motion: Councilor Corey

Second: Councilor Bacon

Vote: Unanimous

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New Business: non-action items:

1. Housing Needs Analysis Update

Start Time: 8:00 p.m.

Staff Report: Planner Owens presented. She discussed the population projections, deficit of housing units in the City for low and high income families, public input, and the consultant's recommendations.

Discussion: The Council discussed:

- Homelessness
- Housing stock availability
- Expansion of the Urban Growth Boundary
- Policies

Comments: Councilor Yarnell Hollamon, Councilor Curtis Gemeroy, Councilor Johnson, CDD Rux

Continued Business: Council Priorities

Start Time: 8:10 p.m.

Staff Report: City Manager Hannan reviewed the Council priorities including emergency preparedness. Community Engagement Specialist Olivares highlighted her work during the past two years in getting information out to all communities in the City. Police Chief Casey and Support Services Manager Newell gave an update on the communications upgrade project.

Discussion: The Council discussed:

- Separating core values and foundational expectations from Council priorities.
- History of Goals.
- Timing for new priorities – discussion scheduled for August.
- Impact on this year's budget process.
- Fewer goals, achieve more.
- Narrower focus.
- Council energy and different interests from previous Councils and desire to work on items.
- Suggestion to include Council reports on outside committee meetings at Work Sessions.
- Responding to Facebook posts and public records law.
- Willamette Falls Locks decision – frustration on process.
- Tiny homes.
- Radio project completed, keep upgrades in the future.
- Consensus to discuss communication between staff and Council at the next Council meeting.

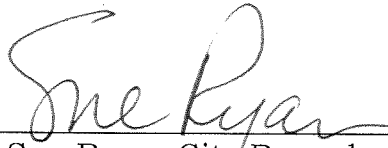
Comments: Councilor Yarnell Hollamon, Mayor Rogers, Councilor Bacon, Councilor Corey, Councilor Johnson, Councilor Curtis Gemeroy, Councilor Findley.

Topic: The Council discussed:

- Citizen request for oversight committee for police and judges.
- Staff research on what other jurisdictions did.
- Timely response back to citizens.

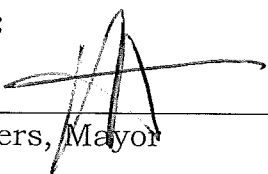
Comments: Mayor Rogers, Councilor Curtis Gerneroy, Councilor Johnson, City Recorder Ryan.

Meeting adjourned at 10:09 p.m.



Sue Ryan, City Recorder

ATTEST:



Rick Rogers, Mayor