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**City of Newberg
City Council
March 15, 2021**

Meeting held electronically due to COVID-19 pandemic

JOINT WORK SESSION with Planning Commission –

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

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Stephanie Findley, Julia Martinez Plancarte, Bryce Coefield, and Mike McBride.

Absent: Elise Yarnell Hollamon

Planning Commissioners: Sharon Capri, Robert Sherry, Charles Aban, Jeffrey Musall, Jenna Morris, Student Colin Bolek.

Absent: Jason Dale, Kriss Wright

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, and Community Development Director Doug Rux

WORK SESSION on Middle Housing

Community Development Director Rux and Consultant Elizabeth Decker with Jet Planning gave a presentation on middle housing code for duplexes. They explained middle housing basics, HB 2001 change in state law that required duplexes to be allowed in all residential zones where single-family was permitted. There were impacts to the City including updating the municipal code on duplexes code. This included the permitting process with no more than two total dwelling units being allowed per lot, existing density and lot sizes, dimensional standards, parking standards, and changes to master plan areas.

The Planning Commission and City Council discussed:

- Reducing lot sizes
- Reducing the space between driveways
- Fire Code applying to duplexes
- Density targets and impacts
- On street parking and sidewalks
- Next steps in the process

BUSINESS SESSION:

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

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, Community Development Director Doug Rux, City Engineer Kaaren Hofmann, and Senior Accountant Daniel Keuler.

Commissioners present: Student Planning Commissioner Colin Bolek.

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

PRESENTATION:

Elliott Road Progress Update:

City Engineer Hofmann presented the update including the reasons for the improvements, Council's most recent decision, and why Elliott Road. Tony Roos, Kittelson & Associates, discussed the community engagement that was done, project design, and what had been done since June.

The Council discussed:

- City funding the project. Citizens not paying for improvements.
- Loss of on-street parking.
- Construction schedule impacting schools.

Public Comments:

Tyler Smith, attorney representing Elliott Road residents, said safety had not been an issue on this road. His clients opposed the taking of their property for bike lanes, sidewalks, and greenspaces. The City would have to pay homeowners a lot of money for the property. He asked that the City revisit the proposal.

Dan D'hondt, Elliott Road resident, said there needed to be more interaction in the process instead of one-sided dialogue. There was no opportunity to correct or redirect comments made by the City. He was frustrated with the City's non-neutral video focusing on why the preferred alternative was best. He did not think the sidewalks, bike lanes, and greenspace was needed or required. His opinion was the majority of residents on Elliott Road wanted this matter revisited and the current project to be shelved.

Maryl Kunkel, Newberg resident on an Elliott Road cul-de-sac, was thrilled the project would address the glaring safety issues on Elliott Road. It was a highly travelled road and there were no sidewalks, sparse or dim lighting, and no buffer between the road and pedestrians. The greenspace would help decrease speeding and the prevalence of urban deserts. She was also in favor of the bike lanes for safety. This design made compromises for some homeowners, such as pulling the street curb tight and keeping as many existing trees as possible. She thought it would provide safe, equitable access. This was a necessary

project that met Council goals and had widespread support from local residents and the Newberg School District.

The Council continued discussion on:

- Design of a bike path on only one side of the street
- Cost of project to date - \$250,000
- Taking property owners' land
- State laws requiring bike lanes
- Tremendous amount of work already put into project
- Council having done its due diligence when it voted on project in 2020.
- Skepticism about majority of people on Elliott Road wanting it one way or the other.
- Necessity of bike lanes for safety
- Personal experiences of walking Elliott Road to the schools with poor lighting, no sidewalks and dangerous situation.
- Importance of benefits for the whole community with a lot of children were going to benefit from this project.

Deliberation: Councilor McBride asked how to make a change to the current project. City Attorney Walker said it would take a motion to rescind the previous Council decision, which would need to be passed by a majority vote.

Mayor Rogers said the minimum for him would be sidewalks and a bike lane on one side. Councilor Coefield asked about the purpose of the greenspace. City Engineer Hofmann said it was for aesthetics, water infiltration, spaces for fire hydrants and street signs, and slowing traffic down. Councilor Yarnell Hollamon asked if this project was delayed, what was the Council's compromise.

Councilor McBride thought the City should do the sidewalks and lights and keep the parking, but not keep the greenspace and put the bike lane on the east side of the road. CE Hofmann did not think they could allow parking and a bike lane. They would have to make changes to the TSP to not require bike lanes on the road. Councilor Findley thought any option would impact homeowners. Staff had worked hard to come up with a compromise. It was important for kids to get to school safely. Councilor Coefield thought they should have two bike lanes. He thought the greenspace could be reduced.

