

Council Roundup for September 21, 2020

The Newberg City Council met on September 21, 2020.

- Approved Ordinance 2020-2866, Health Hazard Annexation on Chehalem Drive.

The Council took the following actions:

- Approved Resolutions:
 - 2020-3650, Water Rates for 2021-2022
 - 2020-3660, Wastewater Rates
 - 2020-3661, Stormwater Rates
 - 2020-3662, Transportation Utility Fee for
- Proclaimed September 15-October 15 as National Hispanic Heritage Month in honor of Newberg's Hispanic and Latinx communities.

In other business,

Heard presentation from School District on upcoming bond.

Heard activity report from City Manager. Discussed Council assignments.



City Council Work Session

September 21, 2020 - 6:00 PM

Join zoom meeting: <https://zoom.us/j/92404963808>

or listen by calling: 1 346 248 7799

meeting id: 924 0496 3808

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. REVIEW OF THE COUNCIL AGENDA AND MEETING**
- 4. COUNCIL BUSINESS ITEMS**
 - 4.A June and July 2020 Fund Financial Statements
[RCA Information Financial Reports - 2020-06 & 07 June & July.pdf](#)
- 5. PRESENTATIONS**
 - 5.A School District presentation on Bond Measure
[RCA Info School District presentation.doc](#)
[School Board Presentation Work Sxn 2020-0921.pdf](#)
[6.d.2 20-07030 Bond Package - COVID 2020-0921.pdf](#)
- 6. ADJOURNMENT**

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: September 21, 2020

Order ____ No.	Ordinance ____ No.	Resolution ____ No.	Motion ____	Information <u>XX</u>
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**SUBJECT: Newberg Fund Financial Reports for
June 2020 (pre-audit) and July 2020**

**Contact Person (Preparer) for this
Item: Matt Zook
Dept.: Finance**

EXECUTIVE SUMMARY:

Included with this report are the financial statements for June 2020 and July 2020. These are provided for your information only. No action is required.

BACKGROUND:

June 2020 (pre-audit)

Budget Compliance

The June 2020 report is a preliminary report that is subject to change as we proceed through our annual audit, although no changes are anticipated at this point. As of June 30, 2020, no appropriations levels exceed the adopted budget.

Ending Fund Balance Summary (All Funds)

Exhibit A on page 2 provides a comparison of the ending fund balances for each fund between two measurement dates. The first measurement date is titled “Projected” and is from the April 2020 estimation provided by staff in the process of preparing the 2020-21 Proposed Budget. The second measurement date is titled “Actual” and reflects the June 30, 2020 balance as of August 2020, which is when most, if not all, of the transactions for the 2019-20 fiscal year have been posted. Most of the ending fund balances are higher than anticipated for a variety of reasons. Further explanation is provided below for the major variances. Once the audit is complete, the final financial statements will be presented to Council, which is anticipated in January 2021.

EXHIBIT A

Ending Fund Balance Comparison
April 2020 Projection versus June 2020 Actual
As of September 2020 (pre-audit)

Fund Number & Name	Projected	Actual	Variance	%
01 General	2,962,034	3,527,966	565,932	19%
02 Street Mainenance	1,562,075	1,858,180	296,105	19%
03 Civil Forfeiture	425	808	383	90%
04 Public Works Capital Projects	-	-	-	-
06 Wastewater	11,494,766	12,578,122	1,083,356	9%
07 Water	12,938,105	13,537,014	598,909	5%
08 Building Inspection	1,713,597	1,674,622	(38,975)	(2%)
09 Debt Service	3,898	30	(3,868)	(99%)
10 City Hall Fee	-	-	-	-
13 911 Emergency	42,867	68,874	26,007	61%
14 Economic Development	642,479	742,554	100,075	16%
16 Public Safety Fee	61,265	70,593	9,328	15%
17 Stormwater	1,288,623	1,475,393	186,770	14%
18 Street Capital Projects	211,001	210,761	(240)	(0%)
19 Transient Lodging Tax	32,980	30,160	(2,820)	(9%)
20 Parking Fee In Lieu	-	-	-	-
21 Governmental Capital Projects	537,721	506,808	(30,913)	(6%)
22 Library Gift & Memorial	8,875	38,945	30,070	339%
23 Cable TV Trust	-	-	-	-
31 Administrative Support Services	400,775	688,037	287,262	72%
32 Vehicle/Equipment Replacement	2,514,994	3,000,573	485,579	19%
42 Street SDCs	4,672,095	4,730,618	58,523	1%
43 Stormwater SDCs	228,415	221,462	(6,953)	(3%)
46 Wastewater SDCs	6,836,152	7,104,589	268,437	4%
47 Water SDCs	108	-	(108)	(100%)
	<u>48,153,250</u>	<u>52,066,109</u>	<u>3,912,859</u>	<u>8%</u>

General Fund

The preliminary General Fund balance at June 30, 2020, as reflected on the first page of the June financial report, is \$3,527,966. The April 2020 projection anticipated \$2,962,034. This is \$565,935 higher than anticipated. This is due in part by revenues coming in higher than projected by \$276k, primarily due to grants due to federal Coronavirus Relief Fund (CRF) reimbursements (\$152k) and transfer in from the Transient Lodging Tax fund (\$85k).

In addition, expenditures came in below the April 2020 projection by \$289k, primarily in Police (\$111k), Communications (\$22k), Library (\$70k), and Planning (\$75k). In Police, the primary causes of lower expenditures was due to lower overtime costs, lower fuel and maintenance costs, lower investigation costs, and delayed renovation costs to the evidence room (which will be expended in FY21). In Communications, the primary cause was lower contractual services (delay in project costs to FY21). In Library, the primary cause of lower expenditures was due to unfilled recruitments in the Latino Librarian position as well as

reduced hours due to Library closure due to Coved-19. In Planning, the primary cause was delayed recruitment of vacant positions and delayed or cancelled professional services.

Exhibits B and C on the following pages provide a numerical comparison of projected to actual activity in the General Fund.

Street Maintenance Fund

The Street Maintenance Fund balance was higher than anticipated by \$296k, primarily due to street capital projects timing delays for various reasons.

Wastewater Fund

The Wastewater Fund balance was higher than anticipated by \$1.08 million, primarily due to unanticipated overall revenue of \$164k, such as federal CRF grant revenue, under-projected sewage dumping fees, and greater user fees. In addition, operating expenses for maintenance, replacement, and capital projects were lower than anticipated.

Water Fund

The Water Fund balance was higher than anticipated by \$598k. While revenue came in below projection, primarily due to lower user fee revenue of \$245k, operating expenses were lower than anticipated by \$120k and capital projects lower by \$718k for various reasons, including project delays.

Stormwater Fund

The Water Fund balance was higher than anticipated by \$186k due to slightly higher revenue of \$33k and lower expenditures of \$151k (both operating expenses of \$94k and capital project expenses of \$57k).

Administrative Support Services Fund

The Administrative Support Services Fund balance was higher than anticipated by \$287k, primarily due to unanticipated additional revenue of \$70k, such as federal CRF grant revenue. Further, expenses were lower than anticipated due to unrealized special election costs of \$72k, delayed financial software implementation of \$20k, IT operating and capital costs of \$60k, and unspent facilities costs of \$48k.

EXHIBIT B**General Fund Projected to Actual Comparison (Summary)
Fiscal Year 2019-20**

	Projected	Actual	Difference	%
Beginning Fund Balance	4,476,667	4,476,667	0	0%
Revenue & Transfers In	11,259,606	11,536,056	276,450	2%
Expenditures & Transfers Out	(12,774,239)	(12,484,754)	289,485	(2%)
Annual Surplus/(Shortfall)	(1,514,633)	(948,698)	565,935	(37%)
Ending Fund Balance	2,962,034	3,527,969	565,935	19%
<i>Fund Balance % (Target = 16%)</i>	23.19%	28.26%		

July 2020

The July 2020 report is usually uneventful as the first month of the new fiscal year. A few departments have expenditures higher than the “straight-line” 8% budget per month, but this is primarily due to annual payments made in July for dues, fees, maintenance agreements, insurance premiums, and lease payments.

General Fund Projected to Actual Comparison (Detailed)

Fiscal Year 2019-20

	Projected	Actual	Difference	%
Beginning Fund Balance	4,476,667	4,476,667	0	0%
Revenue				
Property Taxes	5,151,399	5,171,286	19,887	0%
Franchise Fees	1,661,357	1,657,040	(4,317)	0%
Franchise Fees-PW Funds	1,123,373	1,110,497	(12,876)	(1%)
State Shared Revenues	806,139	809,064	2,925	0%
Community Development	477,088	481,333	4,245	1%
Police	1,108,083	1,115,144	7,061	1%
Library	114,498	105,103	(9,395)	(8%)
Court	6,771	7,127	356	5%
Marijuana Tax	128,333	146,603	18,270	14%
Grants	55,552	207,921	152,369	274%
Other Revenue	168,878	182,051	13,173	8%
Total Revenue	10,801,471	10,993,169	191,698	2%
Transfers In				
From TLT Fund	458,135	542,887	84,752	18%
Total Transfers	458,135	542,887	84,752	18%
Total Revenue/Transfers In	11,259,606	11,536,056	276,450	2%
Expenditures/Expenses				
General Government				
Personnel Services	6,988	5,964	(1,024)	(15%)
Materials & Services	332,682	336,988	4,306	1%
	339,670	342,952	3,282	1%
Municipal Court				
Personnel Services	184,534	184,959	425	0%
Materials & Services	147,199	141,246	(5,953)	(4%)
Capital Outlay	5,451	1,312	(4,139)	(76%)
	337,184	327,517	(9,667)	(3%)
Police				
Personnel Services	5,631,075	5,575,773	(55,302)	(1%)
Materials & Services	1,860,728	1,820,264	(40,464)	(2%)
Capital Outlay	59,879	43,938	(15,941)	(27%)
	7,551,682	7,439,975	(111,707)	(1%)
Communications				
Personnel Services	711,809	709,769	(2,040)	0%
Materials & Services	628,795	608,137	(20,658)	(3%)
Capital Outlay	40,691	40,691	-	0%
	1,381,295	1,358,597	(22,698)	(2%)
Library				
Personnel Services	1,120,722	1,053,067	(67,655)	(6%)
Materials & Services	741,111	738,819	(2,292)	0%
Capital Outlay	14,804	14,999	195	1%
	1,876,637	1,806,885	(69,752)	(4%)
Planning				
Personnel Services	453,596	441,687	(11,909)	(3%)
Materials & Services	447,790	384,432	(63,358)	(14%)
	901,386	826,119	(75,267)	(8%)
Total Expenditures	12,387,854	12,101,845	(286,009)	(2%)
Transfers Out				
To Water Fund	13,810	13,810	-	0%
To Debt Service Fund	372,575	389,099	(3,478)	(1%)
Total Transfers	386,385	382,909	(3,476)	(1%)
Total Expenditures/Transfers Out	12,774,239	12,484,754	(289,485)	(2.0%)
Operating Surplus/(Shortfall)	(1,514,633)	(948,698)	565,935	(37%)
Ending Fund Balance	2,962,034	3,527,969	565,935	19%

SUMMARY REPORT

JUNE 2020

SUMMARY REPORT			JUNE 2020			Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
FUNDS	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD				
City Budget Totals							
Total Beg Fund Balance	\$ 47,442,472	\$ 50,563,048	\$ 50,563,048		107%		47,460,862
Total Revenues	66,343,005	4,419,647	49,278,140		74%		53,132,299
Total Beg Fund Bal & Revenues	113,785,477	54,982,695	99,841,187				100,593,161
Total Expenses	79,981,538	4,414,818	47,775,078		60%		50,030,113
Total Contingencies / Reserves	33,803,939	-	-		0%		-
Total Exp & Contingen / Reserves	113,785,477	4,414,818	47,775,078		42%		50,030,113
<hr/>							
Total Monthly & YTD Net Gain / (Loss)		\$ 4,830	\$ 2,279,833				
Total Ending Fund Balance			<u>\$ 52,066,109</u>				50,563,048
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City Services							
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General Fund (01)							
Beg Fund Balance	\$ 3,997,287	\$ 4,476,667	\$ 4,476,667		112%		4,228,834
Revenues							
Municipal Court	6,119	350	7,127		116%		6,411
Police	1,154,362	93,530	1,114,702		97%		1,155,376
Fire	10,000	1,821	13,834		138%		23,898
Communications	45,736	-	45,736		100%		43,557
Library	118,647	20,631	105,103		89%		123,030
Planning	448,180	28,318	496,369		111%		983,773
Property Taxes	5,122,776	67,708	5,171,287		101%		4,903,121
Other Taxes	121,700	44,830	148,203		122%		119,504
Franchise Fees	1,697,927	112,252	1,657,040		98%		1,718,782
Intergovernmental	1,914,476	350,209	2,136,407		112%		1,869,692
Miscellaneous	9,777	830	9,943		102%		371,599
Interest	137,519	2,947	87,418		64%		127,915
Transfers	738,794	30,523	542,887		73%		744,422
Revenue Total	11,526,013	753,948	11,536,057		100%		12,191,080
Expenses							
General Government	368,250	14,264	342,953		93%		202,503
Municipal Court	347,446	28,729	327,519		94%		313,255
Police	7,592,469	556,891	7,439,975		98%		6,978,024
Communications	1,433,318	105,070	1,358,599		95%		1,212,285
Library	1,917,638	113,536	1,806,684		94%		1,810,104
Planning	1,020,203	75,721	826,120		81%		1,022,703
Transfers	386,385	331,621	382,909		99%		404,373
Contingency	1,357,591	-	-		0%		-
Unappropriated Ending Balance	1,100,000	-	-		0%		-
Total Expenses	15,523,300	1,225,832	12,484,757		80%		11,943,247
<hr/>							
Monthly & YTD Net Gain / (Loss)		\$ (471,883)	\$ (948,700)				
Ending Fund Balance			\$ 3,527,966				4,476,667

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JUNE 2020

SUMMARY REPORT			JUNE 2020			Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
FUNDS	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD				
<u>Public Safety Fee (16)</u>							
Beg Fund Balance	\$ 93,823	\$ 113,950	\$ 113,950		121%		119,359
Revenues	586,058	53,002	590,576		101%		573,430
Expenses	647,200	50,841	633,932		98%		578,839
Contingencies / Reserves	32,681	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 2,161	\$ (43,356)				
Ending Fund Balance			\$ 70,593				113,950
<u>911 Emergency (13)</u>							
Beg Fund Balance	\$ 30,589	\$ 39,075	\$ 39,075		128%		21,628
Revenues	266,564	101,333	278,078		104%		230,578
Expenses	257,361	21,833	248,279		96%		213,131
Contingencies / Reserves	39,792	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 79,500	\$ 29,799				
Ending Fund Balance			\$ 68,874				39,075
<u>Civil Forfeiture (03)</u>							
Beg Fund Balance	\$ 13,473	\$ 27	\$ 27		0%		15,313
Revenues	500	1	781		156%		1,755
Expenses	13,973	-	-		0%		17,042
Monthly & YTD Net Gain / (Loss)		\$ 1	\$ 781				
Ending Fund Balance			\$ 808				27
<u>Library Gift & Memorial (22)</u>							
Beg Fund Balance	\$ 101,123	\$ 75,086	\$ 75,086		74%		81,134
Revenues	121,800	28,488	33,698		28%		54,422
Expenses	190,200	4,197	69,839		37%		60,470
Contingencies / Reserves	32,723	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 24,291	\$ (36,141)				
Ending Fund Balance			\$ 38,945				75,086
<u>Building Inspection (08)</u>							
Beg Fund Balance	\$ 1,498,823	\$ 1,744,152	\$ 1,744,152		116%		1,451,787
Revenues	652,713	36,524	658,050		101%		949,399
Expenses	763,395	59,190	727,580		95%		657,034
Contingencies / Reserves	1,388,141	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ (22,666)	\$ (69,530)				
Ending Fund Balance			\$ 1,674,622				1,744,152

