



NEWBERG URBAN RENEWAL AGENCY

City of Newberg
Newberg Urban Renewal Agency Minutes
August 21, 2023
Hybrid Meeting

Chair Carmon called the meeting to order at 7:22 pm

Commissioners Present: Mike McBride, Elise Yarnell Hollamon, Peggy Kilburg, Bill Rosacker, Molly Olson, Derek Carmon

Commissioners Absent: Robyn Wheatley

Staff Present: City Manager Will Worthey, City Attorney James Walker, Community Development Director Doug Rux, Planning Manager Clay Downing, City Engineer Lance Calvert, Finance Director Kady Strode

PRESENTATIONS

Groundwater Treatment Plant URA Amendment – A presentation on the desirability of moving the water plant land into the NURA district due to the potential construction needs for a road called Bluff Road 2023 NURA RCA 8-21-23.pdf

Attachment 1 - Memo GWTP - Bluff Road w Attachments.pdf

Attachment 2 - URBAN RENEWAL PROJECTS.pdf

Attachment 3 - Site Layout Exhibit 3 2023-05-11.pdf

Attachment 4 - CDC Email Bluff Road 6-1-23.pdf

Attachment 5 - 30% - Gravity Sewer Alignment Options 1-4.pdf

Attachment 6 - Intergovernmental Agreement (IGA) - Staffing Urban Renewal Plan - Newberg and NURA 4863-4507-2701.pdf

Attachment 7 - URRes2021-01.pdf

NURA Presentation 8-21-23.pdf

Planning Manager Downing and City Engineer Calvert presented on the Groundwater Treatment Plant (GWTP) Urban Reserve Area (URA) Amendment. The GWTP components were being evaluated to determine the most effective and cost-effective options available. The GWTP work was required by the State and completing the work was the focus. PM Downing discussed the background of the NURA and the GWTP project, and the future project to complete E Fourteenth St also known as Bluff Road which was the access road to the GWTP but was not on City property. To maximize the land for the GWTP, the City had previously chosen to allow Bluff Road to remain Newberg Paper Mill Commercial Development Company (CDC) property.

NURA and the City were different bodies. No Urban Renewal dollars were identified for the GWTP and were only identified for the surrounding supporting infrastructure. The Newberg Urban Renewal District (NURD) objectives were to improve public infrastructure for items on the project list in the Urban Renewal Plan (URP). The GWTP was a large piece of infrastructure that the whole community was obligated to support, and going through NURA was a readily financed way to move forward. The idea was to transfer the obligation from the City to the URA to build the road in the future with none of the road being on the actual GWTP site. The money ultimately came from the same source, but going through NURA would time the improvements to be optimal for future developments and the GWTP, meet the State deadlines for completion, and allow flexibility to build the road with a future development to minimize public costs and prevent building three-quarters of the road and then having to modify the road to fit the development.

PM Downing discussed the proposal for the inclusion of the GWTP which would require a minor amendment of the NURD boundary to allow for Urban Renewal funds to be expended in support of the GWTP and he went over the proposed Intergovernmental Agreement (IGA) between the City of Newberg and the Newberg Urban Renewal Agency. The NURA Citizens Advisory Committee did not exist yet, but NURA could take action without the committee being formed. If a NURA Citizens Advisory Committee was established, they would adopt bylaws and assist the NURA in decisions regarding URP implementation.

To move forward with the proposed URA expansion the NURA would need to initiate an amendment by Resolution to expand the URA boundary to include the GWTP site. NURA and the City would then likely enter into a Roadway Improvement Agreement that obligated NURA to construct Bluff Road sometime in the future when Tax Increment Funds (TIF) were available and future development warranted construction of the improvements. NURA and the City would also likely enter into a Development Agreement whereby the City would agree to fund and construct a wastewater line. Any Development Agreements between NURA and the City would be considered during land use decisions. Building the road later allowed work on the GWTP to move forward without the immediate additional cost of road improvements. The design review application for the GWTP would be submitted in the last half of November 2023. The State deadline for the GWTP to be operational was September 1, 2027.

The NURA board and Staff discussed the following:

- The NURA board could direct Staff to come back with a Resolution to adopt. Moving forward with the Resolution would still allow flexibility in decisions regarding the road improvements.
- The property owner of the land where Bluff Road was planned sent an email stating the soil was unstable which may make road construction expensive and reduce land available for development, which could also reduce Urban Renewal revenues. The City could avoid the cost of having to build a road on unstable soil by using the existing access road.
- CE Calvert stated the existing access road would be used until the surrounding property was developed and new roads were built. The current plan for roads may be modified by future developments. It was better to maintain flexibility by entering an agreement with NURA rather than not taking action and having to build the road now for the GWTP land use process.
- CM Worthey stated that trying to change the land use process to allow the City not to build Bluff Road would derail the process of completing the GWTP within the time constraints.

- PM Downing stated if the City remained responsible for building Bluff Road, it could not be pushed toward the end of the GWTP project as public improvement completion would be required before the construction phase could begin.
- CE Calvert stated the City could not be exempted from the land use process by using the existing access road. Meeting the State deadline for building the GWTP was the priority.
- PM Downing clarified that since there was a right-of-way already planned next to the GWTP site, any developer would be required to build Bluff Road, which in this case would be the City unless responsibility for building the road was transferred to NURA. NURA and the City followed the same rules but had different circumstances and objectives, and the amendment would allow funding responsibility to be transferred to NURA. The Bluff Road project was already included in the URP. Making one decision would not obligate the following, and ongoing decisions would still be available to the NURA board if a Resolution were passed.
- Including the GWTP in the URA provided options rather than limiting options and may save money.
- Bluff Road should be built by a developer who owned the property. There was no reason to include the GWTP in the URA.
- The Resolution would allow the City not to have to build the road, but not passing the Resolution forced the City to build the road right away.

Staff was directed to work on the Resolution for the boundary expansion.

PUBLIC COMMENT

None

NEW BUSINESS

Initiate Committee Recruitment for CAC Discussion

NURA Reso 2021-01 contains bylaws.pdf

Chair Carmon discussed creating a Citizens Advisory Committee. There was discussion regarding who was able to sit as Chair of the Citizens Advisory Committee.

Action: To initiate committee recruitment for a NURA Citizens Advisory Committee

Motion: Commissioner Kilburg

Second: Commissioner Yarnell Hollamon

Vote: 6 Yes 0 No 0 Abstain 1 Absent (Wheatley)

Action: To appoint Commissioner Olson as chair of NURA Citizens Advisory Committee

Motion: Commissioner Carmon

Second: Commissioner Yarnell Hollamon

Vote: 4 Yes (McBride, Yarnell Hollamon, Olson, Carmon)

2 No (Kilburg, Rosacker)

0 Abstain 1 Absent (Wheatley)

Action: To appoint Commissioner Wheatley as chair of NURA Citizens Advisory Committee

Motion: Commissioner Rosacker
Second: Commissioner McBride
Vote: This motion was not voted on as Commissioner Wheatley was absent and it was uncertain whether she was willing to serve.

AGENCY BUSINESS

None

ADJOURNMENT

Meeting adjourned at 8:41 pm.

ATTEST:


Derek Carmon, Chair


Emily Salsbury, Acting City Recorder