
**City of Newberg
City Council
June 7, 2021**

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: Denise Bacon, Stephanie Findley, Elise Yarnell Hollamon, Julia Martinez Plancarte and Mike McBride.

Absent: Councilor Bryce Coefield

Planning Commission Present: Jeffrey Musall, Robert Sherry, and Charles Aban.

Absent: Sharon Capri Jenna Morris, Kriss Wright, and Jason Dale.

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

PRESENTATIONS:

Middle Housing – Triplexes, Quadplexes, Townhouses, and Cottage Clusters:

Consultants Elizabeth Decker, Jet Planning, and Heather Austin, 3J Consulting, gave a presentation on code updates for middle housing types. They explained the project objectives, project components, middle housing basics, implementing HB 2001, Newberg application, key code concepts, housing definitions, permitted uses, minimum lot sizes, dimensional standards, project sizes, design standards, main entrance options, minimum window coverage, defining architectural features, cottage clustering and courtyard, and parking standards.

There was discussion on: local discretion on items such as lot sizes, separation between units for cottage clusters, and triplex requirements. Community Development Director Rux said the code updates would be brought back to the Planning Commission and Council in the fall. The regulations should be in place by the end of January 2022.

Mayor Rogers said these changes were not expected to have a lot of impact. It would be a 3% increase in housing units.

BUSINESS SESSION:

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

Absent: Bryce Coefield

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, Assistant City Manager Kezia Wanner, Community Development Director Doug Rux, and Interim Police Chief Jeff Kosmicki, and Consultant Rob Moody of Merina & Company.

Meeting called to order at 7:00 p.m.

Mayor Rogers discussed the passing of Lon Wall, a former longtime committee member who served the City.

PRIDE MONTH PROCLAMATION:

Mayor Rogers presented Kristen Stoller and Remy Drabkin with a PRIDE Month proclamation. They discussed the Wine Country Pride promotion. Councilor McBride was opposed to the proclamation as he believed it was discriminatory. Mayor Rogers disagreed as there were groups in the community that had been significantly mistreated throughout history.

CITY MANAGER'S REPORT:

City Manager Weinheimer gave an update on COVID-19 and continued requirement for face coverings in City facilities, information and survey on SDCs, strategic planning RFP, Oregon City/County Management Association Conference, and Summer of Sustainability campaign.

PUBLIC COMMENTS

Scott and Leonard Johnson, Johnson Furniture owners, asked to replace their storage facility behind their store without having to vacate the alleyway or only replacing the roof and siding of the old facility. Mayor Rogers thought there should be continued conversations with staff about solutions.

Mark Grier, Newberg resident, discussed the Street Maintenance Fee projects and how South College Street and River Street needed to be priorities especially since the old mill site was going to be redeveloped.

Issue Tracker – Mayor Rogers asked that the two public comment items be added to the Issue Tracker.

CONSENT CALENDAR

Action: To approve Resolutions 2021-3737, A Resolution to authorize the City Manager to enter into a construction contract with James W. Fowler Company to complete the construction of the City's WWTP Oxidation Ditch rehabilitation project for Oxidation Ditch No. 1; 2021-3738, A Resolution to authorize the City Manager to enter into negotiation with North Valley Friends Church to purchase real property for the City's Bell West Water Pump Station site; 2021-3736, A Resolution to authorize the City Manager to enter into a

construction contract with The Saunders Company, Inc. for the NE Chehalem Wastewater and Water Extension project in the amount of \$1,547,087.75; and 2021-3744, A Resolution to authorize the City Manager to approve a construction change order with First Cascade Corporation for the Wastewater Treatment Plant Admin Remodel Project.

Motion: Councilor Findley
Second: Councilor Yarnell Hollamon
Vote: 6 Yes 0 No 1 Absent [Coefield]

PUBLIC HEARINGS

Resolutions 2021-3733 and 2021-3734 State Revenue Sharing:

Mayor Rogers opened the public hearing. He asked for any declarations of conflicts of interest or abstentions. There were none.

Assistant City Manager Wanner presented the staff report. The City had to meet certain obligations to receive state revenues, and one was to hold this public hearing to discuss the possible use of the revenues. The Budget Committee also held a hearing, and recommended approval for the use of the funds as proposed by staff. The proposal was to use these funds for supporting services in the General Fund, Street Fund, and 911 Fund. The City would also have to certify that it provided certain municipal services to receive the funding.

Testimony: None

Mayor Rogers closed the public hearing.

Discussion: Projections for the amount of revenues the City will receive.

Action: To approve Resolution 2021-3733, A Resolution declaring the City of Newberg's election to receive state revenues, and Resolution 2021-3734, A Resolution certifying the provision of Municipal Services by the City of Newberg for the purposes of participation in the State Revenue Sharing Program.