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JUNE 2020

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JUNE 2020

FUNDS					Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD			
<u>Streets (Operating) (02)</u>						
Beg Fund Balance - Gas Tax	\$ 1,644,554	\$ 1,734,910	\$ 1,734,910	105%	1,222,625	
TUF Beg Fund Balance	\$ 598,632	\$ 663,209	\$ 663,209	111%	-	
Revenues less TUF revenue	1,933,964	216,618	1,794,085	93%	3,961,027	
TUF Revenues	1,151,429	91,090	1,135,404	99%	-	
Expenses less TUF expenses	3,100,037	313,383	2,022,885	65%	2,785,532	
TUF Expenses (transfers-out)	1,400,000	-	1,446,544	103%	-	
Contingencies / Reserves	828,542	-	-	0%	-	
Monthly & YTD Net Gain / (Loss)		\$ (5,676)	\$ (539,940)			
Ending Fund Balance - Gas Tax			\$ 1,506,110		2,398,120	
TUF Ending Fund Balance			\$ 352,070			
<u>Water (Operating) (07)</u>						
Beg Fund Balance	\$ 12,487,952	\$ 12,543,775	\$ 12,543,775	100%	10,801,835	
Revenues	6,483,764	268,309	6,212,480	96%	6,487,552	
Expenses	11,144,161	598,927	5,219,241	47%	4,745,612	
Contingencies / Reserves	7,827,555	-	-	0%	-	
Monthly & YTD Net Gain / (Loss)		\$ (330,618)	\$ 993,238			
Ending Fund Balance			\$ 13,537,014		12,543,775	
<u>Wastewater (Operating) (06)</u>						
Beg Fund Balance	\$ 10,633,398	\$ 11,636,525	\$ 11,636,525	109%	11,761,812	
Revenues	8,801,897	758,775	9,113,005	104%	8,834,686	
Expenses	11,172,878	574,785	8,171,407	73%	8,959,974	
Contingencies / Reserves	8,262,417	-	-	0%	-	
Monthly & YTD Net Gain / (Loss)		\$ 183,990	\$ 941,598			
Ending Fund Balance			\$ 12,578,122		11,636,525	
<u>Stormwater (Operating) (17)</u>						
Beg Fund Balance	\$ 923,603	\$ 1,039,358	\$ 1,039,358	113%	603,028	
Revenues	1,820,978	193,834	1,896,510	104%	1,712,751	
Expenses	1,718,592	125,087	1,460,475	85%	1,276,421	
Contingencies / Reserves	1,025,989	-	-	0%	-	
Monthly & YTD Net Gain / (Loss)		\$ 68,747	\$ 436,035			
Ending Fund Balance			\$ 1,475,393		1,039,358	

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JUNE 2020

SUMMARY REPORT			JUNE 2020		Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
FUNDS	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD			
<u>Administrative Support (31)</u>						
Beg Fund Balance	\$ 382,218	\$ 512,463	\$ 512,463	134%		488,426
Revenues	5,761,083	537,233	5,695,803	99%		4,993,283
Expenses						
City Manager	372,352	17,224	421,717	113%		363,432
Human Resources	230,912	15,310	173,167	75%		187,790
City Recorder	145,260	11,504	136,936	94%		140,069
Community Engagement	129,819	5,207	76,940	59%		114,440
Finance	887,546	61,392	816,078	92%		763,956
Gen Office(Postage/Phones)	260,000	23,677	255,300	98%		213,619
Utility Billing	517,582	63,761	523,706	101%		342,248
Information Technology	1,371,239	87,937	1,228,163	90%		1,090,251
Legal	502,567	39,022	481,053	96%		445,561
Fleet Maintenance	270,484	20,316	259,113	96%		254,031
Facilities Repair/Replacement	796,118	65,430	744,469	94%		732,341
Insurance	443,835	-	400,223	90%		318,146
Transfers	3,362	280	3,362	100%		3,362
Contingencies / Reserves	212,225	-	-	0%		-
Total Expenses	6,143,301	411,060	5,520,229	90%		4,969,246
Monthly & YTD Net Gain / (Loss)		\$ 126,173	\$ 175,574			
Ending Fund Balance			\$ 688,037			512,463
<u>Capital Improvement Projects</u>						
<u>Streets CIP's (18)</u>						
Beg Fund Balance	\$ 207,873	\$ 203,601	\$ 203,601	98%		176,804
Revenues	5,326,115	233,961	2,289,614	43%		3,047,708
Expenses	5,313,115	233,600	2,282,454	43%		3,020,911
Contingencies / Reserves	220,873	-	-	0%		-
Monthly & YTD Net Gain / (Loss)		\$ 360	\$ 7,160			
Ending Fund Balance			\$ 210,761			203,601
<u>Water / Wastewater / Stormwater CIP's (04)</u>						
Revenues	11,458,900	179,005	1,903,517	17%		2,722,953
Expenses	11,458,900	179,005	1,903,517	17%		2,722,953
Monthly & YTD Net Gain / (Loss)		\$ -	\$ 0			
Ending Fund Balance			\$ 0			-
<u>Governmental CIP's (21)</u>						
Beg Fund Balance	\$ 1,548,137	\$ 1,283,580	\$ 1,283,580	83%		2,297,056
Revenues	770,627	-	295,326	38%		-
Expenses	2,318,764	14,787	1,072,097	46%		1,013,477
Monthly Activity Net Gain / (Loss)		\$ (14,787)				
Ending Fund Balance			\$ 506,808			1,283,580

SUMMARY REPORT

JUNE 2020

SUMMARY REPORT			JUNE 2020			Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
FUNDS	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD				
Street SDC (42)							
Beg Fund Balance	\$ 3,471,673	\$ 3,690,767	\$ 3,690,767		106%		3,885,186
Revenues	3,335,160	231,952	1,274,381		38%		1,327,821
Expenses	2,370,189	84,591	234,529		10%		1,522,240
Contingencies / Reserves	4,436,644	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 147,361	\$ 1,039,851				
Ending Fund Balance			\$ 4,730,618				3,690,767
Water SDC (47)							
Beg Fund Balance	\$ 183,138	\$ 244,642	\$ 244,642		134%		314,198
Revenues	1,009,695	182,066	559,281		55%		727,779
Expenses	803,923	-	803,923		100%		797,336
Contingencies / Reserves	388,910	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 182,066	\$ (244,642)				
Ending Fund Balance			\$ -				244,642
Wastewater SDC (46)							
Beg Fund Balance	\$ 6,369,053	\$ 6,629,076	\$ 6,629,076		104%		5,966,311
Revenues	1,982,273	73,374	975,297		49%		1,525,080
Expenses	2,048,464	22,129	499,784		24%		862,315
Contingencies / Reserves	6,302,862	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 51,244	\$ 475,513				
Ending Fund Balance			\$ 7,104,589				6,629,076
Stormwater SDC (43)							
Beg Fund Balance	\$ 190,295	\$ 197,158	\$ 197,158		104%		137,312
Revenues	79,800	1,673	33,327		42%		60,193
Expenses	61,500	5,656	9,024		15%		347
Contingencies / Reserves	208,595	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ (3,983)	\$ 24,303				
Ending Fund Balance			\$ 221,462				197,158

SUMMARY REPORT

JUNE 2020

SUMMARY REPORT			JUNE 2020			Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
FUNDS	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD				
Debt							
Debt Service (General Op) (09)							
Beg Fund Balance	\$ -	\$ 346	\$ 346	0%			47,809
Revenues	952,924	330,500	951,237	100%			976,910
Expenses	951,554	331,446	951,553	100%			1,024,373
Contingencies / Reserves	1,370	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ (946)	\$ (316)				
Ending Fund Balance			\$ 30				346
City Hall (10)							
Beg Fund Balance	\$ 146,719	\$ 142,178	\$ 142,178	97%			612,916
Revenues	500	-	1,585	317%			11,659
Expenses	147,219	12,889	143,763	98%			482,398
Monthly & YTD Net Gain / (Loss)		\$ (12,889)	\$ (142,178)				
Ending Fund Balance			\$ (0)				142,178
Reserves							
Vehicle / Equipment Replacement (32)							
Beg Fund Balance	\$ 2,015,354	\$ 2,552,675	\$ 2,552,675	127%			1,958,096
Revenues	\$ 1,087,171	\$ 94,505	\$ 1,141,348	105%			1,296,441
Expenses							
City Manager's Office	1,558	-	-	0%			-
Human Resources	1,075	-	-	0%			-
Finance	39,295	-	-	0%			-
Information Technology	60,858	-	51,901	85%			189,287
Legal	450	-	-	0%			-
Municipal Court	4,371	43	953	22%			-
Police	612,183	10,954	177,031	29%			156,638
Communications	195,655	1,801	39,739	20%			-
Library	16,548	-	3,264	20%			843
Planning	3,162	-	-	0%			-
Building	33,038	-	-	0%			-
PW Administration	1,741,287	23,590	245,663	14%			241,217
Fleet Maintenance	17,565	-	427	2%			857
Facilities Repair/Replacement	375,480	51,194	174,472	46%			113,020
Total Expenses	3,102,525	87,581	693,450	22%			701,862
Monthly & YTD Net Gain / (Loss)		\$ 6,924	\$ 447,898				
Ending Fund Balance			\$ 3,000,573				2,552,675

SUMMARY REPORT

JUNE 2020

SUMMARY REPORT			JUNE 2020			Current YTD Compare to Budget 100%	2018-19 PRIOR YTD
FUNDS	2019-20 BUDGET	MONTH OF JUNE 2020	2019-20 YTD				
Community Projects							
Cable TV Trust (23)							
Beg Fund Balance	\$ 7,336	\$ 7,335	\$ 7,335		100%		16,507
Revenues	117	-	117		100%		406
Expenses	7,453	-	7,452		100%		9,577
Monthly & YTD Net Gain / (Loss)		\$ -	\$ (7,335)				
Ending Fund Balance			\$ -				7,335
Economic Development (14)							
Beg Fund Balance	\$ 621,959	\$ 731,526	\$ 731,526		118%		666,000
Revenues	79,395	6,888	67,516		85%		286,409
Expenses	566,325	16,010	56,487		10%		220,883
Contingencies / Reserves	135,029	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ (9,122)	\$ 11,028				
Ending Fund Balance			\$ 742,554				731,526
Transient Lodging Tax (19)							
Beg Fund Balance	\$ 275,460	\$ 300,967	\$ 300,967		109%		586,886
Revenues	1,153,565	46,569	841,067		73%		1,158,973
Expenses	1,427,025	41,990	1,111,874		78%		1,444,892
Contingencies / Reserves	2,000	-	-		0%		-
Monthly & YTD Net Gain / (Loss)		\$ 4,579	\$ (270,807)				
Ending Fund Balance			\$ 30,160				300,967

SUMMARY REPORT

JULY 2020

SUMMARY REPORT			JULY 2020			Current YTD	2019-20 PRIOR YTD
FUNDS	2020-21	MONTH OF	2020-21	Current YTD	8%		
	BUDGET	JULY 2020	YTD	Compare to Budget			
City Budget Totals							
Total Beg Fund Balance	\$ 48,153,250	\$ 52,066,108	\$ 52,066,108	108%		50,563,048	
Total Revenues	61,422,261	3,028,355	3,028,355	5%		3,320,532	
Total Beg Fund Bal & Revenues	109,575,511	55,094,463	55,094,463			53,883,580	
Total Expenses	76,565,838	2,940,911	2,940,911	4%		3,509,208	
Total Contingencies / Reserves	33,009,673	-	-	0%		-	
Total Exp & Contingen / Reserves	109,575,511	2,940,911	2,940,911	3%		3,509,208	
Total Monthly & YTD Net Gain / (Loss)		\$ 87,443	\$ 87,444				
Total Ending Fund Balance			\$ 52,153,552			50,374,372	
City Services							
General Fund (01)							
Beg Fund Balance	\$ 2,962,034	\$ 3,527,966	\$ 3,527,966	119%		4,476,667	
Revenues							
Municipal Court	7,139	1,027	1,027	14%		1,810	
Police	1,114,826	107,982	107,982	10%		126,004	
Fire	5,000	-	-	0%		756	
Communications	48,023	12,006	12,006	25%		11,434	
Library	118,715	288	288	0%		3,424	
Planning	620,631	37,317	37,317	6%		34,477	
Property Taxes	5,516,918	25,751	25,751	0%		44,605	
Other Taxes	121,700	-	-	0%		-	
Franchise Fees	1,696,237	-	-	0%		-	
Intergovernmental	2,024,084	166,854	166,854	8%		173,263	
Miscellaneous	5,000	320	320	6%		2	
Interest	20,500	2,127	2,127	10%		10,639	
Transfers	368,859	-	-	0%		-	
Revenue Total	11,667,632	353,672	353,672	3%		406,415	
Expenses							
General Government	230,908	60,353	60,353	26%		61,898	
Municipal Court	332,510	28,408	28,408	9%		27,697	
Police	7,276,694	582,142	582,142	8%		608,224	
Communications	1,315,528	127,457	127,457	10%		145,423	
Library	1,742,716	129,506	129,506	7%		130,979	
Planning	1,308,317	57,086	57,086	4%		79,481	
Transfers	386,385	1,151	1,151	0%		1,151	
Contingency	936,608	-	-	0%		-	
Unappropriated Ending Balance	1,100,000	-	-	0%		-	
Total Expenses	14,629,666	986,103	986,103	7%		1,054,852	
Monthly & YTD Net Gain / (Loss)		\$ (632,431)	\$ (632,431)				
Ending Fund Balance			\$ 2,895,535			3,828,229	

SUMMARY REPORT

JULY 2020

SUMMARY REPORT			JULY 2020			Current YTD Compare to Budget 8%	2019-20 PRIOR YTD
FUNDS	2020-21 BUDGET	MONTH OF JULY 2020	2020-21 YTD				
<u>Public Safety Fee (16)</u>							
Beg Fund Balance	\$ 61,265	\$ 70,593	\$ 70,593	115%			113,950
Revenues	596,856	49,230	49,230	8%			48,425
Expenses	616,021	46,569	46,569	8%			52,876
Contingencies / Reserves	42,100	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 2,661	\$ 2,661				
Ending Fund Balance			\$ 73,254				109,499
<u>911 Emergency (13)</u>							
Beg Fund Balance	\$ 42,867	\$ 68,874	\$ 68,874	161%			39,075
Revenues	319,516	63	63	0%			74
Expenses	327,152	22,391	22,391	7%			18,619
Contingencies / Reserves	35,231	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ (22,328)	\$ (22,328)				
Ending Fund Balance			\$ 46,546				20,530
<u>Civil Forfeiture (03)</u>							
Beg Fund Balance	\$ 425	\$ 808	\$ 808	190%			27
Revenues	5	1	1	16%			0
Expenses	430	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 1	\$ 1				
Ending Fund Balance			\$ 808				27
<u>Library Gift & Memorial (22)</u>							
Beg Fund Balance	\$ 8,875	\$ 38,945	\$ 38,945	439%			75,086
Revenues	34,980	35	35	0%			439
Expenses	34,680	5,611	5,611	16%			1,961
Contingencies / Reserves	9,175	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ (5,575)	\$ (5,575)				
Ending Fund Balance			\$ 33,370				73,563
<u>Building Inspection (08)</u>							
Beg Fund Balance	\$ 1,713,597	\$ 1,674,622	\$ 1,674,622	98%			1,744,152
Revenues	682,887	31,860	31,860	5%			78,506
Expenses	783,883	73,913	73,913	9%			66,329
Contingencies / Reserves	1,612,601	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ (42,053)	\$ (42,053)				
Ending Fund Balance			\$ 1,632,569				1,756,328

SUMMARY REPORT

JULY 2020

SUMMARY REPORT			JULY 2020			Current YTD	2019-20 PRIOR YTD
FUNDS	2020-21 BUDGET	MONTH OF JULY 2020	2020-21 YTD	Compare to			
				Budget			
				8%			
<u>Streets (Operating) (02)</u>							
Beg Fund Balance - Gas Tax	\$ 1,194,052	\$ 1,506,110	\$ 1,506,110	126%	2,398,120		
TUF Beg Fund Balance	\$ 368,023	\$ 352,070	\$ 352,070	96%	-		
Revenues less TUF revenue	1,891,732	8,262	8,262	0%	102,371		
TUF Revenues	1,143,182	93,009	93,009	8%	-		
Expenses less TUF expenses	2,459,964	149,147	149,147	6%	121,294		
TUF Expenses (transfers-out)	700,000	1,358	1,358	0%	-		
Contingencies / Reserves	1,437,025	-	-	0%	-		
Monthly & YTD Net Gain / (Loss)		\$ (49,234)	\$ (49,234)				
Ending Fund Balance - Gas Tax			\$ 1,365,225		2,379,197		
TUF Ending Fund Balance			\$ 443,721				
<u>Water (Operating) (07)</u>							
Beg Fund Balance	\$ 12,938,105	\$ 13,537,014	\$ 13,537,014	105%	12,543,775		
Revenues	6,371,621	568,210	568,210	9%	737,874		
Expenses	10,369,604	462,840	462,840	4%	462,812		
Contingencies / Reserves	8,940,122	-	-	0%	-		
Monthly & YTD Net Gain / (Loss)		\$ 105,370	\$ 105,370				
Ending Fund Balance			\$ 13,642,383		12,818,837		
<u>Wastewater (Operating) (06)</u>							
Beg Fund Balance	\$ 11,494,766	\$ 12,578,122	\$ 12,578,122	109%	11,636,525		
Revenues	9,151,805	762,183	762,183	8%	740,004		
Expenses	12,755,192	430,564	430,564	3%	623,909		
Contingencies / Reserves	7,891,379	-	-	0%	-		
Monthly & YTD Net Gain / (Loss)		\$ 331,619	\$ 331,619				
Ending Fund Balance			\$ 12,909,741		11,752,620		
<u>Stormwater (Operating) (17)</u>							
Beg Fund Balance	\$ 1,288,623	\$ 1,475,393	\$ 1,475,393	114%	1,039,358		
Revenues	1,794,460	160,209	160,209	9%	141,256		
Expenses	2,331,718	124,845	124,845	5%	118,831		
Contingencies / Reserves	751,365	-	-	0%	-		
Monthly & YTD Net Gain / (Loss)		\$ 35,364	\$ 35,364				
Ending Fund Balance			\$ 1,510,757		1,061,784		