Action:	To rescind the approval of the Elliott Road plan as approved by Council in June 2020.
Motion:	Councilor McBride
Second:	Councilor Bacon
Vote:	2 Yes [McBride, Bacon] 5 No [Rogers, Martinez Plancarte, Cofield, Yarnell Hollamon, and Findley]

CITY MANAGER'S REPORT:

City Manager Weinheimer discussed the recent change to the moderate risk category for COVID-19 in Yamhill County, the City reopening of the library and other City facilities, Budget Committee orientation on April 6, and Equity Task Force public engagements.

CONSENT CALENDAR:

Action: To approve the Consent Calendar including Resolution 2021-3727, A Resolution to add more students to the City's Boards & Commissions for diversity of representation.

Motion: Councilor Findley
Second: Councilor Yarnell Hollamon
Vote: 7 Yes 0 No

PUBLIC HEARINGS:

Ordinance 2021-2872 Comprehensive Plan Population Projections:

Mayor Rogers opened the public hearing. He asked for declarations of conflicts of interest or abstentions. Mayor Rogers declared he worked for Habitat for Humanity.

CDD Rux presented the Comprehensive Plan update to include the 2020 population forecast to be used for long range planning purposes. The Planning Commission and staff recommended approval. He reviewed the background, proposed text changes, and findings.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To waive the second reading of Ordinance 2021-2872

Motion: Councilor Bacon
Second: Councilor McBride
Vote: 7 Yes 0 No

Action: To approve Ordinance 2021-2872, An Ordinance amending the Newberg Comprehensive Plan Updating Section IV (Subsection B) Population Projections to be read by title only.

Motion: Councilor Coefield
Second: Councilor Martinez Plancarte
Vote: 7 Yes 0 No

Resolution 2021-3722, Master Fee Schedule – Administrative Public Hearing:

Mayor Rogers opened the public hearing. He asked for declarations of conflicts of interest or abstentions. Mayor Rogers declared he worked for Habitat for Humanity.

Senior Accountant Keuler presented the Master Fee Schedule update. This was an annual update of the City's fees. He explained the increase in the fees and changes to the Library and Permit Center fees. Staff recommended approval.

Testimony: None

Mayor Rogers closed the public hearing.

There was discussion on:

- Permanently waiving late fees at the Library
- SDC fees

Action: To approve Resolution 2021-3722, A Resolution to update the Master Fee Schedule.

Motion: Councilor Findley

Second: Councilor Coefield

Vote: 7 Yes 0 No

NEW BUSINESS:

Capital Improvement Program:

City Engineer Hofmann presented the Capital Improvement Program for the next five years. The multi-funded projects were: E Crestview Drive from Highway 99W to Springbrook Road, N College Street bike lanes and sidewalks/waterline relocation, North Elliott Road from 99W to Newberg High School, NE Chehalem Drive water and wastewater extension, and Public Works maintenance yard.

Transportation projects were: pavement preservation, ADA/bicycle/pedestrian improvements, N Main Street/E Illinois intersection study, and safe routes to school for Edwards Elementary. Wastewater projects were: Inflow and Infiltration, Hess Creek trunk line, sawdust bays at the Wastewater Treatment Plant, existing oxidation ditches, Wastewater Treatment Plant solar farm, PLC study and replacement, dehydration unit burner rebuild, Wastewater Treatment Plant hydraulic improvements, and Riverfront lift station.

Water projects were: Bell West pump station, Vittoria Square fire flow, fixed base radio read, routine water main replacement, safe, reliable water redundant supply, Water Treatment Plant filter covers, Water Treatment Plant seismic improvements, emergency connection and controls at the Water Treatment Plant, and HB 2001 improvements.

Stormwater projects were: miscellaneous storm drain repairs, N Springbrook Road stormwater, railroad ditch from N College to N Meridian, 800 block of NE Wynooksi Street, and N Libra Street.

Discussion:

- Drainage impacts for the project on N College/N Meridian
- Increased costs for the projects in 2021-22 due to rolling projects that weren't finished to the next fiscal year
- All the projects were north of 99W due to old infrastructure and upgrading to meet the requirements of HB 2001
- Solar farm costs
- SDC rates

EXECUTIVE SESSION ORS 192.660 (2) (I) Performance of a Public Official:

Mayor Rogers read the script for going into executive session.

Start: 9:30 p.m.

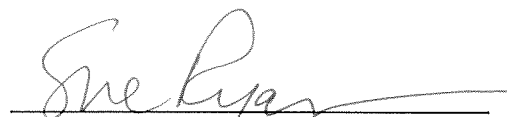
Stop: 9:50 p.m.

Councilors Present: Mayor Rogers, Council President Findley

Staff present: City Manager Weinheimer


Topic: City Manager Evaluation

Meeting adjourned at 9:50 p.m.



Sue Ryan, City Recorder

ATTEST



Rick Rogers, Mayor