

**NEWBERG CITY COUNCIL MINUTES  
MAY 4, 2015, 7:00 PM  
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)**

A work session was held at 6:00 p.m. preceding the meeting. Present were Mayor Bob Andrews, Councilors Tony Rourke, Stephen McKinney, Mike Corey, Scott Essin, Denise Bacon and Lesley Woodruff. Also present were City Manager Jacque Betz, City Recorder Sue Ryan, City Attorney Truman Stone, Finance Director Matt Zook and Community Development Director Doug Rux.

There was a discussion on Council Rules and Procedures. CA Stone recommended an annual review of the rules, which were required under the City Charter with the latest version updated in 2011. There was discussion and clarification on the rules including absences at meetings, following public meetings law, placing items on the agenda, and voting on items.

Councilor Essin suggested changing the language regarding when the Council got the agenda to reflect current practices. There also needed to be clarification for when members of the public could submit written documents for Council packets. Councilor Rourke thought there should be a section added on participating in social media. CA Stone would bring back the amended Council Rules as discussed.

**CALL MEETING TO ORDER**

The Mayor called the meeting to order at 7:17 p.m.

**ROLL CALL**

Members Present:	Mayor Bob Andrews	Mike Corey	Tony Rourke
	Scott Essin	Stephen McKinney	Lesley Woodruff
	Denise Bacon		

Staff Present:	Jacque Betz, City Manager	Truman Stone, City Attorney
	Sue Ryan, City Recorder	Steve Olson, Associate Planner
	Doug Rux, Community Development Director	
	Jay Harris, Public Works Director	Brad Allen, Code Compliance Officer

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was performed.

**PRESENTATIONS:** None.

**CITY MANAGER'S REPORT:** CM Betz said the League of Oregon Cities Conference would be held September 24-26 in Bend. She and CDD Rux met with the Chehalem Valley Chamber of Commerce director to discuss the Transient Lodging Tax proposal. The goal was to have a new process in place by the end of the calendar year. They also met with the Allison Inn and Spa management staff to discuss how much the new marketing agreement would be receiving in the next five years. The Pancake Breakfast at the Fire Department served more than 1,700 people.

**PUBLIC COMMENTS:** Thomas Barnes, resident of Newberg, spoke about the partnership with the Senior Center and area woodworkers who formed a group called Sawdust. They had made several projects for community groups and fundraisers. The emphasis was to get children involved in woodworking and they were planning to open the Chehalem Valley Middle School Woodshop to the public. The shop would be open on Thursdays from 3 to 8 p.m. and it would be a \$3 per day charge.

**CONSENT CALENDAR:**

**MOTION: Corey/McKinney** moved to adopt the Consent Calendar, including the April 20, 2015, meeting minutes and March Financial Reports. Motion carried (7 Yes/ 0 No).

**PUBLIC HEARING:** Ordinance 2015-2782, Amend the Newberg Development Code regarding temporary and portable signs.

**MOTION: Andrews/Bacon** moved to open and continue the hearing on portable and temporary signs to the date of July 6, 2015. Motion carried (7 Yes/ 0 No).

**CONTINUED BUSINESS:** CDD Rux said on May 5, 2014, the City Council directed staff to enter into mediation regarding the Urban Growth Boundary proposal that was before DLCD. The mediation process started in early 2015. Two mediation sessions were held and they came to some consensus on acreage but not on other aspects of the proposal. The other aspect of the mediation process was dealing with the economic opportunities analysis and consensus had not been reached at this time. The recommendation of the mediation team was to withdraw from the process. If the Council withdrew, they would have to pull the resolution that had been tabled on May 5, 2014, back off of the table. It would have to be renumbered and there was another application to withdraw the application from DLCD.

Rob Hallyburton, Community Services Division Manager with DLCD, understood the City was frustrated with the mediation process and was considering withdrawing from the process. He assured the Council that DLCD respected what the City needed to do and if the UGB amendment was repealed they would work as best they could with the City moving forward in satisfying the economic development needs of the City. DLCD had adopted a remand of the UGB which would become effective in July. With the repeal from the City, it would be put back on the DLCD agenda in July to pull back on any remand.

Sid Friedman of 1,000 Friends of Yamhill County said the parties did work hard to reach agreement and progress was made. The Friends were disappointed that an agreement was not reached.

CDD Rux explained the examples of motions staff had provided for the Council to consider. Staff recommended the Council direct staff to withdraw from the South Industrial Urban Growth Boundary amendment mediation process and take Resolution 2014-3129 off of the table for a vote. The resolution had been renumbered to 2015-3189.

**MOTION: Bacon/McKinney** moved to terminate the UGB mediation process and direct staff to take the steps necessary to accomplish this directive. Motion carried (7 Yes/ 0 No).

**MOTION: Bacon/McKinney** moved to take from the table Resolution 2014-3129, which had been tabled during the mediation process. Motion carried (7 Yes/ 0 No).

**MOTION: Bacon/McKinney** moved that Resolution 2014-3129 be amended by re-numbering the resolution from 2014-3129 to 2015-3189 so it was consistent with the City standards for numbering of resolutions. Motion carried (7 Yes/ 0 No).