SUMMARY REPORT

JULY 2020

SUMMARY REPORT			JULY 2020			Current YTD Compare to Budget 8%	2019-20 PRIOR YTD
FUNDS	2020-21 BUDGET	MONTH OF JULY 2020	2020-21 YTD				
<u>Administrative Support (31)</u>							
Beg Fund Balance	\$ 400,775	\$ 688,037	\$ 688,037	172%			512,463
Revenues	5,282,024	443,877	443,877	8%			467,936
Expenses							
City Manager	299,449	19,354	19,354	6%			42,501
Human Resources	258,067	8,923	8,923	3%			14,632
City Recorder	145,595	10,782	10,782	7%			15,540
Community Engagement	126,028	18,106	18,106	14%			11,792
Finance	804,611	78,226	78,226	10%			82,807
Gen Office(Postage/Phones)	261,938	16,078	16,078	6%			21,626
Utility Billing	386,973	43,555	43,555	11%			39,202
Information Technology	1,276,596	125,781	125,781	10%			105,759
Legal	505,862	41,166	41,166	8%			39,284
Fleet Maintenance	283,646	21,546	21,546	8%			22,358
Facilities Repair/Replacement	622,161	44,788	44,788	7%			49,044
Insurance	490,000	-	-	0%			-
Transfers	3,362	280	280	8%			280
Contingencies / Reserves	218,511	-	-	0%			-
Total Expenses	5,682,799	428,586	428,586	8%			444,827
Monthly & YTD Net Gain / (Loss)		\$ 15,291	\$ 15,291				
Ending Fund Balance			\$ 703,328				535,572
<u>Capital Improvement Projects</u>							
<u>Streets CIP's (18)</u>							
Beg Fund Balance	\$ 211,001	\$ 210,761	\$ 210,761	100%			203,601
Revenues	4,021,000	9,363	9,363	0%			1,836
Expenses	4,019,000	8,978	8,978	0%			5,312
Contingencies / Reserves	213,001	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 385	\$ 385				
Ending Fund Balance			\$ 211,147				200,125
<u>Water / Wastewater / Stormwater CIP's (04)</u>							
Revenues	12,502,680	148,372	148,372	1%			405,220
Expenses	12,502,680	148,372	148,372	1%			405,220
Monthly & YTD Net Gain / (Loss)		\$ -	\$ -				
Ending Fund Balance			\$ -				-
<u>Governmental CIP's (21)</u>							
Beg Fund Balance	\$ 537,721	\$ 506,808	\$ 506,808	94%			1,283,580
Revenues	437,520	-	-	0%			-
Expenses	975,241	-	-	0%			9,731
Monthly Activity Net Gain / (Loss)		\$ -					
Ending Fund Balance			\$ 506,808				1,273,849

SUMMARY REPORT

JULY 2020

SUMMARY REPORT			JULY 2020			Current YTD Compare to Budget 8%	2019-20 PRIOR YTD
FUNDS	2020-21 BUDGET	MONTH OF JULY 2020	2020-21 YTD				
<u>Street SDC (42)</u>							
Beg Fund Balance	\$ 4,672,095	\$ 4,730,618	\$ 4,730,618	101%			3,690,767
Revenues	1,375,562	109,214	109,214	8%			15,453
Expenses	2,518,500	1,406	1,406	0%			4
Contingencies / Reserves	3,529,157	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 107,808	\$ 107,808				
Ending Fund Balance			\$ 4,838,426				3,706,217
<u>Water SDC (47)</u>							
Beg Fund Balance	\$ 108	\$ -	\$ -	0%			244,642
Revenues	801,741	40,968	40,968	5%			5,991
Expenses	801,849	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 40,968	\$ 40,968				
Ending Fund Balance			\$ 40,968				250,632
<u>Wastewater SDC (46)</u>							
Beg Fund Balance	\$ 6,836,152	\$ 7,104,589	\$ 7,104,589	104%			6,629,076
Revenues	833,600	129,087	129,087	15%			24,166
Expenses	1,774,031	599	599	0%			80,250
Contingencies / Reserves	5,895,721	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 128,487	\$ 128,487				
Ending Fund Balance			\$ 7,233,077				6,572,992
<u>Stormwater SDC (43)</u>							
Beg Fund Balance	\$ 228,415	\$ 221,462	\$ 221,462	97%			197,158
Revenues	61,000	2,900	2,900	5%			811
Expenses	82,825	-	-	0%			-
Contingencies / Reserves	206,590	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 2,900	\$ 2,900				
Ending Fund Balance			\$ 224,362				197,970
<u>Debt</u>							
<u>Debt Service (General Op) (09)</u>							
Beg Fund Balance	\$ 3,898	\$ 30	\$ 30	1%			346
Revenues	801,092	24,538	24,538	3%			26,618
Expenses	800,531	-	-	0%			-
Contingencies / Reserves	4,459	-	-	0%			-
Monthly & YTD Net Gain / (Loss)		\$ 24,538	\$ 24,538				
Ending Fund Balance			\$ 24,567				26,964

SUMMARY REPORT

JULY 2020

SUMMARY REPORT			JULY 2020		Current YTD Compare to Budget 8%	2019-20 PRIOR YTD
FUNDS	2020-21 BUDGET	MONTH OF JULY 2020	2020-21 YTD			
Reserves						
Vehicle / Equipment Replacement (32)						
Beg Fund Balance	\$ 2,514,994	\$ 3,000,572	\$ 3,000,572	119%		2,552,675
Revenues	\$ 836,256	\$ 84,665	\$ 84,665	10%		106,572
Expenses						
City Manager's Office	1,563	-	-	0%		-
Human Resources	1,079	-	-	0%		-
Finance	39,489	-	-	0%		-
Information Technology	59,830	25,951	25,951	43%		25,951
Legal	452	-	-	0%		-
Municipal Court	270	-	-	0%		-
Police	378,673	3,700	3,700	1%		3,920
Communications	47,289	-	-	0%		-
Library	19,204	-	-	0%		792
Planning	3,174	-	-	0%		-
Building	37,185	-	-	0%		-
PW Administration	2,318,293	2,392	2,392	0%		10
Fleet Maintenance	25,887	-	-	0%		77
Facilities Repair/Replacement	418,862	-	-	0%		-
Total Expenses	3,351,250	32,043	32,043	1%		30,749
Monthly & YTD Net Gain / (Loss)		\$ 52,622	\$ 52,622			
Ending Fund Balance			\$ 3,053,195			2,628,498
Community Projects						
Economic Development (14)						
Beg Fund Balance	\$ 642,479	\$ 742,554	\$ 742,554	116%		731,526
Revenues	207,110	8,600	8,600	4%		9,540
Expenses	665,941	5,085	5,085	1%		3,666
Contingencies / Reserves	183,648	-	-	0%		-
Monthly & YTD Net Gain / (Loss)		\$ 3,516	\$ 3,516			
Ending Fund Balance			\$ 746,070			737,400
Transient Lodging Tax (19)						
Beg Fund Balance	\$ 32,980	\$ 30,160	\$ 30,160	91%		300,967
Revenues	569,000	37	37	0%		689
Expenses	599,000	12,500	12,500	2%		7,965
Contingencies / Reserves	2,980	-	-	0%		-
Monthly & YTD Net Gain / (Loss)		\$ (12,463)	\$ (12,463)			
Ending Fund Balance			\$ 17,697			293,691
Parking Fee In Lieu (20)						
Revenues	39,000	-	-	0%		-
Expenses	39,000	-	-	0%		-
Monthly & YTD Net Gain / (Loss)		\$ -	\$ -			
Ending Fund Balance			\$ -			-

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: September 21, 2020

Order ____	Ordinance ____	Resolution ____	Motion ____	Information <u>XX</u>
No.	No.	No.		

SUBJECT: School Bond presentation

**Presenters: Brandy Penner &
Joe Morelock**

Work Session X Business Session ____

Order on Agenda: Presentations

Newberg School District Superintendent Joe Morelock and Newberg School Board Chair Brandy Penner will present on the School Districts Bond Measure.

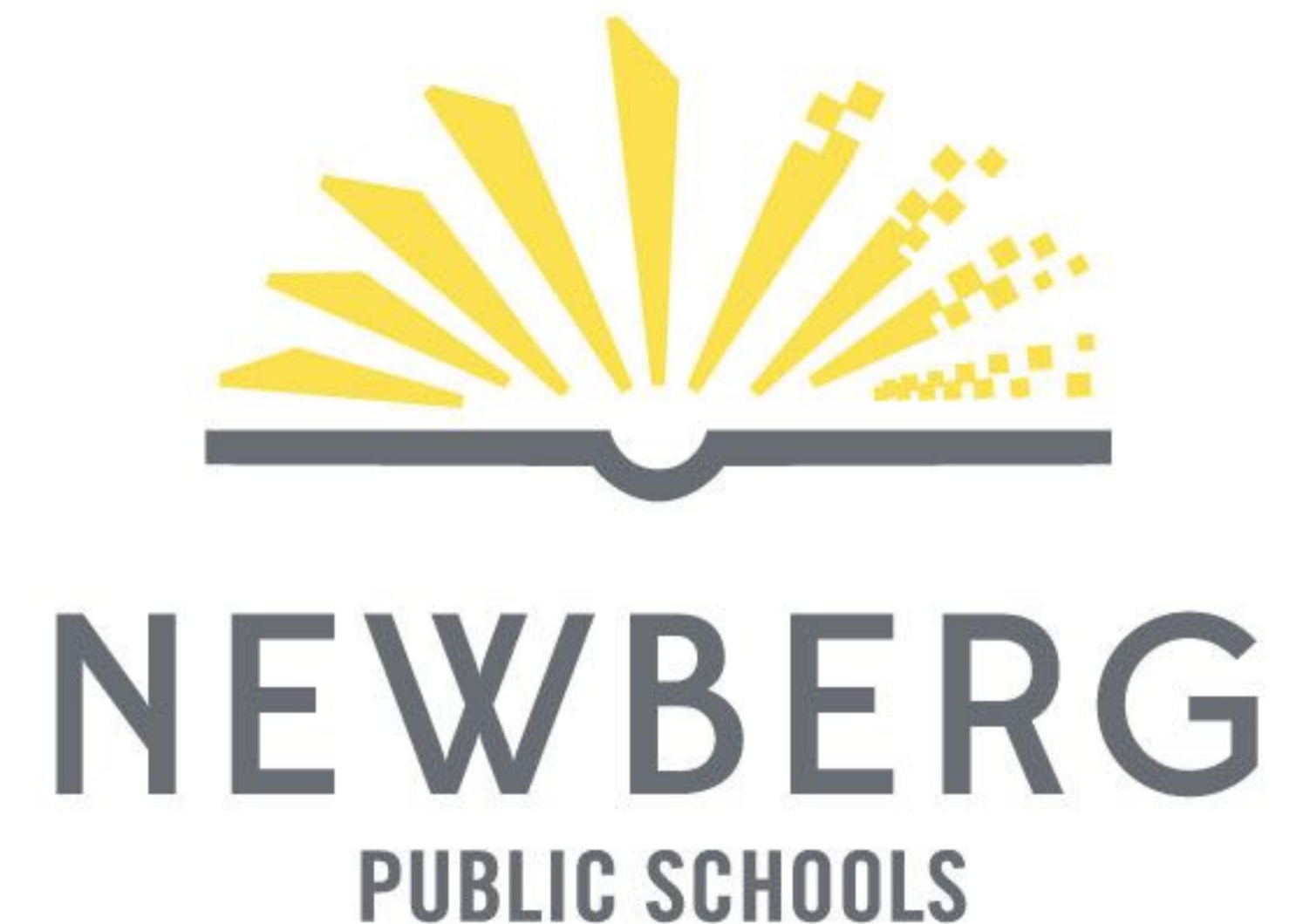
STRATEGIC ASSESSMENT: (Relate to Council Goals if applicable)

2020 Council Goals:

1. Change operational culture to one focused on Customer Service and act to Resolve Ongoing Legal Disputes
2. Further develop an operational culture that adopts and cherishes Diversity, Equity, and Inclusion as core values.
3. Promote development of housing affordability such as houselessness, transitional housing, workforce housing.
4. Create and support an Urban Renewal Plan and Authority
5. Collaborate with local partners and with entities like ICLEI in the development of a Sustainability program.

Construction Bond Nov. 2020

Newberg Public Schools



Executive Summary

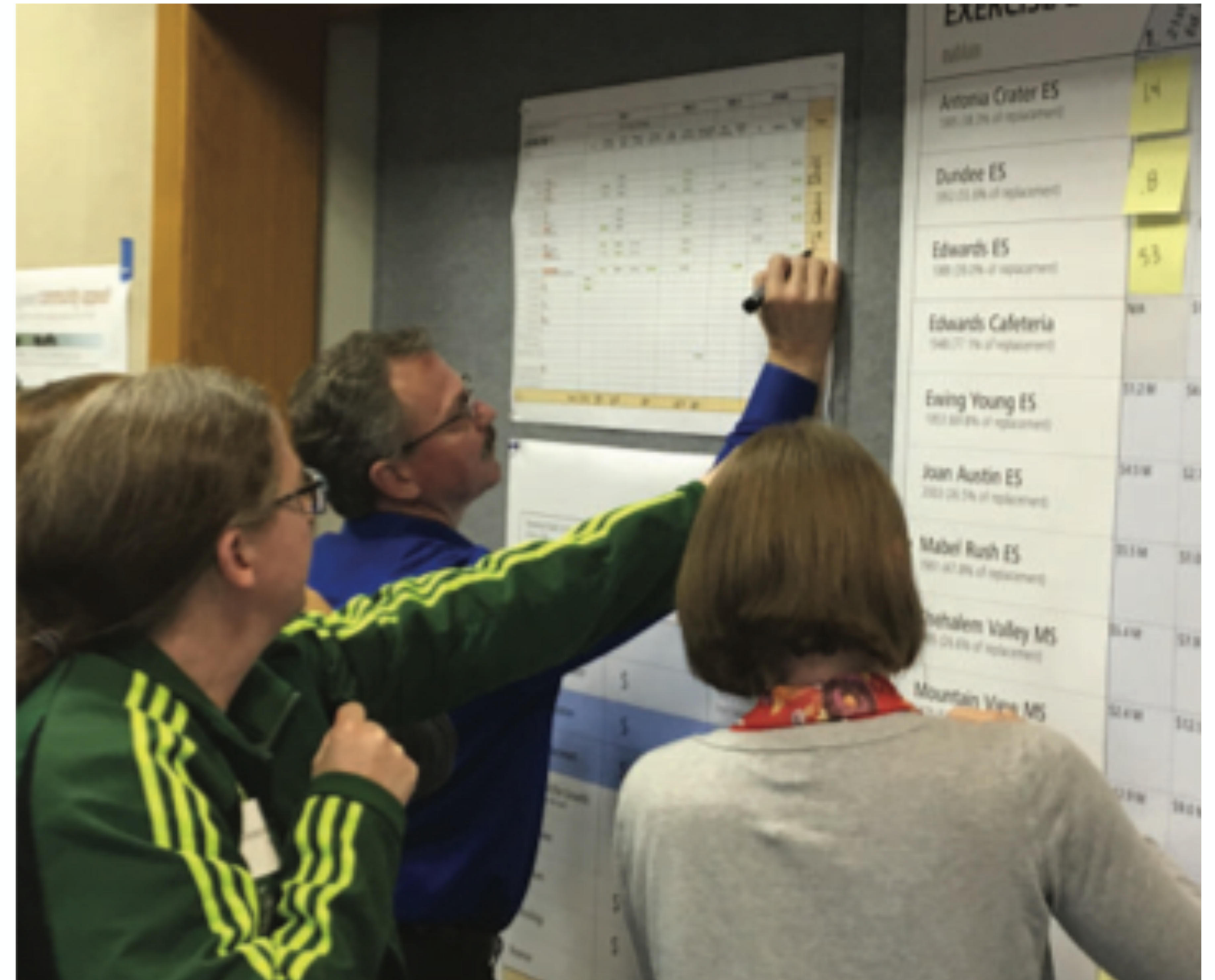
**Newberg Public Schools asking for approval for sale of
\$141 million in construction bonds on the November 2020 ballot**

- Replaces aging Dundee Elementary, expands and upgrades Edwards Elementary, and upgrades Career and Technical Education (CTE) to cutting edge facilities
- Improves safety, security, and pandemic health at every building
- Cares for our public investment in our buildings with needed maintenance at every building
- Increases taxes by 78 cents per \$1,000 of assessed value, but total tax rate of \$1.52 substantially below last 15 years (\$2.70 to \$4.08 range)
- Qualifies us for a state OSCIM grant of over \$5 million if passes

