

**CITY OF NEWBERG CITY COUNCIL MINUTES
JANUARY 3, 2012
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING TRAINING ROOM (401 EAST THIRD STREET)**

A work session was held prior to the meeting. A presentation from the Planning Division regarding Economic Development was given. All Councilors and the Mayor were present; no action was taken and no decisions were made.

I. CALL MEETING TO ORDER

Mayor Bob Andrews called the meeting to order at 7:00 PM.

II. ROLL CALL

Members

Present:	Mayor Bob Andrews	Denise Bacon	Ryan Howard	Stephen McKinney
	Bart Rierson	Marc Shelton	Wade Witherspoon	

Staff

Present:	Daniel Danicic, City Manager	Terrence Mahr, City Attorney
	Steve Olson, Associate Planner	Norma I. Alley, City Recorder
		Jennifer Nelson, Minutes Recorder

Others

Present: Darcy Reynolds, Craig Ludwig, Michael Summey, and Karen Summey

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. COUNCIL PRESIDENT ELECTION

Consider a motion to elect a Council President from among the City Council.

<p>MOTION: Rierson/Howard to elect Denise Bacon as the Council President from among the City Council. Motion carried (7 Yes/0 No).</p>

V. CITY MANAGER'S REPORT

Mr. Daniel Danicic, City Manager, reported there would be a Citizens' Rate Review Committee (CRRC) meeting this week to discuss wastewater methodology. The current executive director of Friendsview Manor is retiring and a party will be held this Friday from 2:30 PM to 4:00 PM. A reader board has been put up to announce the closing of College Street between Howard and 1st Streets allowing public works to remove trees from in front of Chapters bookstore. The trees are not doing well and have been hit by vehicles so they are working with the owners to put something more appropriate in place. Next fiscal year budget preparations has begun and staff will be putting together a calendar for the process; the first step will be to discuss prioritization at the January 17, 2012, Council meeting to provide guidance to staff.

VI. PUBLIC COMMENTS

None.

VII. CONSENT CALENDAR

Consider a motion approving 2011 minutes for November 21 and December 5 City Council meetings.

MOTION: **Rierson/Howard** approving the City Council minutes from November 7, 2011, and December 5, 2011, as amended. Motion carried (7 Yes/0 No).

VIII. PUBLIC HEARINGS

Consider a motion approving **Resolution No. 2012-2986** supporting the submission of a grant application to Oregon Business Development Department by the Housing authority of Yamhill County.

TIME – 7:06 PM

Mayor Andrews called for any conflicts of interest or abstentions; none appeared.

Mr. Steve Olson, Associate Planner, presented the staff report assisted by a PowerPoint slideshow (see official meeting packet for full report). During the presentation Steve specifically presented and addressed the public hearing requirement and project description listed in Exhibit “A” of Resolution No. 2012-2986 of the resolution were covered in the public hearing.

Councilor Marc Shelton asked what the methodology was to establish the \$400,000.00. Staff replied that was the maximum amount they can apply for.

Mr. Olson noted there were two corrections that must be made for the final copy; changing the date in recital #2 from December, 2012, to December 5, 2011, and recital #6 should be renumbered as recital #5.

Councilor Wade Witherspoon referred to the staff’s presentation slide regarding grant administration and management and asked what percentage accounts for this. Staff replied 20% is given to the Yamhill County Housing Authority to oversee the housing rehabilitation program; he said this is a reasonable percentage as there is a lot of time spent on each one of the loans to do all the services for operating and tracking over the life of the loans. Right now they barely break even but the process will become more efficient as it continues, they receive more money into the revolving loan fund, and expenses lower per month over time.

Mayor Andrews asked about the payback costs of the loans. Ms. Darcy Reynolds, Yamhill County Housing Authority (YCHA), stated these are no interest or low interest loans offered with costs deferred for low income applicants. If the recipients go over the income limit, no longer live in the home, or do not have legal possession of it then the loans must be repaid with low or moderate payments deferred one year. She spoke of many projects including weatherization improvements then the utility costs are lowered and since they are paid over a twenty year term the payments are affordable.

Mayor Andrews opened the public testimony.

Ms. Reynolds gave an update stating there were twenty-five people on the waiting list and expects the number will go up when marketing efforts are completed. If the grant is awarded, at least twenty families will receive an average of \$15,000.00 in loans.

Mr. Craig Ludwig, Yamhill Community Action Partnership (YCAP) Services Director, stated he supports this grant application and is vital to stabilize affordable housing for those on limited or fixed incomes. This is coupled with energy savings and YCAP has partnered on many projects with YCHA on foundations, roofs,

rewiring, and lead abatement. This project assists various cities in Yamhill County and he believes rehab efforts boost the economy by employing contractors.