**MOTION: Bacon/Corey** moved to adopt Resolution 2015-3189. Motion carried (7 Yes/ 0 No).

Councilor McKinney thanked all the parties that had participated in this process. He encouraged CM Betz to create a new methodology for the necessary inventories of land to make some significant headway and encouraged DLCD and the State to do something better than what they had engaged in and to renew their efforts to help cities like Newberg. He was looking forward to a new path.

**NEW BUSINESS:** Ordinance 2015-2781, Amending the Uniform Nuisance Abatement Procedure

Mayor Andrews opened the public hearing at 7:46 p.m. He asked if there were any abstentions, conflicts of interest, or objections to jurisdiction. There were none.

CA Stone said a couple appeals of the nuisance procedure had come before Council. That experience led to the conclusion that the Council was not the best forum to hear these appeals and the Council directed him to look into what changes

could be made. The ordinance included those changes, the primary being appeals would go to the Municipal Court instead of the City Council.

There was no public testimony. Mayor Andrews closed the public testimony portion of the hearing.

CA Stone said staff recommended adoption of Ordinance 2015-2781.

**MOTION: Rourke/Bacon** moved to waive the second reading of Ordinance 2015-2781. Motion carried (7 Yes/ 0 No).

**MOTION: Rourke/Corey** moved to adopt Ordinance 2015-2781, An ordinance amending the Uniform Nuisance Abatement Procedure in Newberg Municipal Code section 8.15.170, to be read by title only. Motion carried (7 Yes/ 0 No).

Ordinance 2015-2783, Authorizing Full Faith and Credit Refunding Bonds: Mayor Andrews opened the public hearing at 7:50 p.m. He asked if there were any abstentions, conflicts of interest, or objections to jurisdiction. There were none.

CA Stone said staff was pursuing refinancing the City's debt and this ordinance was the first step to begin the process. The ordinance authorized the City Manager, City Attorney, and Finance Director to act on behalf of the City and laid out the specific loans that were being refinanced. No new debt was being incurred and it would not extend the debt the City currently had. Refinancing would save the City money and shorten the term of the repayment. There was one change in Section II, Paragraph N, replacing the term "city manager" with "city official" and removing the words "or designee." He recommended waiving the second reading of the ordinance to keep the current refinancing calendar as it had been set.

**MOTION: Rourke/Bacon** moved to waive the second reading of Ordinance 2015-2783. Motion carried (7 Yes/ 0 No).

**MOTION: Rourke/Corey** moved to adopt Ordinance 2015-2783 to be read by title only with the amendments to Section II, Paragraph N, by changing "city manager" to "city official" and deleting the words "or designee." Motion carried (7 Yes/ 0 No).

Resolution 2015-3186, Newberg Affordable Housing Commission: CDD Rux said the Newberg Affordable Housing Trust Fund program was set up in March 2012. He explained the program and the role of the Newberg Affordable Housing Commission. The Commission was asking for direction to look at modifying the program and bringing the changes back to Council for their consideration.

**MOTION: Bacon/Woodruff** moved to adopt Resolution 2015-3186, Directing the Newberg Affordable Housing Commission to return with recommendations to amend Resolution No. 2012-2988, establishing policies and procedures for administration of the Newberg Affordable Housing Trust Fund. Motion carried (7 Yes/ 0 No).

Resolution 2015-3187, Professional Services Agreement with Mid-Willamette Valley Council of Governments (MWVCOG): CDD Rux said this was a request to have the MWVCOG function as the staff to the Affordable Housing Commission through June 2016. He discussed the benefits of the change. The first task would be to update the process and forms for the program. It would cost \$5,000 for the COG staff to administer the program. He recommended adopting the resolution. This had been done by City staff previously, and he would still be working with these groups. The issue of whether or not to bring the service back in-house would be readdressed in 2016. He further explained how this economic development program worked and where the funding came from.

CM Betz said this would also be discussed with the Downtown Coalition, especially how to help fund and market the program to help revitalize businesses.

**MOTION: Essin/Corey** moved to approve Resolution 2015-3187, authorizing the City Manager to enter into a Professional Services Agreement with the Mid-Willamette Valley Council of Governments to administer Newberg's Affordable Housing Trust Fund Program. Motion passed (6 Yes/ 1 No [McKinney]).

**COUNCIL BUSINESS:**

City Recorder Sue Ryan explained how the resolutions were numbered in response to questions from the Council. CM Betz asked if the Council liked the new forward looking calendar in the Council packet. There was consensus that it worked well. CM Betz asked when the Council would be available for a strategic planning session in the summer. The Council discussed the best date for the session. The majority of Council could attend on July 18.

CA Stone discussed the parliamentary procedures sheet for the Council's review.

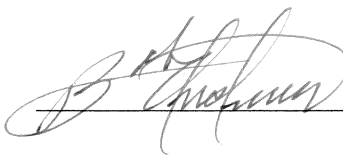
**EXECUTIVE SESSION:** Executive session pursuant to ORS 192.660 (2) (e) relating to a real property transaction. The Council entered Executive Session at 8:30 p.m. The Council re-entered open session at 8:54 p.m.

**ADJOURNMENT:** The meeting was adjourned at 8:55 p.m.

**ADOPTED** by the Newberg City Council this 18th day of May, 2015.

  
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Sue Ryan, City Recorder

**ATTESTED** by the Mayor this 18<sup>th</sup> day of May, 2015.

  
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Bob Andrews, Mayor