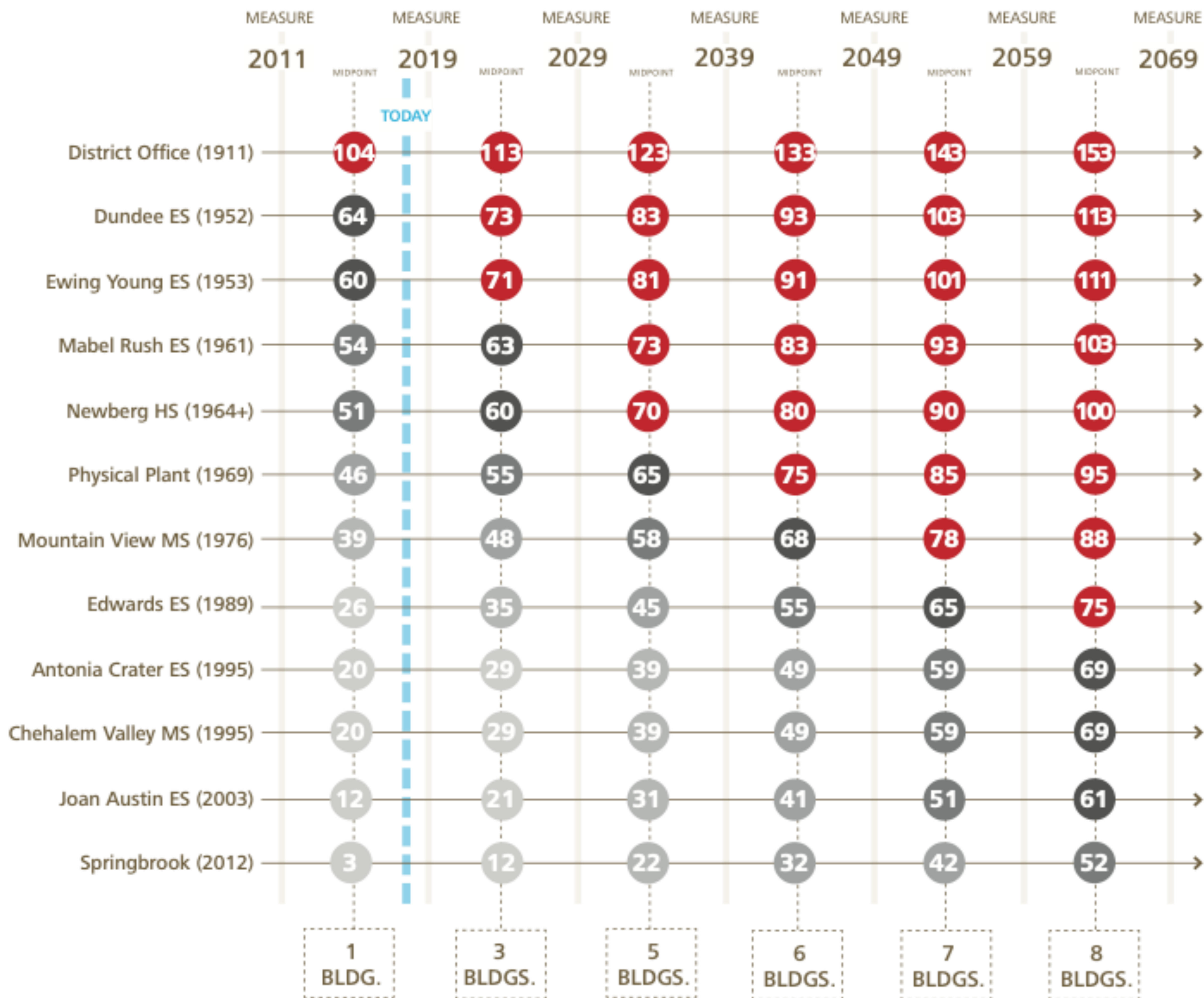
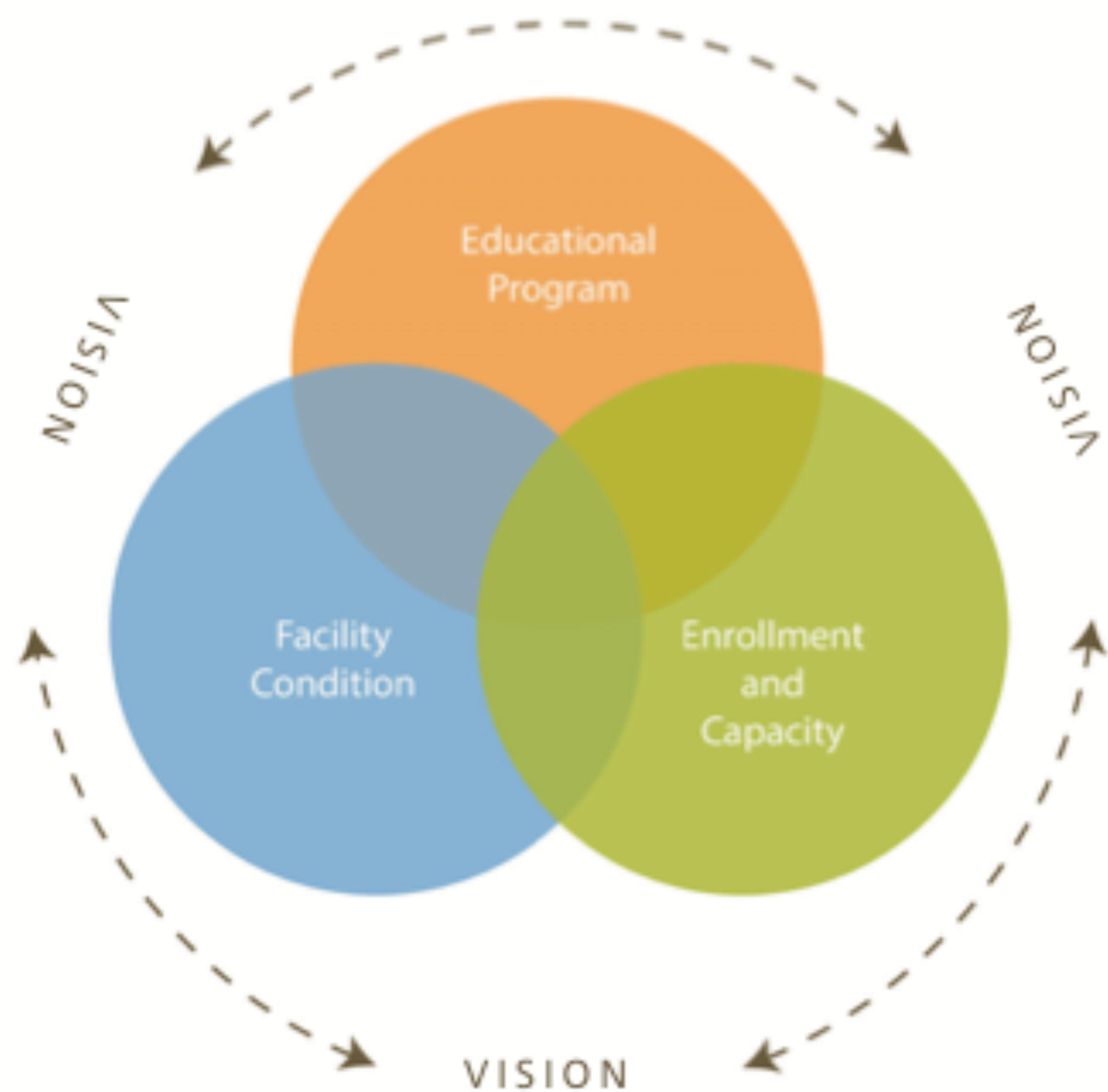
How did we get here?

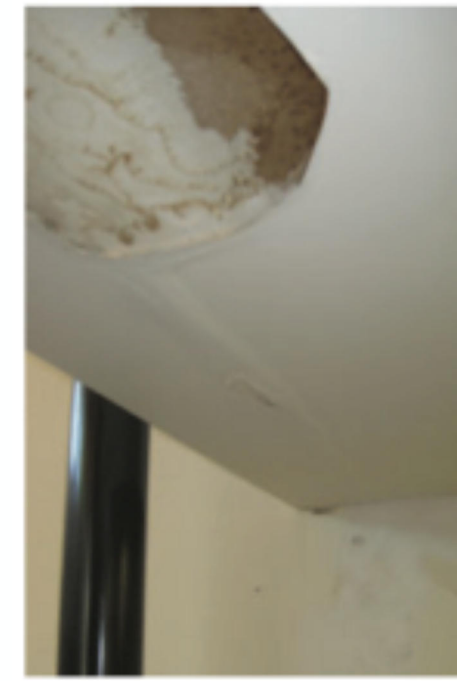
Long Range Facilities Plan

- January to June 2018
- Thorough review of all buildings
- Substantial community involvement
- Final plan delivered January 2019

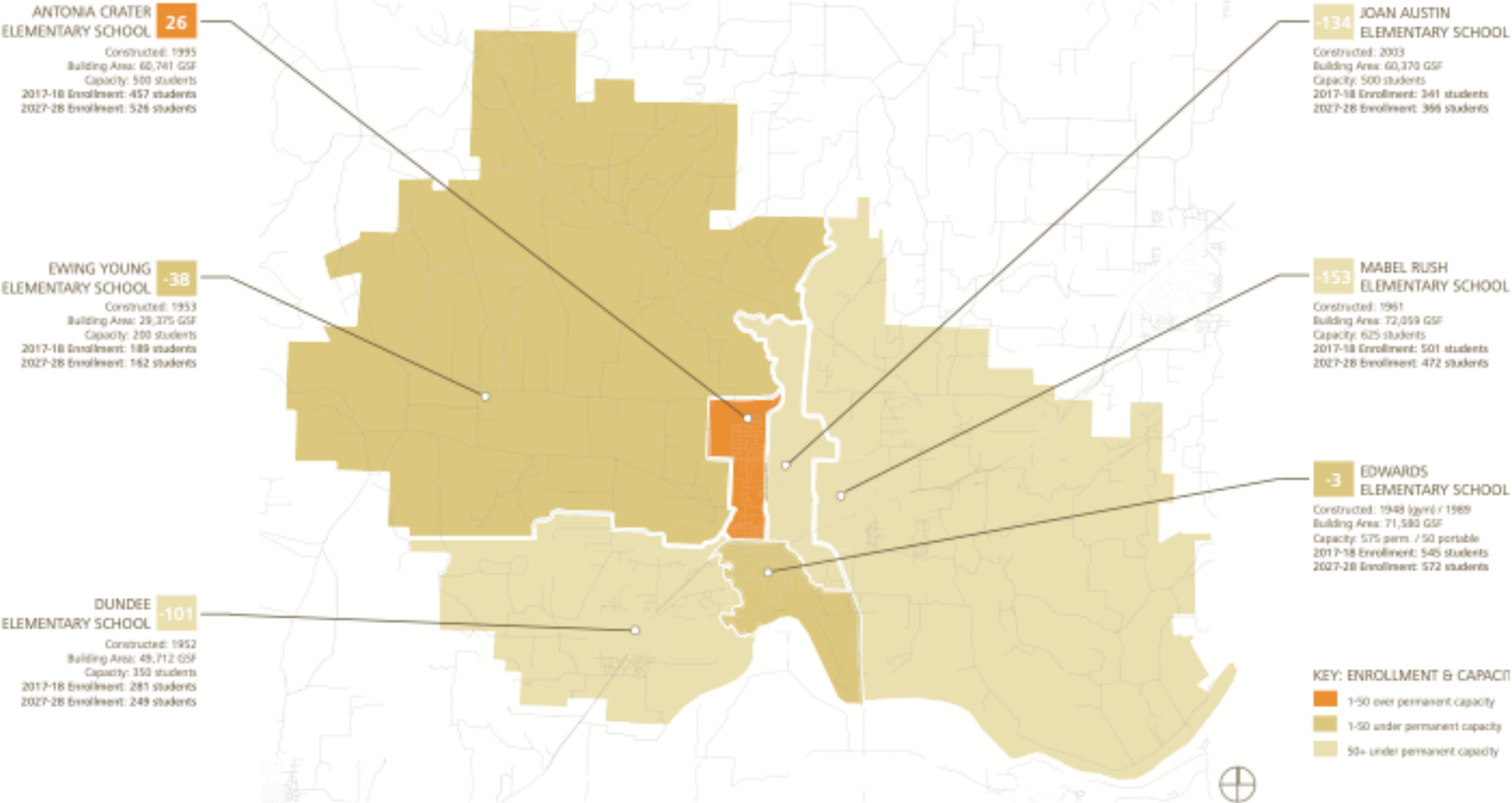


FACILITY AGING OVER TIME





PROJECTED ENROLLMENT & EXISTING CAPACITY: ELEMENTARY SCHOOLS



PROJECTED ENROLLMENT & EXISTING CAPACITY: MIDDLE & HIGH SCHOOLS

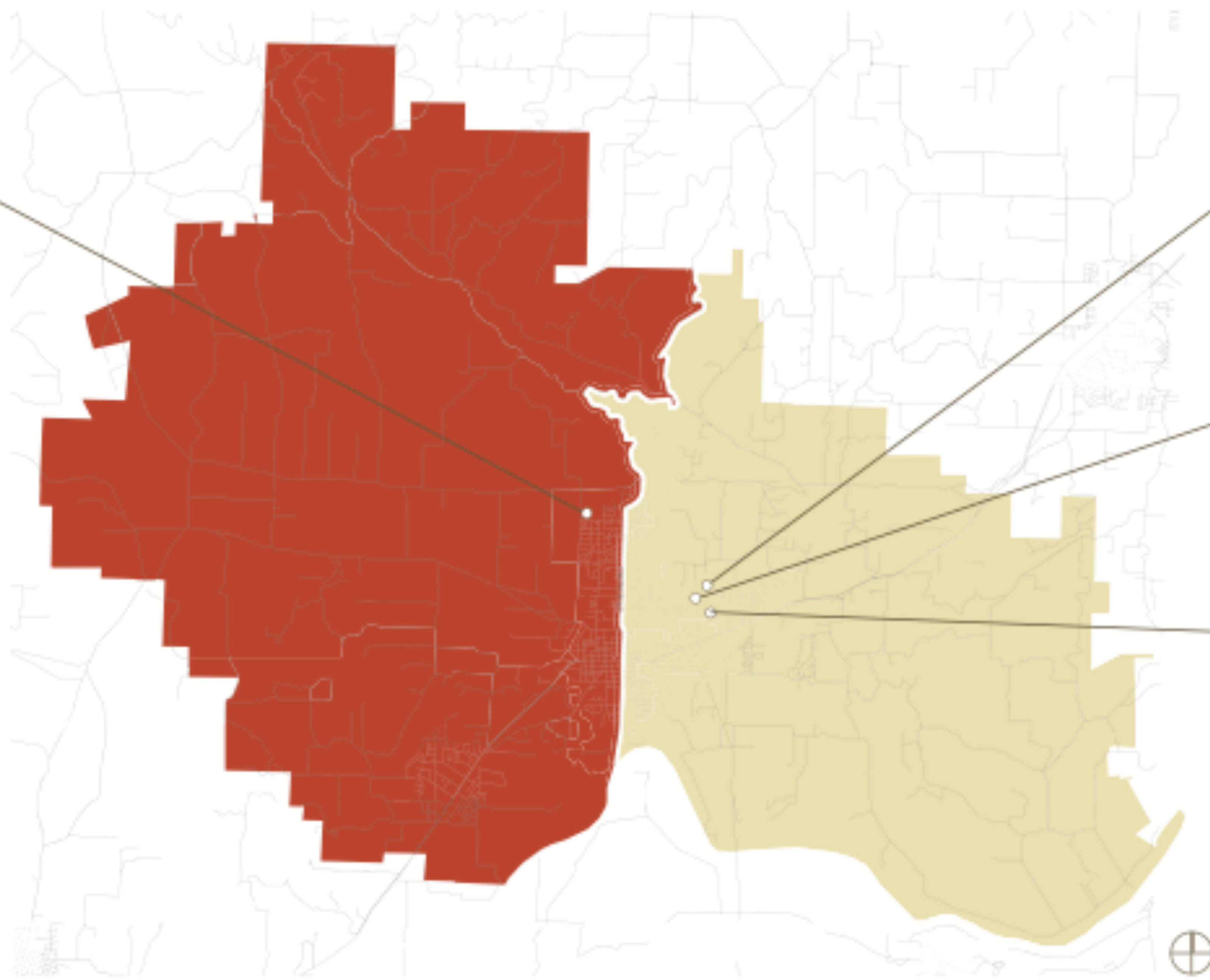
CHEHALEM VALLEY
MIDDLE SCHOOL
63
Constructed: 1995
Building Area: 96,871 GSF
Capacity: 595 perm. / 64 portable
2017-18 Enrollment: 590 students

-170 MOUNTAIN VIEW
MIDDLE SCHOOL
Constructed: 1976
Building Area: 95,348 GSF
Capacity: 700 students
2017-18 Enrollment: 504 students

-537 NEWBERG
HIGH SCHOOL
Constructed: 1965
Building Area: 290,065 GSF
Capacity: 2,050 students
2017-18 Enrollment: 1,453 students

120 SPRINGBROOK
EDUCATION CENTER
Constructed: 2012
Building Area: 13,500 GSF
Capacity: 130 students
2017-18 Enrollment: 128 students

KEY: ENROLLMENT & CAPACITY
50+ over permanent capacity
1-50 under permanent capacity
50+ under permanent capacity



LONG-RANGE FACILITY PLAN: PHASE ONE

Project	Amount	Purpose
REPLACEMENT SCHOOLS		
Dundee Elementary School @ 350 (Total \$34.3M)*	\$34.3 M	Improve condition, enhance program
Edwards Cafeteria Building (Total \$5.3M)	\$ 5.3 M	Improve condition
NHS Greenhouse Classroom (Total \$0.9M)	\$ 0.9 M	Improve condition, enhance program
Resiliency Upgrade (new buildings only)	\$ 1.9 M	Improve chance of reuse/community safety
FULL MODERNIZATION		
NHS CTE Buildings H & J (Total \$18.9M)	\$18.9 M	Improve condition, enhance program
FACILITY CONDITION IMPROVEMENTS		
Facility Maintenance, Repairs (Total \$61.0M)	\$16.5 M	Health / safety , protect investment
EDUCATION PROGRAM IMPROVEMENTS		
21st-Century Learning Upgrades (Total \$16.7M)	\$ 8.4 M	Enhance program
NHS Science Labs (Total \$5.7M)	\$ 5.7 M	Enhance program
Special Education (Total \$2.4M)	\$ 2.4 M	Enhance program
Dual-Language (Total \$2.0M)	\$ 2.0 M	Add grade level, enhance program
Alternative Education (Total \$5.7M)	\$ 5.7M	Enhance program, add capacity
Early Childhood Education (Total \$1.1M)	\$ 1.1M	Enhance program
Health Clinic/Accessibility/Other (Total \$5.1M)	\$ 1.3M	Provide improved access, student services
DISTRICT SUPPORT		
Curriculum (Total \$13.5M)	\$ 7.0 M	Replace out-of-date curriculum
Technology (Total \$2.5M)	\$ 2.5 M	Improve access to technology
SUBTOTAL		
	\$113.9M	
Estimated Bond Costs (2%)	\$ 2.3M	

ESTIMATED PHASE ONE CAPITAL NEED: \$116.2M

*Estimated total need for each line item is shown for comparison with proposed line item allocations

How did we get here?