Mr. Michael Summey testified he supports this grant application and stated he has worked long and hard through the years just making ends meet and they have no money to repair their seventy-three-year-old house. The Housing Authority asked if they would like a 2% interest loan a couple of years ago and they did not have the money to pay it back then, so they are back on the list. In the meantime, he has developed Parkinson's disease and has gone on disability so they now qualify and there are others in the community with the same problems.

Mrs. Karen Summey testified she supports this grant application and spoke of her husband having Parkinson's and her adult daughter living with them who is also disabled. She explained she is so busy taking care of both of them there are not enough hours in the day to do it all and there is no income to pay for all of their needs. There are a lot of things outside and inside that need to be done and this is a wonderful opportunity to get these things done allowing for a healthy and safe home for their new grandchild to crawl around in. She spoke of this being not just for them but for others in worse off conditions than them and mentioned a few things this loan would help with like repairs to the heating system, flooring, roof leaks, and door and window repairs for energy efficiency. They are so grateful to get these things taken care of.

Councilor Shelton asked if she has had a chance to get estimates for the things they need to make their home healthy and safe. Ms. Summey replied they are not at that step yet but she believes the \$15,000.00 would cover it. Councilor Shelton asked if the amount of the repairs is over the \$15,000.00 is it capped or does it depend on repairs needed. Ms. Reynolds said this is an average figure; but, loans are provided in \$5,000.00 increments from \$5,000.00 to \$25,000.00 and special needs may warrant a larger loan amount.

Staff recommended to adopt with the two corrections.

Mayor Andrews closed the public testimony.

Councilor Shelton suggested amending the wording that the Council supports the submission tonight or if this was already done on December 5, 2012, because this was discussed during a work session. He did not think it should sound like a decision was made prior to the hearing.

Ms. Norma Alley, City Recorder, stated during the business meeting a motion was made to approve going to a public hearing process, which is what was trying to be reflected in the resolution. Councilor Shelton felt language should then reflect that the motion made was to move to public hearing instead of supporting the submission of the grant application. Ms. Alley stated this correction will be made in the resolution for permanent retention.

MOTION: Shelton/McKinney approving Resolution No. 2012-2986 supporting the submission of a grant application to the Oregon Business Development Department by the Housing Authority of Yamhill County and the Yamhill County Affordable Housing Corporation in 2012 on behalf of the City of Newberg, and appointing the city manager the certifying officer for the grant application, as amended. Motion carried (7 Yes/0 No).

IX. COUNCIL BUSINESS

TIME – 7:36 PM

Mr. Terry Mahr, City Attorney, gave an update on the municipal court regarding presumptive fines, new cell phone regulations regarding all drivers to be hands-free when using cell phones even for business purposes, and

issues with the local Class A establishments serving hard liquor. The City Attorney's Office will need to see what avenues will be taken to resolve a nuisance situation.

Mayor Andrews spoke about the formation of a Council subcommittee for the City's retirement plan and his plans to appoint Councilors Denise Bacon, Ryan Howard, and Wade Witherspoon to serve on this; he stated their specific charge will be forthcoming and Council President Denise Bacon will serve as the Chair.

Councilor Shelton made comments on the earlier presentation from staff regarding economic development, stating there was not too much new reported. He wished to hear more about what can be done to help with economic development. He also mentioned the Suntron property and suggested exploring connecting Brutscher and Providence Roads with a road to provide connections and frontage changes to give that property a kick-start.

Mayor Andrews asked if Council could be given a briefing on the future plans affecting the Suntron property and a template for Springbrook area specific plans.

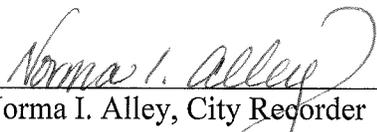
Councilor McKinney suggested having a well-developed plan on how to make this work and incorporating efforts in support of something well thought out. He expressed concern of building a road that may be unutilized and then be accused of building more "roads that lead nowhere".

Councilor Witherspoon asked about a meeting held a couple of years ago with several entities, including the Chehalem Park and Recreation District (CPRD), Portland Community College (PCC), the school district and the City to discuss the future of Newberg called Chehalem Valley Visioning. He wondered if anything else like this was planned again. Mr. Danicic stated some of those administrative heads have met a few times and discussed a desire to complete a survey that has not occurred yet.

X. ADJOURNMENT

The meeting adjourned at 7:52PM.

ADOPTED by the Newberg City Council this 6th day of February, 2012.



Norma I. Alley, City Recorder

ATTEST by the Mayor this 9th day of February, 2012.



Bob Andrews, Mayor