Motion: Councilor Findley
Second: Councilor McBride
Vote: 6 Yes 0 No 1 Absent [Coefield]

Resolution 2021-3735 FY 2021-22 Budget:

Mayor Rogers opened the public hearing.

ACM Wanner presented the budget that was approved by the Budget Committee for Council adoption. Four Budget Committee meetings were held, and they approved the budget that addressed priorities for the upcoming fiscal year. The resolution would adopt the budget, which totaled \$133,844,625.00 and 141.4 FTEs. It also imposed the property tax rate of \$2.73 per \$1,000 of assessed value.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To approve Resolution 2021-3735, A Resolution adopting the City of Newberg, Oregon budget for the 2021-2022 Fiscal Year, making appropriations, imposing the tax, and categorizing the tax.

Motion: Councilor Yarnell Hollamon
Second: Councilor Martinez Plancarte
Vote: 5 Yes 1 No [McBride] 1 Absent [Coefield]

Ordinance 2021-2880, Middle Housing:

Mayor Rogers opened both the legislative and quasi-judicial public hearings and asked for any declarations of conflicts of interest, ex parte contacts, bias, abstentions, or objections to jurisdiction. Mayor Rogers had a potential conflict of interest as his employer, Habitat for Humanity, occasionally built duplexes.

City Attorney Walker read the pre-hearing announcements. CDD Rux entered the staff report into the record.

Consultant Heather Austin presented the proposed middle housing code and plan amendments for duplexes. She explained the project objectives, project development, project engagement, Comprehensive Plan amendments, Development Code amendments, and new Duplex Code. The new code included duplex definitions, permitting duplexes, applicability, minimum lot sizes, density targets and standards, dimensional standards, minimum parking standards, duplex driveway options, and additional standards. There were also master plan updates to the Northwest Newberg Specific Plan, Springbrook Oaks Plan, Airport Plan, Springbrook Plan, and Riverfront Plan to implement the new code. She reviewed the findings and Middle Housing Citizens Advisory Committee, Planning Commission, and Affordable Housing Commission recommendations for approval. Comments were received from citizens and organizations. She recommended adoption.

Testimony: None

Mayor Rogers closed the public hearing.

City Attorney Walker asked if the applicant wished to waive the 7 day timeline to submit final written arguments. CDD Rux said yes. CA Walker read the post-hearing announcements.

Action: To waive the second reading of Ordinance 2021-2880.

Motion: Councilor Findley
Second: Councilor Bacon
Vote: 6 Yes 0 No 1 Absent [Coefield]

Action: To approve Ordinance 2021-2880, An Ordinance amending the Newberg Comprehensive Plan, Newberg Municipal Code, Title 15

.05.030, 15.100.020, 15.205.050, 12.205.060, 15.220.020, 15.235.040, 15.235.050, 15.240.020, 15.302.032, 15.302.040, 15.303.200, 15.305.020, 15.336.010, 15.336.020, 15.0340.020, 15.342.050, 15.342.070, 15.342.100, 15.346.070, 15.352.050, 15.405.010, 15.405.030, 15.405.040, 15.410.070, 15.415.020, 15.420.010, 15.420.020, 15.440.020, 15.440.060, 15.440.075, 15.5050.030, Northwest Newberg Specific Plan, Springbrook Oaks specific plan, and Springbrook Master Plan, related to duplex regulations to be read by title only.

Motion: Councilor Findley
Second: Councilor McBride
Vote: 6 Yes 0 No 1 Absent [Coefield]

NEW BUSINESS

Resolution 2021-3741, Police Contract:

Interim Police Chief Kosmicki gave a history on the Newberg-Dundee contract for law enforcement services. The new agreement would replace the 2009 Intergovernmental Agreement, 2007 amendment for animal licensing, and 2004 IGA for emergency communications. There would be a cost of living adjustment in the IGA and the City would retain the 911 tax revenue from Dundee and licensing fees collected for dogs.

Action: To approve Resolution 2021-3741, A Resolution approving the Intergovernmental Agreement for City of Newberg to provide law enforcement services for City of Dundee.

Motion: Councilor Findley
Second: Councilor Yarnell Hollamon
Vote: 6 Yes 0 No 1 Absent [Coefield]

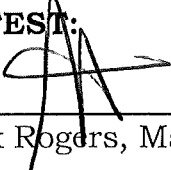
COUNCIL BUSINESS:

Mayor Rogers said Councilor McBride would serve as liaison to the Citizens Rate Review Committee and Traffic Safety Commission. The Mayor was recently appointed to the SEDCOR Board. They received 13 applications for 5 student positions on City committees. He suggested creating a subcommittee of the Council to conduct the interviews. Mayor Rogers and Councilors Bacon and Coefield would be the subcommittee. Interviews would also be held for the Historic Preservation Committee and Citizens Rate Review Committee.

Meeting adjourned at 8:26 p.m.



Sue Ryan, City Recorder

ATTEST:


Rick Rogers, Mayor