Bond Development Committee

- September 2019–February 2020
- Substantial community involvement
- Huge analysis of LRFP plan
- Additions, arguments, synthesis
- Final plan delivered to School Board February 2020



Bond Development Committee

Guiding Principles

Schools should thoughtfully incorporate features, services, and experiences that actively promote social-emotional learning among students.

- Promote social-emotional regulation skills to ensure that students feel safe at school.
- Support training and access to facilities for programs that facilitate students' social emotional growth.
- Support resiliency development among students.

Inspire genuine engagement by creating real-world, authentic learning experiences that are relevant to students' daily lives and future goals.

- Students want and need real-world, authentic experiences.
- Instruction must adapt to the way students learn now.
- Address the *why* (i.e. intentionality) of what is being learned.
- Create blended learning opportunities where subjects are not siloed.
- We don't know what the world of tomorrow looks like; we need to be listening to our students.

Promote entrepreneurship by creating student-centered environments that invite student exploration, autonomy and choice.

- Offer broad, lateral experiences to help students find their passion.
- Provide opportunities to experience entrepreneurship first-hand.
- Offer entrepreneurship courses.
- Teach students how to evaluate and discern information.
- Challenge traditional barriers in terms of activities and pursuits (e.g. socio-economic, gender, etc.).



Portrait of a Newberg Public Schools Graduate

A central graphic featuring a yellow circle with a black silhouette of a person wearing a graduation cap. Surrounding this central figure are six skills: 'Critical Thinking' (top), 'Communication' (top right), 'Citizenship' (right), 'Character' (bottom right), 'Creativity' (bottom left), and 'Collaboration' (left). To the right of the circle is the Newberg Public Schools logo, which includes a stylized sunburst icon and the text 'NEWBERG PUBLIC SCHOOLS'.

Card Exercise

STEP 1:

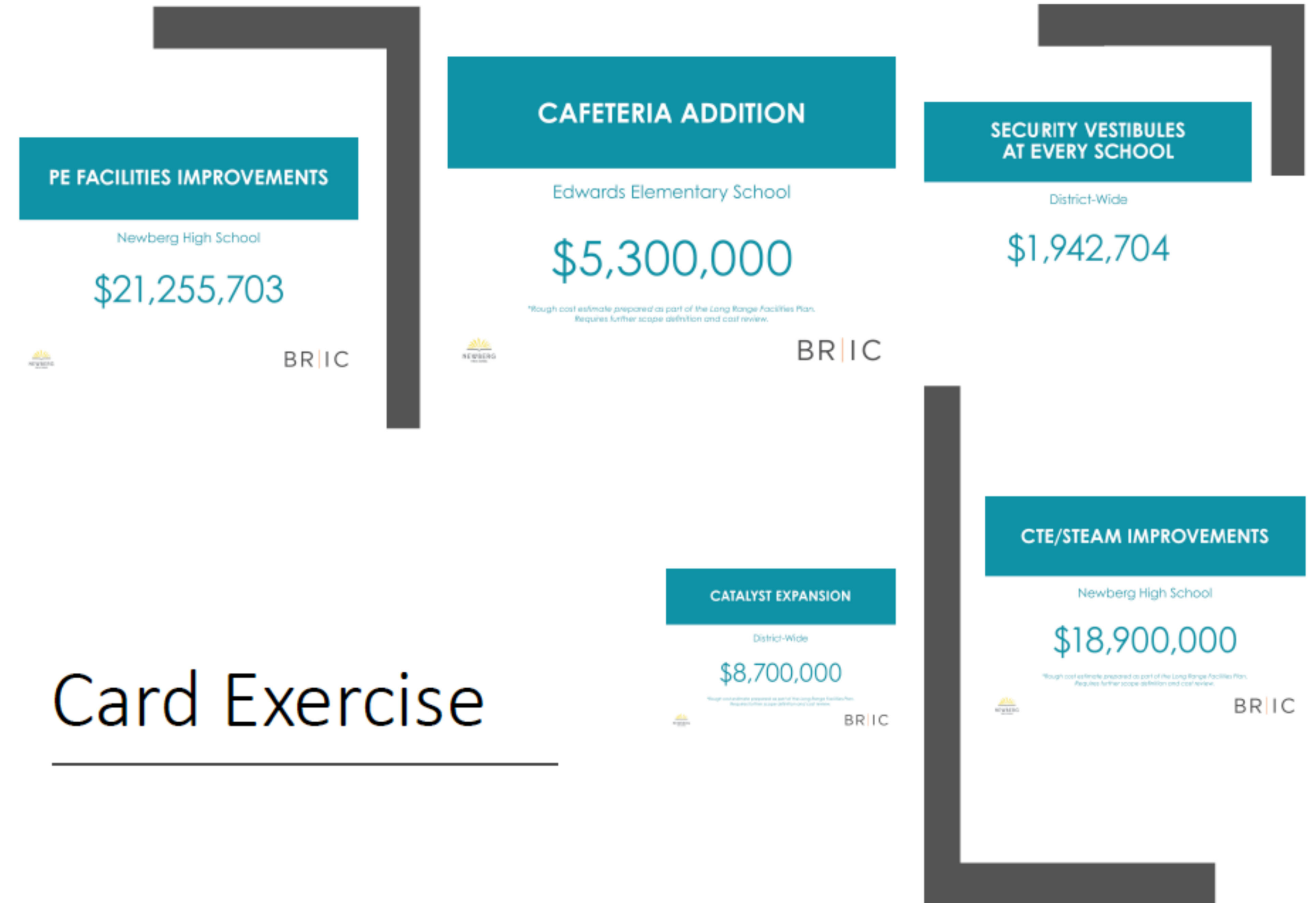
- Build a bond package totaling \$150 M.
- This package will represent “top priority” projects.

STEP 2:

- Select “Tier II” projects that should be considered if additional funding was available (or for a future phase).

Tension Exercise

- For each of the following projects, decide whether you feel it should be prioritized as a “Tier II” project if additional funding were made available.
- Walk to the side of the room to indicate your position: Yes or No
- Make a case for why you think the project should or should not be prioritized as a “Tier II” project.
- Following discussions, you will have an opportunity to switch sides before the final tally (if convinced by others’ arguments).



Card Exercise



Core Bond Package	
PROJECT	ROM COST
Edwards Expansion and Modernization	\$ 17,192,204
Dundee Replacement with New 350-Student Elementary	\$ 34,300,000
Safety and Security Upgrades District-wide	\$ 3,142,704
Construction of Covered PE/Play Structures (2k SF each) at Four (4) Elementary Schools	\$ 1,168,544
Construction of Covered PE/Play Structures (4k SF each) at both Middle Schools	\$ 1,168,544
CTE/STEAM Improvements at Newberg HS (+ <i>greenhouse</i>)	\$ 19,800,000
CTE/STEAM Improvements at Middle and Elementary Schools	\$ 4,000,000
Maintenance Improvements: \$18 M out of total need of \$61M	\$ 18,000,000
Catalyst Alternative School Expansion	\$ 8,700,000
Resiliency and Disaster Preparedness Upgrades	\$ 1,736,501
Flexible Learning Space Educational Upgrades in Every School	\$ 8,200,000
Science Lab Upgrades at NHS	\$ 5,700,000
ADA Accessibility Improvements	\$ 2,400,000
Technology Upgrades	\$ 2,500,000
Renovate Rooms for Health Clinic at NHS	\$ 1,300,000
	Subtotal: \$ 129,308,497
	District Contingency (5%) \$ 6,465,425
	Subtotal: \$ 135,773,922
	Bond Costs (4%) \$ 5,430,957
	Total: \$ 141,204,879

LONG-RANGE FACILITY PLAN: PHASE ONE

Project	Amount	Purpose
REPLACEMENT SCHOOLS		
Dundee Elementary School @ 350 (Total \$34.3M)*	\$34.3 M	Improve condition, enhance program
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FULL MODERNIZATION		
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SUBTOTAL		
	\$113.9M	
Estimated Bond Costs (2%)	\$ 2.3M	

ESTIMATED PHASE ONE CAPITAL NEED: \$116.2M

*Estimated total need for each line item is shown for comparison with proposed line item allocations

Core Bond Package		
PROJECT		ROM COST
Edwards Expansion and Modernization	\$	17,192,204
Dundee Replacement with New 350-Student Elementary	\$	34,300,000
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CTE/STEAM Improvements at Middle and Elementary Schools	\$	4,000,000
Maintenance Improvements: \$18 M out of total need of \$61M	\$	18,000,000
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Science Lab Upgrades at NHS	\$	5,700,000
ADA Accessibility Improvements	\$	2,400,000
Technology Upgrades	\$	2,500,000
Renovate Rooms for Health Clinic at NHS	\$	1,300,000
Subtotal:		\$ 129,308,497
District Contingency (5%)		\$ 6,465,425
Subtotal:		\$ 135,773,922
Bond Costs (4%)		\$ 5,430,957
Total:		\$ 141,204,879

How did we get here?

Post-Pandemic

- June–August 2020
- Bond Development met twice
- New polling at different sizes
- Clear, unanimous recommendation for \$141 million
- School Board voted to place on the November ballot on August 11, 2020



Full \$141M Package:

Edwards Expansion/Modernization	\$17,192,204
Dundee Replacement	\$34,300,000
Safety and Security Upgrades	\$3,142,704
Covered PE/Play Structures (4) Elem	\$1,168,544
Covered PE/Play Structures (2) MS	\$1,168,544
CTE/STEAM Improvements @ HS w/ greenhouse	\$19,800,000
CTE/STEAM Improvements at MS and Elm	\$4,000,000
Maintenance Improvements	\$18,000,000
Catalyst Expansion	\$8,700,000
Resiliency and Disaster Prep Upgrades	\$1,736,501
Flexible Learning Spaces	\$8,200,000
Science Lab Upgrades HS	\$5,700,000
ADA Accessibility Improvements	\$2,400,000
Tech Upgrades	\$2,500,000
Renovate Health Clinic	\$1,300,000
Project Total	\$129,308,497
Bond Cost/Contingency	\$11,896,382
Total	<u>\$141,204,879</u>

\$120M package:

Edwards Expansion/Modernization	\$17,192,204
Dundee Replacement	\$34,300,000
Safety and Security Upgrades	\$3,142,704
Covered PE/Play Structures (4) Elem	
Covered PE/Play Structures (2) MS	
CTE/STEAM Improvements @ HS w/ greenhouse	\$19,800,000
CTE/STEAM Improvements at MS and Elm	\$1,500,000
Maintenance Improvements	\$18,000,000
Catalyst Expansion	
Resiliency and Disaster Prep Upgrades	\$1,736,501
Flexible Learning Spaces	\$8,200,000
Science Lab Upgrades HS	
ADA Accessibility Improvements	\$2,400,000
Tech Upgrades	\$2,500,000
Renovate Health Clinic	\$1,300,000
Project Total	\$110,071,409
Bond Cost/Contingency	\$10,126,570
Total	<u>\$120,197,979</u>

\$105M package:

Edwards Expansion/Modernization	\$17,192,204
Dundee Replacement	\$34,300,000
Safety and Security Upgrades	\$3,142,704
Covered PE/Play Structures (4) Elem	
Covered PE/Play Structures (2) MS	
CTE/STEAM Improvements @ HS w/ greenhouse	\$18,800,000
CTE/STEAM Improvements at MS and Elm	
Maintenance Improvements	\$18,000,000
Catalyst Expansion	
Resiliency and Disaster Prep Upgrades	
Flexible Learning Spaces	
Science Lab Upgrades HS	
ADA Accessibility Improvements	\$2,400,000
Tech Upgrades	\$2,500,000
Renovate Health Clinic	
Project Total	\$96,334,908
Bond Cost/Contingency	\$8,862,812
Total	<u>\$105,197,720</u>

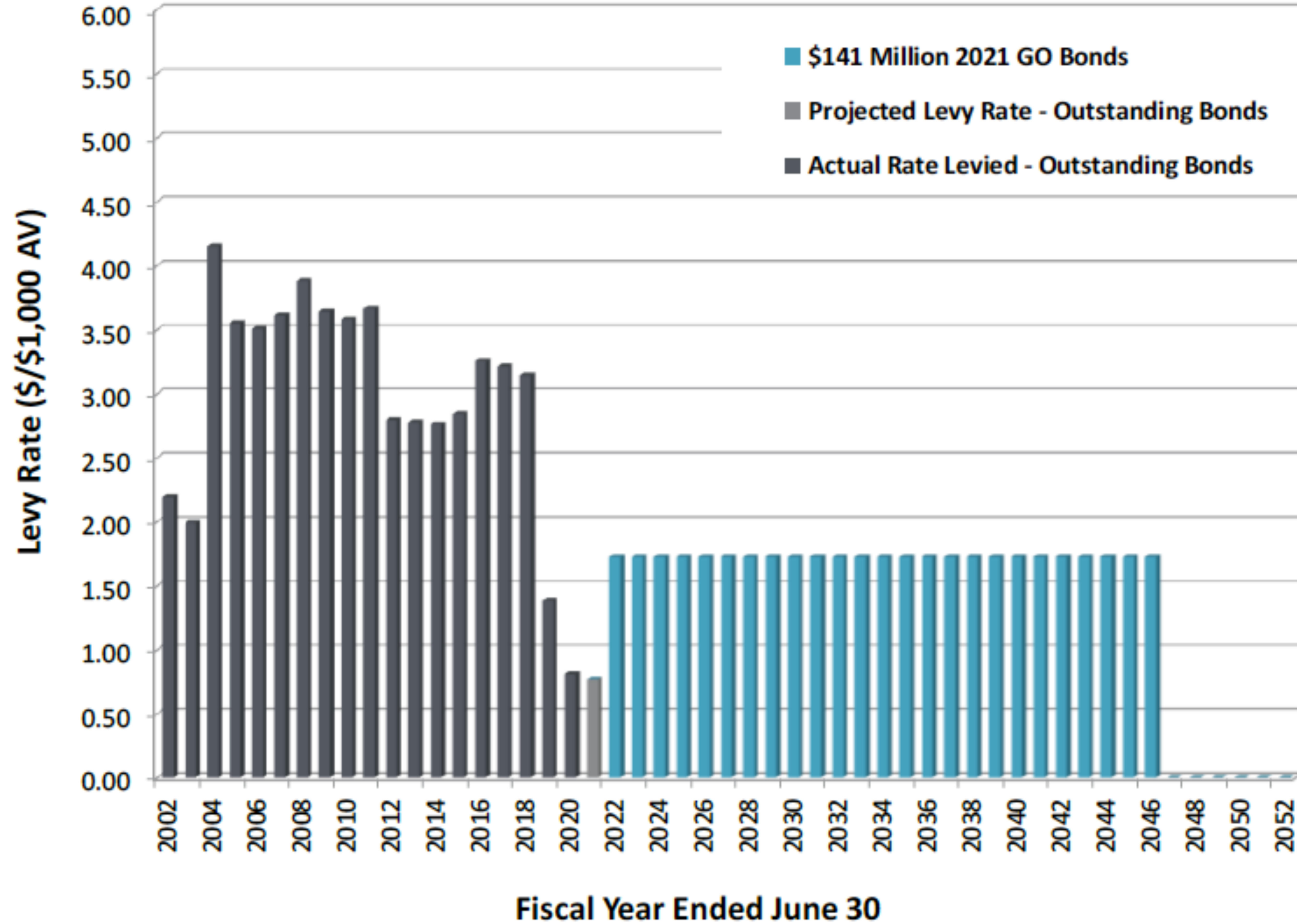
Proposed Bond Package

PROJECT	ROM COST	COVID-19 BENEFITS
Edwards Expansion and Modernization	\$ 17,192,204	The expansion of Edwards Elementary will increase the school's capacity and provide additional space to meet social distancing requirements.
Dundee Replacement with New 350-Student Elementary	\$ 34,300,000	Construction of a new Dundee Elementary facility will provide additional space to meet social distancing requirements.
Safety and Security Upgrades District-wide	\$ 3,142,704	Proposed safety and security upgrades under the bond will include some type of administrative remodel at each school; these projects could be modified to provide option of creating places for health screening and isolation if necessary.
Construction of Covered PE/Play Structures (2k SF each) at Four (4) Elementary Schools	\$ 1,168,544	Covered play areas provide exterior spaces that can serve as additional learning spaces (for recreation as well as instruction). Current CDC recommendations are that open air environments reduce transmission rates of the virus.
Construction of Covered PE/Play Structures (4k SF each) at both Middle Schools	\$ 1,168,544	Covered play areas provide exterior spaces that can serve as additional learning spaces (for recreation as well as instruction). Current CDC recommendations are that open air environments reduce transmission rates of the virus.
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CTE/STEAM Improvements at Middle and Elementary Schools	\$ 4,000,000	

