

**NEWBERG CITY COUNCIL MINUTES
REGULAR SESSION
OCTOBER 19, 2015, 7:00 PM
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)**

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

REVIEW OF COUNCIL AGENDA:

Counselor Corey said the minutes for September 21, 2015 should reflect he was at the Work Session.

COUNCIL ITEMS:

Councilor Essin wanted to speak about a kindergarten class he had taught on trees. Councilor Rourke wanted to talk about Citizens Rate Review Committee. Councilor Woodruff wanted to hear about the councilors that had gone to the League of Oregon Cities conference and what they had learned. Councilor Bacon said tomorrow night was the last Leadership cohort for Yamhill County Ford Family Foundation and that she was looking for names of people to nominate.

WORKSHOP:

CDD Rux presented on the Economic Development Strategy for Newberg. He said the Chehalem Valley Chamber of Commerce, City of Newberg and Newberg Downtown Coalition had been meeting for seven months and working on various issues. These included the definition of economic development, Newberg's strengths and weaknesses, vision statement, strategies and actions. The group had ranked their future into levels of Core, which were defined as Initiators, Facilitators and Conveners. There was also Tier 2, which were defined as Quality of Life, Major Influencers, Direct Relationships and Tier 3, which was Community Resources. Strategies and Actions included concentrating on Industrial, Commercial, and Business Development and the Workforce. These serve as the parts of the overall umbrella strategy for Newberg's Economic Development. Strategies and Actions included under the umbrella included Vertical Wine Integration, Innovation Accelerator, Business Resource Center, Workforce Development and Downtown Revitalization.

There was discussion on the Newberg Economic Development draft strategy handout. There was discussion on events that had looked at the downtown over the years.

CDD Rux presented an update on America's Best Communities, which he explained was a part of the overall Economic Development Strategy. He said the Chamber was the Newberg sponsor and had partnered with the City and other stakeholders. The group applied in 2015 and the purpose of the ABC program was economic development. They could be eligible to win up to \$3 million for the best economic development plan. So far they had developed a Vision Statement and 10 Economic Development Initiatives. These included creating a hi-tech accelerator/incubator in the downtown core, expanding workforce development efforts, creating a Business Resource Center, revitalization in the downtown core due to the Bypass construction, vertical integration in the local wine industry, continue expansion of cultural and recreational amenities, create citywide high-speed WiFi, expand & enhance tourism promotion, activate the Riverfront development plan and entice the lodging and hospitality industry to support increasing tourism.

CDD Rux said out of 150 communities, Newberg was 1 of 50 selected as a quarter-finalist. The Chamber received \$50,000 and matched it with \$15,000 from the City to create an economic development plan that is due November 6. If Newberg is selected as a semi-finalist, the Chamber will receive \$100,000 and have 11 months to take the next steps in implementing the plan. In the winter of 2017, three finalists will be selected. First place will win \$3 million, second place \$2 million and third place \$1 million. The Newberg ABC team engaged EcoNW to assist in developing the plan. The initial list of 10 initiatives was prioritized and narrowed to five initiatives. These included downtown revitalization, innovation accelerator, wine industry innovation & vertical integration, workforce development and the business resource center.

CDD Rux said the next steps in the process include EcoNW completing plan development with the ABC team. There will be on-going community outreach for inputs as the plan progresses including workforce development, manufacturing and innovation, wine industry vertical integration. The downtown Transportation Growth Management revitalization plan began in August and is embedded in the ABC plan as well as the overall economic development strategy.

EXECUTIVE SESSION pursuant to ORS 192.660 (2) a) Employment of Public Officers, Employees and Agents

The Council entered Executive Session at 6:50 p.m. The Council exited Executive Session at 7:15 p.m.

CALL MEETING TO ORDER

The Mayor called the meeting to order at 7:20 p.m.

ROLL CALL

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

Staff Present:	Steve Rhodes, City Manager Pro Tem	Truman Stone, City Attorney
	Sue Ryan, City Recorder	Doug Rux, Community Development Director
	Jessica Pelz, Associate Planner	Dan Wilson, Water Treatment Plant Supervisor
	Brian Casey, Police Chief	

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was performed.

CITY MANAGER PRO TEM’S REPORT:

CMPT Rhodes reported on several meetings including PGE regarding their franchise agreement, the Traffic Safety Commission and their role, Emergency Services with Yamhill County, the City Administrator of Dundee and the services they contract with the City for including planning, building and police services. He reported on the Citizens Rate Review Committee meeting, Tualatin Valley Fire and Rescue, and the Newberg Downtown Coalition.

PUBLIC COMMENTS: Silas Olson, of Hiland Water and a Newberg resident, said he had issues about the Newberg Springs Divestiture decision the Council had made at a previous meeting. He said the system for the Springs was built for many more customers than needed and was thus very expensive plus using a lot of chemicals. He cited their company’s interest in managing the system related to the user group and gave an example of another small system the company operated in Lincoln County similar to the Springs.

