

**City of Newberg
City Council
February 19, 2019**

WORK SESSION

Meeting called to order at 5:00 p.m.

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

Staff Present: City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, Police Chief Brian Casey, Library Director Leah Griffith, Finance Director Matt Zook, Information Technology Director Dave Brooks, Public Works Director Jay Harris, Human Resources Director Anna Lee, City Engineer Kaaren Hofmann, Community Engagement Specialist Rosa Olivares, Support Services Manager Mary Newell, Captain Jeff Kosmicki.

Topic: Council Priorities Workshop
Introduction given by City Manager Hannan. Public Works Director Harris and City Engineer Hofmann presented on the goal regarding City streets. Community Development Director Rux presented on the affordable housing, Urban Growth Boundary, economic development strategy, community visioning, and transit goals. Information Technology Director Brooks presented on information technology goals. Finance Director Zook and CM Hannan presented on the financial planning goals.

Discussion: The City Council discussed:

- Goal to repair and maintain City streets and sidewalks – PCI level and tie-in to funding
- Safe routes and ADA ramps
- 5 year plan

Comments: Mayor Rogers, Councilor Corey, Councilor Johnson

- Goal – Encourage Affordable Housing – workload impacts on CDD staff, ADU inventory, buildable lands and housing needs analysis, homelessness.

Comments: Councilor Yarnell Hollamon, Councilor Curtis Gemeroy, Mayor Rogers

- Goal – Urban Growth Boundary expansion

Comments: None

- Goal – Riverfront Master Plan

Comments: None

- Goal – Economic Development Strategy – Westrock mill site discussion. Question whether work was futile given that largest landowner was not participating. Discussion about how this might affect the work on the Riverfront Master Plan. Consensus that before any expenditure or a large amount of staff time, that it come to Council for approval. Councilors Findley, Johnson & Curtis Gerneroy to work with CDD on future of Westrock mill site.

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

- Goal – Community Visioning Process and Communication Plan – 20 Year vision and action plan for Newberg.

Comments: None

- Goal – Improve the Transit System in and out of Newberg.

Comments: None

- Goal – Information Technology – Intranet upgrade, utilize technology to be more efficient and reduce duplication of work.

Comments: None

- Goal – Information Technology – replace existing network equipment. Discussion regarding depreciation of items in budget/trade in value of equipment.

Comments: Councilor Yarnell Hollamon.

- Goal – Information Technology – Police Department projects: E-Ticketing, Body worn cameras, CAD/MOBILE upgrade. Discussion regarding cost estimates, C Click Fix reporting system for Public Works, and importance of not deferring these technology replacements.

Comments: Councilor Yarnell Hollamon and Councilor Bacon.

- Goal – Long Range Financial Planning and closing structural deficit – one time and future revenues, budget process, expenses in General Fund, assumptions in the long range plan, financial policies, and options for the closing the deficit.

Clarification that these were the current Council goals and the ones coming off the list were ones that had been completed. The Council would set their own goals and priorities at a future meeting.

Consensus that there was a need for a more robust budget process this year.

Comments: Councilor Johnson and Mayor Rogers

BUSINESS SESSION

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

Meeting called to order at 7:40 p.m.

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

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

CITY MANAGER’S REPORT: Report of recent activities, meetings, and events given by City Manager Hannan.

Discussion: Emergency preparedness and Design Star presentations.

Comments: Councilors Curtis Gerneroy and Findley

PUBLIC COMMENTS – Items Not on the Agenda:

Start Time: 7:50 p.m.

Comments: Corey Zielsdorf – Council’s first priority should be economic development. Suggested creating a vision statement to guide decisions. The second priority should be affordable housing. Also discussed lodging tax uses and the structural deficit.
Gabriel Skulec – City was still missing Tiny House regulations. He had a home on wheels, but City Code did not permit it. Consider adopting the State code that allowed them.

ACTION ITEMS- Public Hearings: PARTITION – 28800 NE Bell Road

1. PUBLIC HEARING

Hear and consider written and oral testimony regarding the request that Yamhill County approve a proposed partition at 28800 NE Bell Road, Yamhill County tax lot no. 3209-1001.

Start Time: Opened at 8:00 p.m.

Hearing Reading: Mayor Rogers opened the hearing. City Attorney Stone read the Land Use Hearing Script.

Call for abstentions, bias, ex parte contacts, and objections to jurisdiction:

Councilor Johnson drove by the site.

Mayor Rogers used to live on Bell Road.

Staff Report: Senior Planner Caines presented. This would be a recommendation to the Yamhill County Commission for a partition on NE Bell Road.

The partition would create three parcels. This was in an urban reserve area and would be a location for future growth. Staff found it would not prevent urban level development for the City in the future and recommended approval.

Discussion: The City Council discussed:

- Resources in the area and serving the site – transportation and infrastructure, annexation to City processes.
- SDC payments in the future – Transportation System Plan update
- Urban Growth Management Agreement with County

Comments: Councilor Johnson, Mayor Rogers.

Comments: Marc Willcuts, applicant

- These would be large lots and would not hinder redevelopment in the future. The existing house on the property had been remodeled into a wine tasting facility. He waived the 7-day written argument period.

Public Hearing: Closed at 8:25 p.m.

Deliberations: None

Action: Approve Resolution 2019-3538
Motion: Councilor Corey
Second: Councilor Bacon
Vote: Unanimous

ACTION ITEMS- New Business:

1. Resolution 2019-3533, Start-up funds for Visit Newberg - \$250,000.

Start Time: 8:26 p.m.
Staff Report: CDD Rux presented a background on this item. Staff recommended approval.

Public Comments: Rob Felton, Dennis Lewis – Background on Visit Newberg organization and Executive Director recruitment.
Shannon Buckmaster, Chamber – support for Resolution.

Action: Approve Resolution 2019-3533.
Motion: Councilor Bacon
Second: Councilor Johnson
Vote: Unanimous

2. Resolution 2019-3534, Adopt Yamhill County Transit Area Development Plan

Start Time: 8:36 p.m.
Staff Report: CDD Rux presented on the Transit Plan and the updates needed to the City's plans and code to align with the Transit Plan.
Discussion: The City Council discussed:

- Bus passes in community
- Cloverleaf system and proposed Newberg Transit Center
- Shoestring budget for this system

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

Action: Approve Resolution 2019-3534.
Motion: Councilor Curtis Gemeroy
Second: Councilor Johnson
Vote: Unanimous

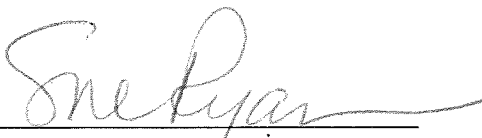
3. 2018-2019 Notice of Funding Availability for Newberg Affordable Housing Trust Fund – by May 31, 2019 for \$31,500.

Start Time: 8:47 p.m.
Staff Report: Doug Rux discussed the annual notice and funds available.

Action: Approve content of the 2018-2019 Notice of Funding Availability (NOFA) for the Newberg Affordable Housing Trust Fund as shown in Attachment 1 and authorize staff to proceed with notification and publication of the NOFA with a May 31, 2019 application deadline.

Motion: Councilor Johnson
Second: Councilor Corey
Vote: Unanimous

Meeting adjourned at 8:51 p.m.



Sue Ryan, City Recorder

ATTEST:



Rick Rogers, Mayor