Maintenance Improvements: \$18 M out of total need of \$61M	\$	18,000,000	The District is currently consulting with mechanical engineers to determine which types of HVAC and filtration upgrades would be most beneficial to schools. At the classroom level, HVAC system upgrades would increase air exchange rates and provide additional filtration, improving indoor air quality and reducing the likelihood of virus transmission.
Catalyst Alternative School Expansion	\$	8,700,000	With schools shifting to blended educational models and/or distance learning, there is increased public interest in alternative education programs. The District may see increased enrollment demand for the Catalyst program in the future, making the proposed expansion timely.
Resiliency and Disaster Preparedness Upgrades	\$	1,736,501	The coronavirus pandemic brings increased awareness of the need for resiliency / disaster preparedness improvements in school buildings. COVID-19 has heightened appreciation for school buildings as community resources during public emergencies.
Flexible Learning Space Educational Upgrades in Every School	\$	8,200,000	The addition of flexible learning areas in schools would provide additional space to disperse students and meet social distancing requirements.
Science Lab Upgrades at NHS	\$	5,700,000	
ADA Accessibility Improvements	\$	2,400,000	
Technology Upgrades	\$	2,500,000	The District will be utilizing distance learning to a greater degree over the next school year due to the pandemic. Technology upgrades will support the District's large-scale use of digital platforms and blended educational models.
Renovate Rooms for Health Clinic at NHS	\$	1,300,000	The proposed health clinic renovation would offer clear benefits to the Newberg community and NHS students during the pandemic and beyond.

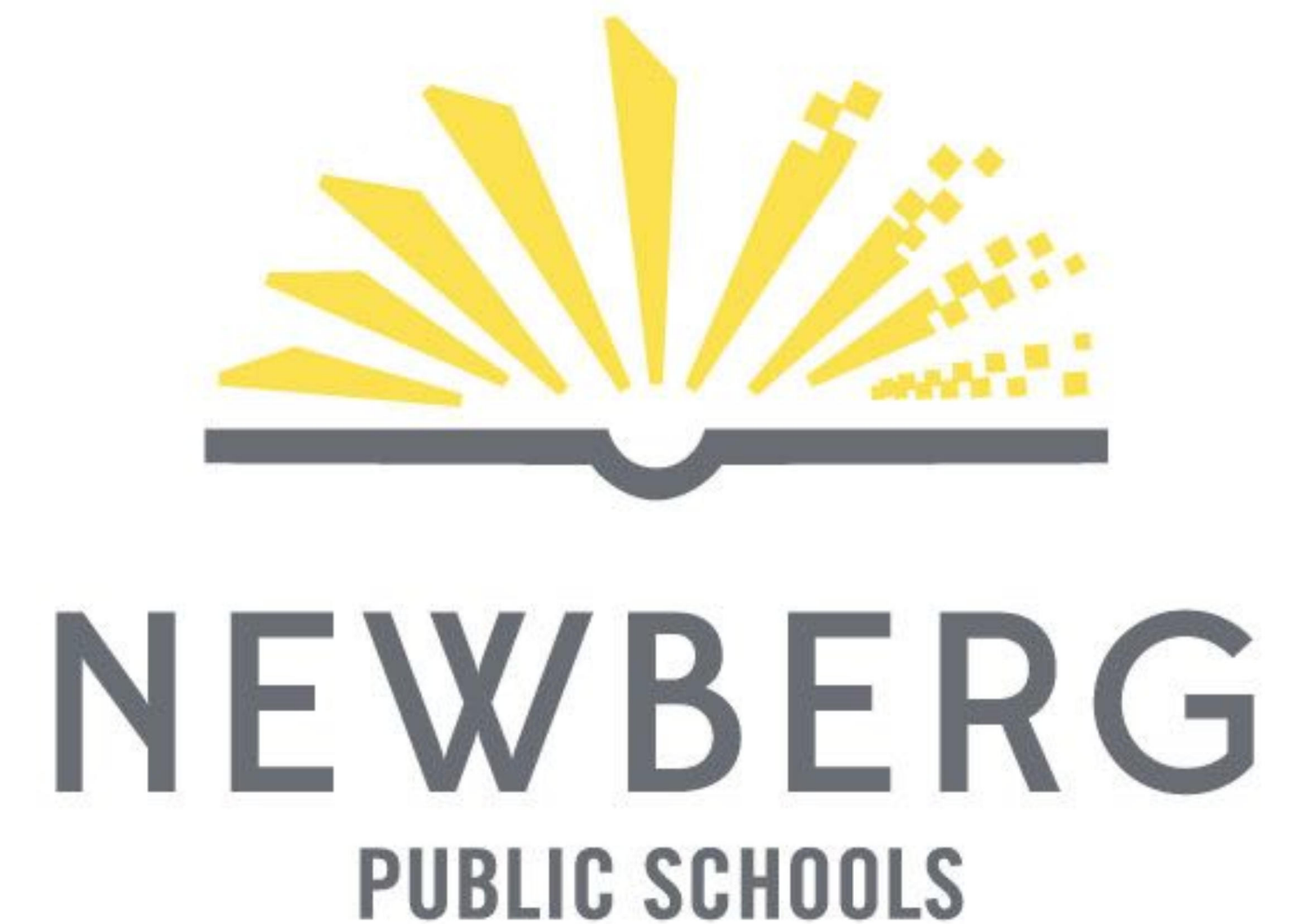
NEWBERG SCHOOL DISTRICT No. 29J

General Obligation Bonds, Series 2021 – \$141 Million (25.33 Years – Projected \$1.72 Level Levy)



Thank you!

Questions?



Proposed Bond Package

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Total:	\$ 141,204,879	



2020 Utility Rate Review

City Council Meeting
September 21, 2020

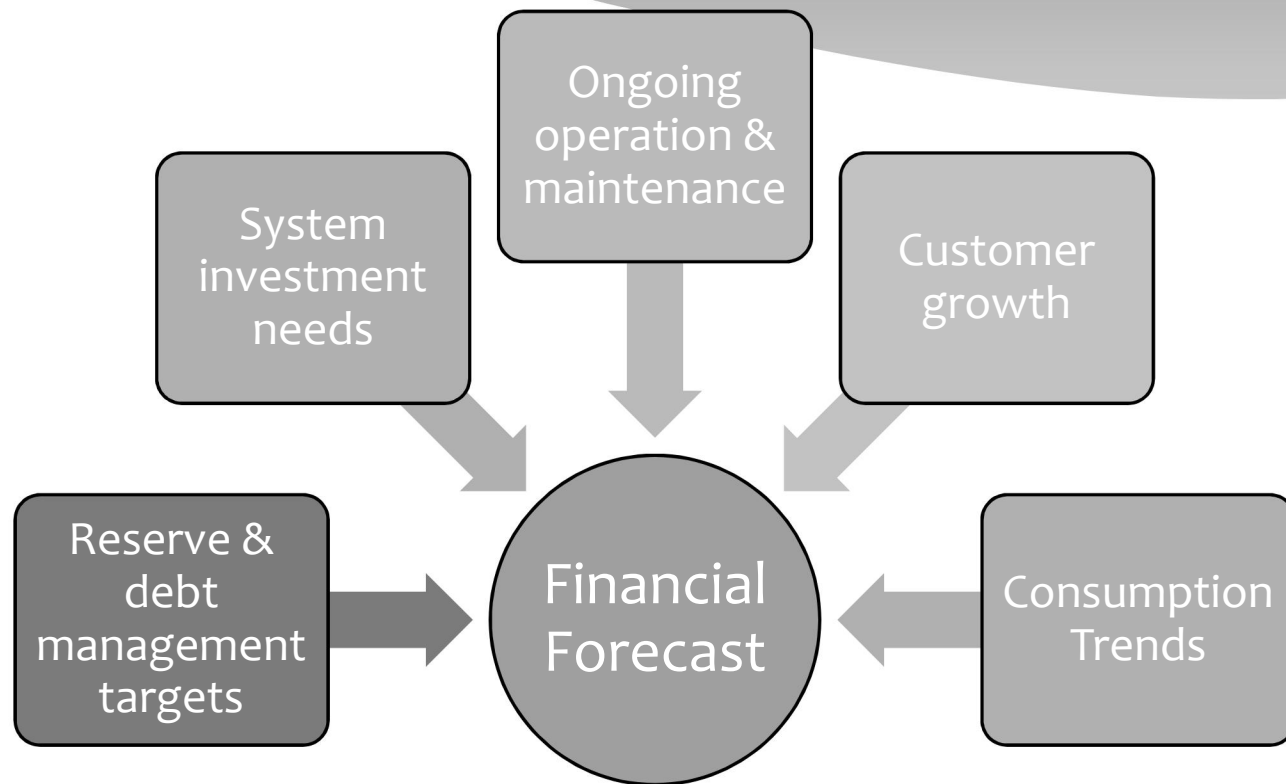
GALARDI
ROTHSTEIN
GROUP

Recommended Annual Revenue Increases

- * Projected overall annual increases from all rates components; individual component increases vary based on cost of service update.

System	Effective Jan 1, 2021	Effective Jan 1, 2022
Water - Potable	4.0%	4.0%
Water – Non-Potable	10%	2.0%
Wastewater	3.5%	3.5%
Stormwater	9.0%	9.0%
Transportation Utility Fee	2.0%	2.0%

Key Forecast Drivers



Near Term Investment Priorities

Reliability

- *Redundant Water Supply
- *Seismic resiliency assessment & improvements
- *Fire flow and pressure improvements
- *Non-potable water system

Efficiency

- *Fixed based radio read
- *Main replacement

Water (\$20.4 m)

Safety

- *Pump stations
- *Sawdust bays

Structural Deficiencies

- *Plant hydraulics & Oxidation ditches
- *Pipe lining & alignment

Operating Efficiency

- *Solar Farm
- *I&I Reduction

Wastewater (\$17.2 m)

Capacity

- *address existing deficiencies
- *Safety/flood control
- System Performance
- *Erosion
- *Pipe blockage
- *Road-related repairs

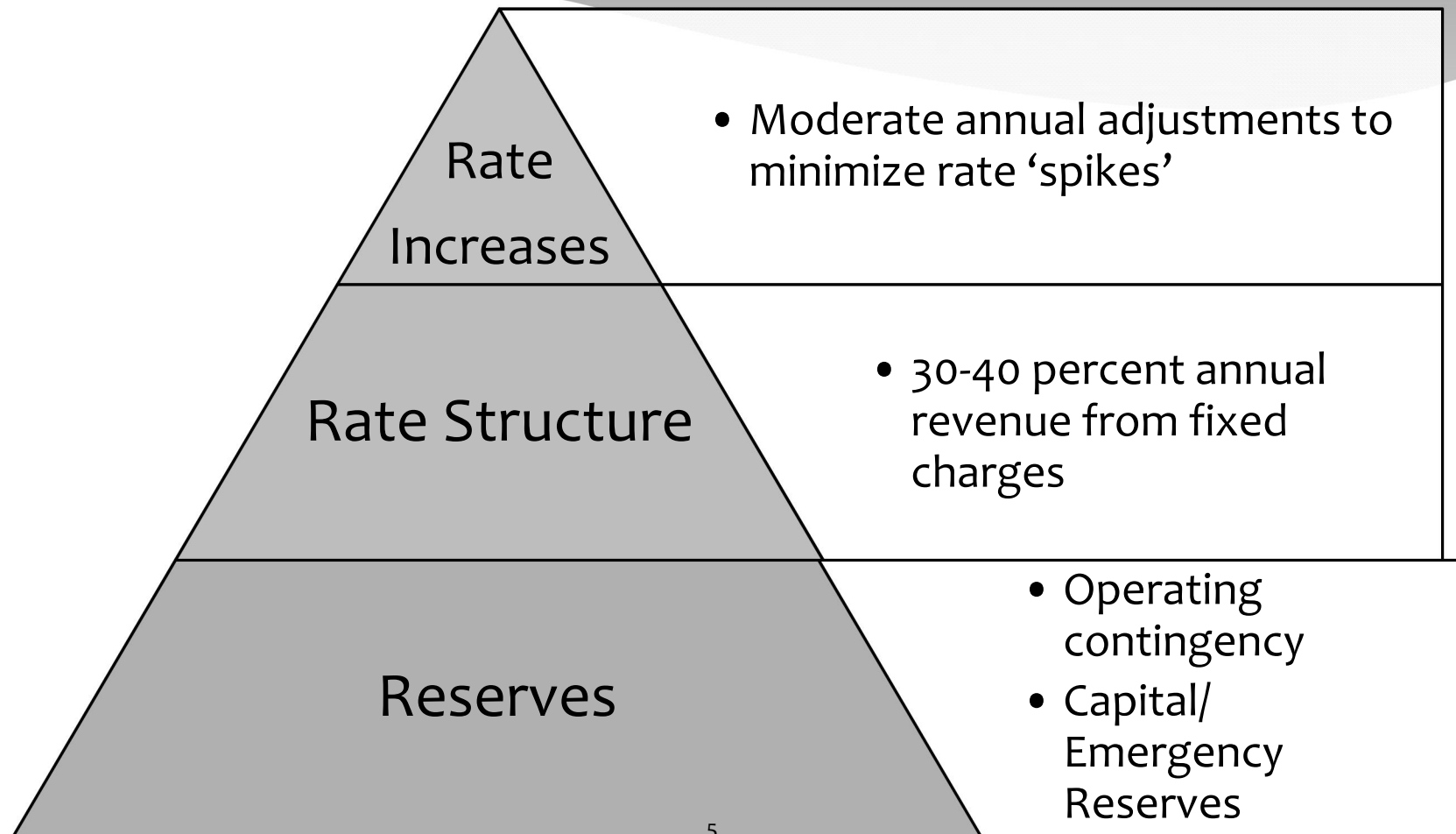
Stormwater (\$4.0 m)

Pavement preservation

- *Critical Routes to schools
- *Coordination with underground infrastructure

Transportation (\$7.8 m)

Financial Resiliency Components



Avg. Single Family Bill Impacts

Overall Increase					1-Jan	1-Jan
2021	2022	System	Units	Current	2021	2022
4.0%	4.0%	Water	7.00	\$46.85	\$49.08	\$51.21
3.5%	3.5%	Sewer	4.55	\$67.84	\$70.64	\$73.13
9.0%	9.0%	Storm	1	\$12.24	\$13.34	\$14.54
2.0%	2.0%	TUF	1	\$4.99	\$5.09	\$5.19
0.0%	0.0%	Public Safety	1	\$3.00	\$3.00	\$3.00
3.0%	3.0%	<i>Communication Officer</i>	1	\$2.26	\$2.33	\$2.40
		Total		\$137.18	\$143.48	\$149.47
		<i>Difference \$</i>			\$6.30	\$5.99
		<i>Difference %</i>			4.6%	4.2%

Communication Officer Fee estimated; annual increases are July 1 based on inflation.