CONSENT CALENDAR:

MOTION: Woodruff/Rourke moved to approve minutes from September 21 and 28 as amended; approve Resolution 2015-3227, A Resolution authorizing the City Manager Pro Tem to appoint recommended candidates to positions in multiple departments including Kari Lawson as Communications Officer for the Dispatch Center with the Police Department and Travis Hyder as Operator I in the Water Treatment Plant and Forrest Anderson as Operator 1 in the Wastewater Treatment Plant; Resolution 2015-3232, A Resolution authorizing the City Manager Pro Tem to approve the purchase of two replacement patrol vehicles for the Newberg-Dundee Police in the amount of \$79,997.38; Resolution 2015-3233, A Resolution authorizing the City Manager Pro Tem to approve the purchase of radios for the police in the amount of \$113,223.65 and fire in the amount of \$160,644.75. Motion carried (7 Yes/ 0 No).

PUBLIC HEARING – LEGISLATIVE:

Ordinance 2015-2789, Repeal of Ordinances 2997-2667 and 2007-2673:

Mayor Andrews opened the public hearing and called for any abstentions, conflicts of interest, or objections to jurisdiction. There were none.

AP Pelz gave the staff report. She explained the original intent behind the ordinances. In 2007, the City Council adopted Ordinance Nos. 2007-2667 and 2007-2763, relating to municipal water service (2667) and a development agreement (2673) with Walter Gaibler for property located at 9680 Adolf Road, tax lot 3228-00900. The property is located south of the existing city limits along Highway 219, and in an area recommended by the Ad Hoc Committee on Newberg’s Future for future industrial uses. Mr. Gaibler had gotten an approved Measure 37 claim for the property, which would have allowed residential development. Mr. Gaibler was willing to set aside plans for residential development on the property with the following conditions: that the city would proceed with considering the property for inclusion in the urban reserve area and

urban growth boundary, consider annexation of the property, extend city water to the property, and allow use of city water for some limited residential use prior to annexation. The city found it was in its interest to coordinate with Mr. Gaibler instead of having the property develop as rural residential in that location.

In 2009, the city started a process to expand the urban growth boundary for industrial uses. The process considered many properties, including Mr. Gaibler's, and his property was ultimately recommended for inclusion in the city's urban growth boundary. However, the urban growth boundary amendment process was ultimately unsuccessful, and the City Council has repealed the adopting Ordinance. At this time, the Gaibler Family Farms LLC (with Dennis Gaibler as General Manager) has requested the city terminate the development agreement between Newberg and Walter C. Gaibler, Trustee of Walter C. Gaibler Living Trust. Staff is agreeable to this request for the following reasons: 1) the city has, to the best of its ability, fulfilled the agreement to diligently pursue inclusion of the property in the urban growth boundary; 2) the development agreement would expire in two years and the Gaibler family has indicated they have no interest in renewing or extending it; and 3) termination would remove the city's financial obligation to the future municipal water service envisioned in the development agreement and Ordinances.

Proponents: None

Opponents: None

Mayor Andrews closed the public hearing. He asked for staff's recommendation. AP Pelz recommended adoption of the ordinance.

MOTION: Rourke/Bacon moved to waive the second reading of the ordinance. Motion passed (7 Yes/ 0 No).

MOTION: Bacon/Rourke moved to adopt Ordinance 2015-2789, An Ordinance repealing Ordinance Nos. 2997-2667 and 2007-22673, pertaining to Municipal Water Service and a development agreement for property located at 9680 Adolf Road, Tax Lot 3228-00900. Motion carried (7 Yes/0 No).

NEW BUSINESS:

Resolution 2015-3208, Council Rules

CA Stone explained the reason for the changes including a review by the Legal Department that had been done in May. He said the deadlines for the packet would remain as previously stated in the Council Rules at one week before the meeting. There was discussion on the agenda availability and the reading of the ordinance by title only.

MOTION: Rourke/McKinney moved to adopt Resolution 2015-3208, A Resolution amending the City Council guidelines and rules (G & R's) from April of 2011. Motion carried (7 Yes/0 No).

COUNCIL BUSINESS:

Mayor Andrews asked what the Council wanted to do about the second meeting in December and that it was during the week of Christmas. Rourke moved, Bacon seconded to cancel the December 21 City Council meeting.

MOTION: Rourke/Bacon moved to cancel the December 21 City Council meeting. Motion carried (7 Yes/0 No).

CDD Rux reported on the idling of the Newberg paper mill and its potential impacts on the community.

Mayor Andrews said Councilors will give short reports on the League of Oregon Cities conference at their November 2 Council meeting.

Councilor Rourke brought up the issue about the conflict for a family member to serve on the Citizens Rate Review Committee. His father, Bill Rourke, had been appointed last fall to the committee.

There was discussion on the inconsistency between membership requirements for committees and that the CRRC was the only city committee currently with this prohibition.

MOTION: Bacon/Essin moved to direct staff to make the wording for committee requirements consistent regarding membership and to bring it back to the Council at their November 2, 2015 meeting. Motion carried (6 Yes/0 No/1 Abstain [Rourke]).


ADJOURNMENT: The meeting was adjourned at 8:45 p.m.

ADOPTED by the Newberg City Council this 2nd day of November, 2015.



Sue Ryan, City Recorder

ATTESTED by the Mayor this 5th day of November, 2015.



Bob Andrews, Mayor