
**City of Newberg
City Council
October 19, 2020**

Meeting held electronically due to COVID-19 pandemic

WORK SESSION

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

Councilors Present: Mayor Rick Rogers, Councilors: Julia Martinez Plancarte, Denise Bacon, Elise Yarnell Hollamon, Stephanie Findley, and Bryce Coefield.

Councilors Absent: District 5 seat vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux

WORK SESSION:

Community Development Director Rux presented on the Economic Opportunity Analysis. The City received a DLCD grant, and ECONorthwest did the work with two committees. He reviewed potential target industries: Advanced and General Manufacturing, Technology and High-Tech Manufacturing, Food/Beverage Processing and Agricultural Products, Forestry and Wood Products, and Aviation Related Industries.

The forecast shows Newberg growing by 2,557 employees in industrial sectors during the next 20 years. The target industries need sites of 5 to 25 acres. They compiled information about industrial employment and site characteristics of other cities to look at regional development patterns and separated employment into the following site sizes: smaller than 5 acres, 5-25 acres, 25-50 acres, and 50+ acres.

For Newberg to reach the industrial land need for 2,557 new industrial employees, they would need 71 acres of sites less than 5 acres, 79 acres of sites 5-25 acres, 33 acres of sites 25-50 acres, and 92 acres of sites 50+ acres for a total of 275 acres. Subtracting the new sites needed from the existing vacant sites in the Buildable Lands Inventory, 51 acres was needed for sites less than 5 acres, 69 acres was needed for 5-25 acre sites, 33 acres was needed for 25-50 acre sites, and 92 acres was needed for 50+ acre sites for a total of 246 acres of industrial land.

Measures needed to accommodate the industrial land need were: Implementing recent plans, Establishing a preservation policy for industrial sites over 10 acres to limit complete conversion to other uses, Requiring master planning for business or industrial parks,

Identifying land to rezone to industrial and avoiding down-zoning, Using Urban Renewal as a catalyst for redevelopment, and completing the Interchange Management Plans for the Newberg-Dundee Bypass.

CDD Rux discussed actors affecting future economic growth, Covid-19 impacts, population forecast and average annual growth rate of 1.39%, commercial land surplus, industrial land deficit, Buildable Lands Inventory work, and feedback on land sufficiency.

Discussion: Reasons for increasing industrial land versus increasing commercial land, number of commuters who came in to the City to work, number who left the City to work elsewhere, and those who lived and worked in the City, family wage jobs, getting employers to hire local, and needed housing for employees.

BUSINESS SESSION:

Councilors Present: Mayor Rick Rogers, Councilors: Julia Martinez Plancarte, Denise Bacon, Bryce Coefield, Stephanie Findley, and Elise Yarnell Hollamon.

Councilors Absent: District 5 seat vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, City Engineer Kaaren Hofmann, Finance Director Matt Zook, Economic Health Officer Shannon Buckmaster.

Meeting called to order at 7:10 p.m.

PRESENTATIONS:

Josh Duder, Chehalem Valley Chamber of Commerce, presented the Chamber's Quarterly Report. There was a loss in revenue. The Visitors Center was closed due to Covid. Moving forward one of the ways they were going to address the lack of traffic was to transform the Visitors Center into a community information center to attract not only tourists but locals as well.

There was discussion on membership levels, outreach to Latinx businesses, the visitor's center future, Transient Lodging Tax distribution, and Taste Newberg.

Molly Olson, Newberg Downtown Coalition, said they had been focused on creating safe outdoor community opportunities that would enhance the economics of people coming downtown, such as the Wednesday Market, Holiday Market, sidewalk and parking lot seating, and extending outside spaces. She thanked everyone for their work on these programs. There was discussion on tracking numbers, and future efforts.

PUBLIC COMMENTS:

Matt Ross had issues with construction noise outside of permitted hours. For the past three years his family dealt with near constant construction noise and vibration. He had

attempted to work with Code Enforcement, construction companies, and local law enforcement to get some relief from the noise. City Code stated construction noise was only allowed between 7 a.m. to 7 p.m. on weekdays and the construction companies had not followed the Code. He asked Council to clarify the Code to specifically state that construction was not allowed on Saturday and Sunday and establish rules for construction companies who violated those rules.

Valerie Grey was concerned about fire prevention. Over Labor Day weekend there was a high wind advisory. But her neighbor lit a fire pit violating the Fire Code. Code Enforcement discussed it with her neighbor last year. The pit was determined to be a violation but no citation was issued because she was told it was TVF&R's responsibility to enforce the Fire Code. When she contacted TVF&R, they had said it was the City's responsibility. When the neighbors lit a fire, the smoke went directly into her windows and the pit was a safety hazard to the neighborhood. The City needed to enforce the Fire Code.

There was consensus to bring these items back for discussion.