Questions



City Council Business Session

September 21, 2020 - 7:00 PM

Join zoom meeting: <https://zoom.us/j/91388814863>

or listen by calling: 1 346 248 7799

meeting id: 913 8881 4863

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

4.A Hispanic Heritage Month

[RCA proclamation Hispanic/Latinx Heritage Month rev2.doc](#)

5. CITY MANAGER'S REPORT

6. PUBLIC COMMENTS

6.A Issue Tracker

[Newberg Issue Tracker Council.docx](#)

7. PUBLIC HEARINGS

7.A Resolutions 2020-3650, 2020-3660, 2020-3661, 2020-3662: Citizen Rate Review Committee (CRRC) Rate Recommendation and Approval for Water, Wastewater, Stormwater, and Transportation Utility Fee for 2021 & 2022

[RCA Utility Rates.pdf](#)

7.B Ordinance 2020-2866, An Ordinance approving the annexation of property located at 2255 NE Chehalem Drive

[RCA No. 2020-2866 - ANX20-0001 - 2255 NE Chehalem Dr - FINAL.pdf](#)

8. COUNCIL BUSINESS

8.A Council Committee Reports

- 8.B LOC Annual Conference
[RCA Info LOC virtual conference 2020-0921.doc](#)

9. **ADJOURNMENT**

ADA STATEMENT

Contact the City Recorder's Office for physical or language accommodations at least 2 business days before the meeting. Call (503) 537-1283 or email cityrecorder@newbergoregon.gov. For TTY services please dial 711.

City Council Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Sue Ryan

Submitting Department: City Manager

Item Type: COUNCIL RCA-PROCLAMATION

Agenda Section:

Subject:

Hispanic Heritage Month

Suggested Action:

Attachments:

[RCA proclamation Hispanic/Latinx Heritage Month rev2.doc](#)

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: September 21, 2020

Order ___ Ordinance ___ Resolution ___ Motion XX Information ___
No. No. No.

SUBJECT: Hispanic/Latinx Heritage Month

Staff: City Recorder Sue Ryan for Mayor Rogers
Department: Mayor/Council
File Number:

Business Session

Order on Agenda:

RECOMMENDATION:

Recognize the Council Goal of Diversity, Equity and Inclusion by recognizing Hispanic/Latinx Heritage Month in Newberg.

EXECUTIVE SUMMARY:

Each year, Americans observe National Hispanic Heritage Month from September 15 to October 15, by celebrating the histories, cultures and contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean and Central and South America.

The observation started in 1968 as Hispanic Heritage Week under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988 to cover a 30-day period starting on September 15 and ending on October 15. It was enacted into law on August 17, 1988, on the approval of Public Law 100-402.

The day of September 15 is significant because it is the anniversary of independence for Latin American countries Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. In addition, Mexico and Chile celebrate their independence days on September 16 and September 18, respectively. Also, Columbus Day or Día de la Raza, which is October 12, falls within this 30 day period.

FISCAL IMPACT: n/a

STRATEGIC ASSESSMENT:

Council Goal #2. Further develop an operational culture that adopts and cherishes Diversity, Equity, and Inclusion as core values.



PROCLAMATION

WHEREAS, the Hispanic/Latinx Heritage of the United States historically extends over five centuries which has been a consistent and vital influence in our country's growth and prosperity; and

WHEREAS, Newberg honors our Hispanic/Latinx population with their rich and diverse cultural heritage and historical legacies; and

WHEREAS, Newberg is proud to join the Nation in celebrating the rich culture and history of Hispanic/Latinx heritage in Oregon, as we dedicate ourselves to working together to address the challenges that still face our Hispanic/Latinx population; and

WHEREAS, Hispanic/Latinx Heritage contributes to our diversity, thus enriching life in culture, cuisine, the arts, business community, civic leadership and education; and

NOW, THEREFORE, IT IS PROCLAIMED, by the Mayor and City Council, and on behalf of the people of the City of Newberg, Oregon, that **we recognize Hispanic Heritage Month in honor of both Hispanic and Latinx communities.**

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Newberg to be affixed on this 21st day of September, 2020.

Space below is for city seal

Rick Rogers, Mayor

City Council Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Sue Ryan

Submitting Department: City Manager

Item Type: COUNCIL RCA-INFO

Agenda Section:

Subject:

Issue Tracker

Suggested Action:

Attachments:

[Newberg Issue Tracker Council.docx](#)

2020 NEWBERG COUNCIL ISSUE TRACKER

DATE	TYPE	SUMMARY	DEPT.	STATUS	TIMEFRAME	COMPLETE
May 2020	Council	Discussion of tourism strategy	CDD			
10/14/19	Council	Re-design City of Newberg flag	CM	Rick and Dan to discuss		

City Council Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Matt Zook

Submitting Department: Finance

Item Type: COUNCIL RCA-RES

Agenda Section:

Subject:

Resolutions 2020-3650, 2020-3660, 2020-3661, 2020-3662: Citizen Rate Review Committee (CRRC) Rate Recommendation and Approval for Water, Wastewater, Stormwater, and Transportation Utility Fee for 2021 & 2022

Suggested Action:

Approve Resolutions 2020-3650 (Water), 2020-3660 (Wastewater), 2020-3661 (Stormwater), and 2020-3662 (Transportation Utility Fee)

Attachments:

[RCA Utility Rates.pdf](#)

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: September 21, 2020

Order ____ Ordinance ____ Resolution XX Motion ____ Information ____
No. No. No. 2020-3650, No. 2020-3660, No. 2020-3661 and No. 2020-3662

SUBJECT: Water, Wastewater, and Stormwater Rates and Transportation Utility Fees effective January 1, 2021 and January 1, 2022

Contact Person (Preparer) for this Motion: Matt Zook, Finance Director

HEARING TYPE: ADMINISTRATIVE

RECOMMENDATION:

Adopt **Resolution No. 2020-3650, No. 2020-3660, No. 2020-3661 and No. 2020-3662.**

EXECUTIVE SUMMARY:

On April 6, 2020, the City Council held a public hearing, received testimony, received the financial information below, and reached a decision to table the rate resolutions and re-open the public testimony on September 21, 2020. Minutes from this hearing are included as Exhibit A to this Request for Council Action (RCA). The Citizens' Rate Review Committee (CRRC) met June 16, 2020 for their annual utility assistance meeting, and the comments from the CRRC regarding the Council's April 6 decision was supportive of the decision to delay.

Notification of the continuation of the public hearing was published in the Newberg Graphic on September 16, 2020. The remainder of the executive summary below was presented at the April 6, 2020 meeting. In addition to this summary, the powerpoint presentation and pre-meeting submitted public comment from the April 6 meeting will be included in the packet as Exhibits E & F. At the September 21 continuation, consultant Deb Galardi will present a brief overview of her presentation from the April 6 meeting.

The Citizens' Rate Review Committee (CRRC) was formed by the City Council in 1992 to review and recommend utility rates (water, wastewater and stormwater) to the City Council for approval and implementation. In 2017, the CRRC was tasked with reviewing the transportation utility fee (TUF) program on a biennial basis and recommending any modifications to TUF levels to the city council (Ord 2016-2811), as part of the rate review process.

For the most recent rate review, the CRRC met nine (9) times between September 26, 2019 and February 20, 2020 to review water, wastewater, stormwater, and TUF rates, and historical and projected financial performance for each utility system.

Specifically, the CRRC The review included:

- Capital Improvement Plans for the water, wastewater, stormwater and transportation systems for the next five years
- System operating budgets
- Historical and projected revenue under existing rates and charges
- Customer classes and service characteristics (e.g., peak water demands and wastewater strengths)

- Fund reserves for each system
- Rate structures (i.e., fixed and volume rate components)

CRRC deliberations focused on the need to fund near-term critical infrastructure investments, provide for ongoing system operation and maintenance, and to maintain fund reserves sufficient to protect the financial integrity of the systems, and to smooth future rate increases as annual capital improvement expenditures fluctuate. The recommendations of the CRRC include moderate increases in the overall rate levels for each system to meet:

- Short-term capital investments to enhance system reliability, safety, and efficiency, and to address regulatory requirements
- Operations and maintenance cost increases, reflecting general price inflation and external service cost increases (e.g., electricity and chemical costs)
- On-going repair and replacement of aging infrastructure
- Existing debt service requirements (water and wastewater only)

The CRRC recommended rates for each system also include modifications to individual class rates to address: 1) equity - alignment of rates to the costs of serving each customer class, and 2) revenue stability - continued incremental increase in water system fixed charges (a process that began in 2014) to align with industry benchmarks (35 percent revenue recovery from fixed charges).

The following approved CRRC meeting minutes are found on the City's website under Archived Meetings at www.newbergoregon.gov/meetings/: September 26, October 10 and 24, November 7 and 21, and December 19, 2019, as well as from January 9 and 30, 2020. The minutes of the CRRC Public Hearing on February 20, 2020 are included in this packet (Exhibit B).

The proposed rates included in each resolution are to cover the time period from January 1, 2021, through December 31, 2022. It is important to exercise clarity when discussing rate increases. When discussing rate increases, the percentage commonly discussed refers to the increase in overall projected system revenue rather than the increase in specific individual rates or individual customer bills. Thus, the rates reflected in the three resolutions are expected to generate overall annual revenue increases in each of the 2 years of: 4% potable water, 3.5% wastewater, 9.0% stormwater, and 2% TUF. The actual changes to the individual fixed and volume charges will differ by customer class and meter size. Further, the individual customer monthly bill will increase a different amount based on class and usage. Sample residential, commercial, and industrial monthly calculations will be included in the meeting presentation.

In addition, the current rate review process included an engineering review of the non-potable water system operating costs. The CRRC recommendations include adjustment to the non-potable rate on January 1, 2021 to re-align to the current estimated cost of providing that service, followed by an inflationary increase January 1, 2022.

The CRRC was also presented with rate comparison to other utilities. CiviData is a company that provides a comparative database with much flexibility on the selection of the parameters such as population served, timeframe, and usage. The comparisons are included as Exhibit C to this RCA.

Newberg Municipal Code 2.15.200(M) pertains to the special provision allowing increases above a certain percent per year in the rates and/or fees to be subject to the state referendum process. NMC 2.15.200(M) articulates that the threshold for rates not eligible for referral is the Consumer Price Index (CPI) for all urban consumers in the Portland-Salem, OR-WA metropolitan area, plus an additional 3%. This CPI is no longer produced by the Bureau of Labor Statistics. The Council is being presented with Ordinance 2020-2861 on April 6 to replace this CPI to the CPI-U West Region Annual Average Index. This CPI

value for 2019 is 2.7% (Exhibit D), which means a 5.7% threshold for rate-setting purposes.

City staff maintains that the most defensible interpretation of Section 2.15.200(M) is to apply the 5.7% threshold to each individual rate. As a result, some of the individual rate increases were above the threshold. This triggered a requirement, also articulated in NMC 2.15.200(M), that the resolution approving the increase in rates and/or fees will designate which portion of an increase if any is subject to the referral process. Staff recognizes that this interpretation of NMC 2.15.200(M) creates some additional challenges. One such challenge is the risk of restricting the rate approval process from having the flexibility to shift the cost burden between fixed and variable charges in strategic manner to achieve targeted policy choices.

The rates proposed for Council approval also represent an increase in the fixed-charge cost recovery percentage of overall projected revenue for water from 30% currently to 32%. For the wastewater system, the proposed rates maintain a fixed-charge cost recovery percentage of projected revenue increases of 35%.

FISCAL IMPACT:

These recommended changes to the rates are anticipated to generate \$6.3 million in revenues in FY 2020-2021 and \$6.5 million in FY 2021-2022 in the Water Fund; \$8.8 million in revenues in FY 2020-2021 and \$9.1 million in FY 2021-2022 in the Wastewater Fund; \$1.9 in revenues in FY 2020-2021 and \$2.1 million in FY 2021-2022 in the Stormwater Fund, and \$1.17 in revenues in FY2020-2021 and \$1.2 million in FY 2021-2022 in TUF revenue in the Street Fund. These amounts are sufficient to cover the cost of current operation and maintenance, provide for the necessary capital projects, and meet cash flow and debt covenant requirements in their respective funds.

STRATEGIC ASSESSMENT:

It is important and necessary to raise sufficient revenues in order to properly operate and maintain the City's water, wastewater, stormwater and transportation systems.

This document is supplemented by agenda packet materials, meeting materials distributed and electronic audio / video recordings of the meeting and may be reviewed upon request to the City Recorder.

**City of Newberg
City Council
April 6, 2020**

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: Gene Piros, Julia Martinez Plancarte, Patrick Johnson, Denise Bacon, Stephanie Findley, and Elise Yarnell Hollamon

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, Interim Public Works Director Russ Thomas, City Engineer Kaaren Hofmann, and Finance Director Matt Zook.

PRESENTATIONS:

Tualatin Valley Fire & Rescue District Chief Deric Weiss discussed the state of the district. They were operating and responding normally through the Covid-19 pandemic, but had upgraded the Personal Protective Equipment. All non-essential personnel were working from home. The stations and community rooms and outside activities were shut down although they were still doing training. There was a Task Force that met three times per week and town halls with every station. He would continue to send out weekly updates to the City Manager.

Councilor Bacon asked if they had learned any lessons about through this crisis. Chief Weiss said one thing was they had stopped issuing pandemic gear bags and if they had not stopped they would have had the reusable suits they needed already. They had also realized they did not have to have all their meetings in person. After the surge was over, they would be looking at a new normal for everything they did.

CITY MANAGER'S REPORT:

City Manager Weinheimer reported on his activities including the Covid-19 pandemic. The City had closed their doors for safety, but was still been open for business. They were trying to increase access and ways to serve the community. About half of staff was working from home and essential personnel were still providing service including police, public works, dispatch, and IT department. He was able to execute an RFP on April 1 for an executive recruiter for the open director level positions. Russ Thomas would be the interim director for Public Works He was working on the draft budget, action plans for community visioning

and Council Goals. He reminded everyone to do what they could to stop the spread of the virus.

STREET LIGHTS PRESENTATION: Interim Public Works Director Thomas said the City was working with PGE on aging lights. There were three options:

- a) PGE owning and maintaining the lights and poles and the City paying them a monthly fee for all costs,
- b) the City owning the lights, PGE maintaining the poles and lights and the City paying the energy costs and routine maintenance,
- c) the City owning and maintaining the poles and lights and only paying PGE the energy costs.

Currently there was a mix of City owned and PGE owned lights. Starting in July 2020, they were going to all LED roadway lights that were dark sky compliant. The project would be completed in 24 months.

It would be a significant cost savings to the City and he explained the budget savings once the conversion was complete. He also discussed the impacts in energy efficiency, safety/consistency, and livability.

Mayor Rogers asked for staff to quantify the energy savings of this program.

Council Committee Reports:

Councilor Johnson reported on the Mid Willamette Valley Committee on Transportation who discussed projects and funding, possibly including the Bypass.

Councilor Findley met with Yamhill County Commissioner Kulla regarding affordable high speed internet for rural areas.

Councilor Yarnell Hollamon reported on an Affordable Housing meeting where projects had been discussed which were now on hold. There were ways people were currently helping the houseless.

BUSINESS SESSION:

Councilors Present: Mayor Rick Rogers, Councilors: Gene Piros, Julia Martinez Plancarte, Patrick Johnson, Denise Bacon, Stephanie Findley, and Elise Yarnell Hollamon

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, Interim Public Works Director Russ Thomas, City Engineer Kaaren Hofmann, and Finance Director Matt Zook.

Meeting called to order at 7:02 p.m.

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COUNCIL APPOINTMENTS:

Action: Approved appointment of Rob Hallyburton to the Ad Hoc Economic Opportunities Analysis Citizens Advisory Committee for a term of January 2020 to December 2020.

Motion: Councilor Johnson

Second: Councilor Bacon

Vote: 7 Yes, 0 No

PUBLIC COMMENTS & ISSUE TRACKER:

Issue Tracker - City Manager Weinheimer said most of the issue tracker items had been scheduled for future discussion or resolved. He then reviewed the future items.

CONSENT CALENDAR:

1. a) Resolution 2020-3649, A Resolution to authorize the City Manager to enter into a construction contract with Doolittle Construction, LLC for the 2020 Pavement Maintenance Project in the amount of \$131,905.28.
- b) Resolution 2020-3663, A Resolution to extend a declaration of a local state of emergency as a result of the COVID-19 pandemic through May 13, 2020.

Action: Approved consent calendar items as presented.

Motion: Councilor Johnson

Second: Councilor Findley

Vote: 7 Yes, 0 No.

PUBLIC HEARINGS:

1. Ordinance 2020-2861, CPI change to code

Mayor Rogers opened the public hearing and called for abstentions, conflicts of interest, or ex-parte contacts. There were none.

Finance Director Zook gave the staff report. He said the Bureau of Labor Statistics discontinued the Portland-Salem, OR-WA CPI in 2017. To replace that CPI, he recommended using the CPI-U West Region as the new City-wide index.

Proponents: None

Opponents: None

Undecided: None

Mayor Rogers closed the public hearing.

Action: Waive the second reading of Ordinance 2020-2861.

Motion: Councilor Bacon
 Second: Councilor Johnson
 Vote: 7 Yes, 0 No.

Action: Approve Ordinance 2020-2861, An Ordinance amending the Newberg Municipal Code to replace a discontinued Consumer Price Index (CPI) with a current CPI as pertains to rate increases eligible for the state referendum process to be read by title only.

Motion: Councilor Bacon
 Second: Councilor Johnson
 Vote: 7 Yes, 0 No.

2. Rates hearings

Mayor Rogers opened the public hearing and called for abstentions, conflicts of interest, or ex-parte contacts. There were none.