CITY MANAGER'S REPORT:

City Manager Weinheimer reported on Covid-19 guidelines issued by the State, CARES Act funding, economic development strategies reflecting Covid realities, Public Works Director interviews and selection of long-time employee Russ Thomas, Library circulation and curbside service, Communications Plan work, Know Your Local Government update, upcoming election, See Click Fix app, sidewalk repair program, trees replaced on Springbrook Road, Zoom Room, the Mill site sale, Economic Opportunities Analysis, Community Response Team, Breast Cancer Awareness Month, and 2021 planning calendar.

NEW BUSINESS:

1. Resolution 2020-3706, Project Oasis funding

Shannon Buckmaster, Economic Health Officer, said this was a request for \$115,785 from the City to support the development of Project Oasis. This was a private/public partnership to provide affordable, safe, localized, dynamic, community-centered childcare, cohort-style distance learning and early-family programming for wage-earning working families and underserved persons in Yamhill County.

DCI, with the Spencer Family Foundation and Project Bloom, aimed to develop a childcare and community access facility to provide affordable childcare options for working parents, primarily in the Newberg, Dundee, and McMinnville region.

Abisha Stone, SEDCOR, said there was a need for childcare and distance learning programs. She gave a history of mill cities and their approach of finding out and creating what workers needed to bring the best workers to the community. The project was vital to recovery due to Covid and its long term impacts. The CARES Act reimbursement ended at the end of December and this was the type of project to invest in.

The Council discussed:

- * Partnerships with Head Start, Chehalem Parks and Recreation District, and School District.
- * CARES distribution by the City - this would be \$115,000 of the current allotment of \$706,000.
- * Subsidies for needy families.
- * High cost of child care, impacts of COVID-19 on the industry and families.
- * How feasibility study would work, timing of the project.

Action: Approve Resolution 2020-3706, A Resolution authorizing a contribution of \$115,785 CARES Act dollars to Spencer Family Foundation for Project Oasis with the recommendation that attention be paid toward marginalized populations with a percentage toward the Latinx community.

Motion: Councilor Bacon

Second: Councilor Martinez Plancarte

Vote: 5 Yes, 1 No [Rogers] [District 5 seat vacant].

PUBLIC HEARINGS:

1. Ordinance 2020-2860, Construction Excise Tax

Mayor Rogers opened the public hearing. He asked if there were any conflicts of interest or abstentions.

Mayor Rogers had a potential conflict of interest as he worked for Habitat for Humanity and the subject of affordability could potentially have a financial benefit to that organization.

CDD Rux gave the staff report. This was a proposal for a Construction Excise Tax that would add Chapter 3.60 to the Municipal Code. This item would be brought back to the November 2 meeting.

Written Testimony: Patrick Higgins, opposed
Oregon Homebuilders Association, opposed

Oral Testimony: Charlie Harris, Newberg resident, supported the Construction Excise Tax. He explained his experience with affordable housing and the need for affordable housing in Newberg. This was one way to address the lack of funding and it would be a way to get a local match to leverage other state and federal funding. He addressed the opposing comments. The tax could be offset by the incentives in the ordinance. The COVID-19 outbreak had not slowed down development, and now was the right time to implement the tax. He had forwarded technical corrections to staff.

Ezra Hammer would be holding his comments until Nov. 2.

Lisa Rogers would be holding her comments until Nov. 2.

Jesse Nemec, developer in Newberg, said his company had been building housing in the area for 30 years to provide attainable workforce housing. They had planned to be part of the housing solution with their Crestview Crossing project but with COVID-19. Supply prices were increasing. He asked if the Council passed the tax that projects that were land use approved prior to adoption or were offering affordable housing would be exempt from the tax. Otherwise they would not be able to deed restrict a percentage of the lots for affordable housing because they could not afford both.

Action: Table Ordinance 2020-2860 to November 2nd, continue public comment

Motion: Councilor Coefield

Second: Councilor Bacon

Vote: 6 Yes 0 No [District 5 seat vacant].

2. Ordinance 2020-2869, SDC Regulations

Action: Table Ordinance 2020-2869 to November 2nd.

Motion: Councilor Findley

Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No [District 5 seat vacant].

COUNCIL BUSINESS:

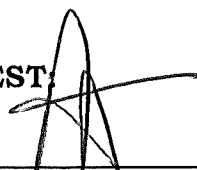
Happy Birthday Committees – City Recorder Ryan announced this month the Citizens Rate Review Committee was 25 years old and Historic Preservation Commission was 7 years old. She read the names of the Committee members and thanked all of the City volunteers.

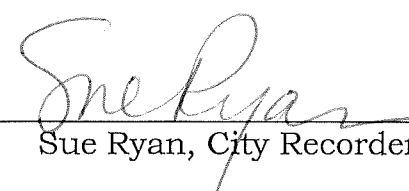
Councilor Yarnell Hollamon said all Council members were passionate about social disparity in the community and they needed to be respectful in their discussions.

CM Weinheimer asked for a volunteer for the Pension Subcommittee. Councilor Coefield volunteered.

Meeting adjourned at 10:00 p.m.

ATTEST:


Rick Rogers, Mayor


Sue Ryan, City Recorder