Finance Director Zook and Consultant Deb Galardi gave the staff report. The Citizens Rate Review Committee met to review the rates. Ms. Galardi said the three step rate setting process included the financial plan, cost of service analysis, and rate design. The financial plan development included sources of funds, operating expenses, capital financing, and other requirements such as fund transfers and future capital reserves. There is a five year Capital Improvement Plan for water, wastewater, storm, and street preservation as well as the near term investment priorities to address reliability, safety, efficiencies, capacity, and performance. She then discussed rate review drivers and Covid-19 industry outlook.

The Committee recommended: moderate annual adjustments to minimize rate spikes, 30-40% annual revenue from fixed charges, and having both operating contingency and capital/emergency reserves. Recommended annual revenue increases were: potable water 4% for both 2021 and 2022, non-potable water 10% in 2021 and 2% in 2022, wastewater 3.5% for both years, stormwater 9% for both years, and Transportation Utility Fee 2% for both years. Other recommendations: Increasing the fixed charge cost recovery for water to 32% from 30%, maintaining the fixed charge cost recovery for wastewater at 35%, adequate cash reserves. This included 60 operating days of cash reserves, and for capital reserves rehabilitation and replacement at 1-2% asset value and a target of 5% sales revenue. The combined bill impacts for a single family customer was an increase of \$6.30 in 2021 (4.6%), and an increase of \$5.99 in 2022 (4.2%). Newberg's rate increases had been just above inflation and significantly less in the last few cycles than what they were seeing nationally.

Proponents: None

Opponents: Five – City Recorder Sue Ryan read out loud the written comments that had been submitted in opposition to the rate increases.

Undecided: One – City Recorder Ryan read out loud the written inquiry that had been submitted.

FD Zook said some of the opposition reflected the gap in time from the Citizens Rate Review Committee's last meeting where they made these recommendations and the Covid-19

pandemic. Staff had an obligation to present the recommendations as Committee had made them. He asked consideration of the testimony, the presentation, and the work of the Committee.

Discussion:

The Council discussed:

- Impact of water redundant supply project on rates.
- COVID-19 impact
- Committee process
- Impact on budget if rates were delayed.
- Flat rates would equal \$250,000 in water rates, \$300,000 in wastewater rates, \$165,000 in stormwater rates, and \$25,000 in TUF.

Mayor Rogers closed the public hearing.

Deliberation:

The Council discussed postponing the decision until there was a better idea of the future, the public comments, and the economic situation.

Action:	Move to table the rate resolutions until the September 21 Council meeting and re-open the public testimony at that time.
Motion:	Councilor Bacon
Second:	Councilor Piros
Vote:	7 Yes, 0 No.

NEW BUSINESS:

1. Resolution 2020-3648 MWVCOG IGA

Community Development Director Rux said this was an Intergovernmental Agreement for the Mid Willamette Valley Council of Governments to provide planning services for the City of Dundee until the end of June 2020. This would cost \$8,000 to \$10,000.

Action:	Approve Resolution 2020-3648, A Resolution approving an Intergovernmental Agreement with the Mid-Willamette Valley Council of Governments for land use planning services.
Motion:	Councilor Johnson
Second:	Councilor Piros
Vote:	7 Yes, 0 No.

2. Resolution 2020-3659, Emergency Relief Grants

CM Weinheimer said this resolution creates a Business Emergency Relief Grant program to help with Covid-19 impacts. The program would focus on rent and mortgage payments. The awards would be a maximum of \$2,500 for about 40 businesses in the community. These would be for local businesses with 15 or fewer employees. There was also a Support Local program where residents who spent money locally would receive a rebate on their utility

bills, there were Transportation Utility Fee waivers for businesses that had closed entirely, and residential hardship programs for utilities.

The Council discussed:

- Advertising the program
- Origins of \$100,000.
- Deadlines

CR Ryan read the public comment from Shannon Buckmaster, Chamber of Commerce, who was in support of the program.

Action: Approve Resolution 2020-3659, A Resolution ratifying the expenditure of \$100,000 to create Business Emergency Relief Grants.

Motion: Councilor Bacon
 Second: Councilor Johnson
 Vote: 7 Yes, 0 No

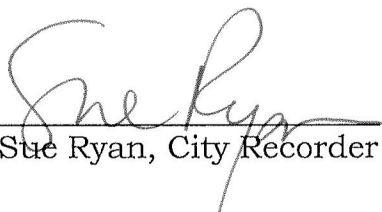
Council Business:

Election requirements – NMC 2.05.030

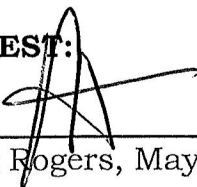
CR Ryan discussed how she would like to amend the code and bring back changes to the nomination procedures section at the April 20 meeting. Because of Covid-19 and the stay at home order, she suggested allowing people to pay a fee instead of collecting signatures for putting their names on the ballot. Signatures were due no later than August 25. She planned to open up the process after Memorial Day weekend and it took a month for a code change to go into effect.

There was consensus for staff to bring this back on April 20.

Meeting adjourned at 8:36 p.m.


 Sue Ryan, City Recorder

ATTEST:


 Rick Rogers, Mayor

**CITY OF NEWBERG
CITIZENS' RATE REVIEW COMMITTEE
THURSDAY, FEBRUARY 20, 2020
6:30 PM MEETING**

WASTEWATER TREATMENT PLANT CONFERENCE ROOM (2301 NE Wynooski Rd)

I. CALL MEETING TO ORDER

Vice Chair Lundstrom called the meeting to order at 6:35 PM.

II. ROLL CALL

Members Present:	Adam Lundstrom	Ned Knight	Bill Rourke
	Ron Sinicki	Marie Maxwell	Nick Morace

Members Absent: Rick Rogers, ex officio

Staff Present: Matt Zook, Finance Director
Caleb Lippard, Assistant Finance Director
Kaaren Hofmann, City Engineer

Others Present: Deb Galardi, Galardi Consulting LLC

III. INTRODUCTIONS

The Committee members introduced themselves.

IV. COMMITTEE BUSINESS

1. Approve minutes from the January 9 and 30, 2020 meetings

MOTION: Morace/Knight moved to approve the January 9 and 30, 2020 meeting minutes. Motion carried (6 Yes/ 0 No).

2. Election of Officers

Finance Director Zook said Sarah Grider had resigned from the Committee and she had been Chair. The Committee could decide to appoint a new chair or wait until the next rate cycle.

MOTION: Rourke/Morace moved to defer the decision to the June CRRC meeting. Motion carried (6 Yes/ 0 No).

3. Presentation of Comparative Financial Statement Information for Each Utility

FD Zook said staff was still working on this comparison and was not ready for the presentation at this time.

V. ADMINISTRATIVE PUBLIC HEARING

Vice Chair Lundstrom opened the public hearing and read the hearing statement. He asked the Committee members for any abstentions or conflicts of interest. There were none.

Staff Report: Deb Galardi, Galardi Consulting LLC, gave an overview of the rate setting process. The rate update components included the financial plan, cost of service analysis, and rate design. The scope of the CRRC review included water, wastewater, and stormwater rates and the Transportation Utility Fee. The Public Safety Fee was set by a separate Council resolution. The financial plan provided annual cash flow projections over 5-10 year periods. It identified the sources of funds, operating expenses, capital financing, and other requirements. The water industry reserve guidelines stated that cash reserve balances were a critical component and there was a need for regular review and flexibility to respond to changing conditions. The cash reserve types included operating, capital, debt service, and rate stabilization. The cost of service principles classified costs by specific services provided, such as potable vs. non-potable, fixed vs. variable, and customer account vs. volume of use. Costs were recovered from customer classes in proportion to service requirements.

Ms. Galardi then reviewed the findings by system. She discussed the key projects in the water system capital plan, which would cost \$20.5 million. She displayed a graph of the water system financial forecast that assumed a 4% per year average rate increase. The City had refinanced existing debt and gone to a cash funding model for new projects which had saved the City and rate payers money. The upcoming projects were significant cash expenditures and would require additional rate increases to keep pace with the spending. She discussed the key projects in the wastewater system capital plan which would cost \$17.2 million. She displayed the wastewater financial plan that assumed a 3.5% per year average rate increase. There was still significant debt for the wastewater system because of a recent expansion at the Wastewater Treatment Plant and it would continue on for several years. The City had qualified for a low interest loan from the State which helped reduce some of the cost. She discussed the key projects in the stormwater system capital plan which would cost \$4 million. She displayed the stormwater system forecast that assumed a 9% per year rate increase. She discussed the Transportation Utility Fee capital plan which would cost \$4 million. There had been no increase to the Fee since it was established, however the street fund financial forecast showed an annual increase of 2%. Lastly she discussed the non-potable water rates which reflected the cost of service of the non-potable system specifically. An updated review of system-specific operating costs was done and they had revised the debt service costs for the reuse system. The current rate was \$2.51 and it was proposed to go up to \$2.75 in 2021 which would be a 10% increase, and up to \$2.80 in 2022 which would be a 2% increase.

Ms. Galardi summarized the current rate drivers in terms of rate increases. She explained the combined bill impacts for single family customers. For 2021, the rates would increase by \$6.30 per month which was a 4.6% increase and for 2022, the rates would increase by \$5.99 per month which was a 4.2% increase. She also showed the proposed rates for each utility per customer class. The next steps were a public hearing and CRRC deliberation on these rates tonight, with a possible meeting in March if necessary, and a City Council public hearing on April 6.

Public Testimony: Ann Delano, Newberg resident, lived in a small home and conserved water as much as possible. Despite her efforts to conserve, her water and sewer bill at 100 units of water cost \$58 per month with the new 2020 rates. If she used 200 units, it cost \$71 per month. This was a large increase from two years ago. When all the other rates were added, her total bill was \$81 at minimum and her bill in January 2020 was \$94 for 200 units of water. In the summer when she watered her garden, it showed she used 400 units of water, and her water and sewer cost \$76 last year and the total bill was almost \$100. Her electricity and gas bills were much lower. These proposed increases would make her bill go up to \$100 per month and no matter how she conserved water she would only save a few dollars. She was in a category of customers who would see some of the biggest increases in rates, as bills for small users would go up 6.9% in 2021 and 6.0% in 2022. Her income would not increase at the same rate.

Average median income in Newberg was \$56,000 per year and the proposed rates would be 3% of annual income for this one bill. The common recommendation for family budgeting was 5-10% of annual income on all utilities and this one bill was a big chunk of that. The impact was even greater for those below the average median income. There were 17% of Newberg residents who lived in poverty. She asked if Newberg was eligible for federal grants for capital improvements. She also questioned the estimates for operating costs and capital improvements. She asked if some of the projects could be done at less expense. She asked for the rate increases to be reduced, especially for residential customers, and that the increases be shifted to commercial and industrial users.

Douglas Martin, Newberg resident, said he had moved to Newberg to lower his expenses. He had made sure he had no leaks in the plumbing and he had reset his irrigation system. He used low amounts of water and the rates were high. He compared what he paid when he lived in Tigard and people he knew who lived in Portland, and these were all less. He questioned why Newberg's water and sewer were so much higher.

FD Zook read an email from Gina Bergin into the record. She thought the current municipal bill was a burden and was opposed to any increases.

Vice Chair Lundstrom closed the public hearing.

Committee Member Maxwell said Newberg's rates were in the middle of other comparable cities' rates.

There was discussion regarding the rate comparisons, which were available online.

Ms. Galardi said in terms of small users and lower consumption, the fixed charges had been increased to hit 30-35% of total revenue recovery as it was the low end of industry standard. Even when consumption was cut back, the service was available for use at any time and that was what they were paying for. This also helped for long term rate stability. There were very few grants available for capital projects, but they were able to get low interest loans. These increases were lower than surrounding communities. She thought Newberg's increases were tapering off while other communities would be going higher. There was a lot of backlog of repair and replacement and they were expensive projects.

Committee Member Rourke said the Committee had discussed the impacts of these rates, and there were funds available to assist people with their utility bills. FD Zook and AFD Lippard explained the City's utility assistance program.

Committee Member Morace thought the rates were too high and he had been trying to be a voice to lower them. He did not think the fixed charges should be increased, especially for lower income and fixed income. He encouraged citizens to voice their concerns and attend the City Council hearing.

Committee Member Rourke was sympathetic to staying within means and being good stewards of the funds that they had, but they needed to recognize that the proposed capital projects needed to be done to meet state requirements.

Committee Member Morace said they had done a lot of improvements in the last ten years and were in a place where they could hold off on increases for now as there was not much growth. Some of the projects could be postponed and they could use the money they had to do the projects they needed to do. They did not have to raise rates, but use the money they currently had.

MOTION: Rourke/Maxwell moved to forward the rates as presented to the City Council. Motion passed (5 Yes/ 1 No [Morace]).

VI. NEXT STEPS IN PROCESS

Committee Member Sinicki suggested Committee Member Morace come back with a proposal of projects to cut.

Committee Member Rourke said they had already voted on a recommendation to send to Council, and he did not think it was the time in the process to cut projects. That should have been an earlier discussion.

There was discussion regarding the process and timeline for setting the rates.

Vice Chair Lundstrom recommended the CRRC attend the Council meeting where the rates would be discussed.

MOTION: Sinicki/Maxwell moved to cancel the March 12 meeting. Motion carried (6 Yes/ 0 No).

VII. ADJOURNMENT

Vice Chair Lundstrom adjourned the meeting at 8:20 PM.

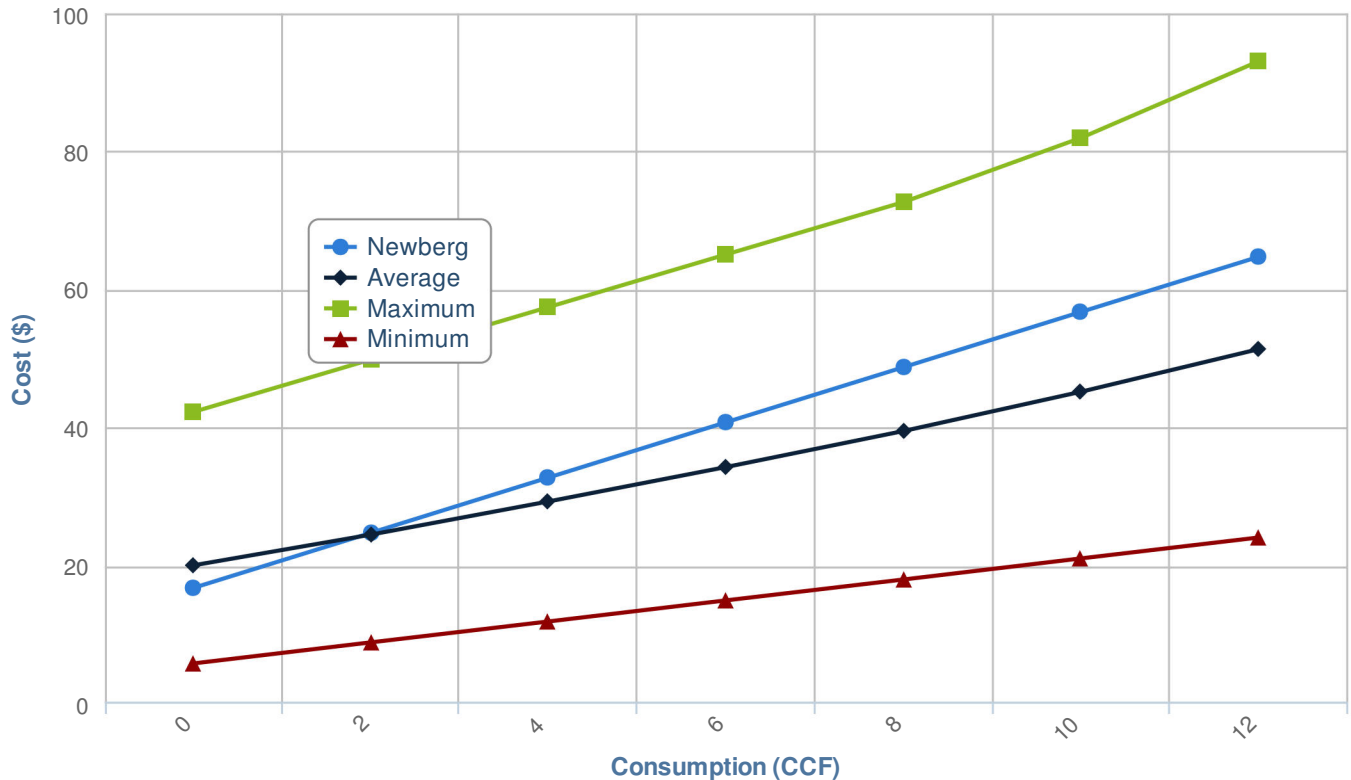
Approved by the Citizen's Rate Review Committee on this ?? day of ??, 2020.

Citizens' Rate Review Committee Recording Secretary

Citizens' Rate Review Committee Chair

Water Utility Total Monthly Cost Comparison - November 2019

Single Family Residential - 3/4" meter



25 Entities



Search parameters: Water | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | 3/4" meter | Usage 0 - 12

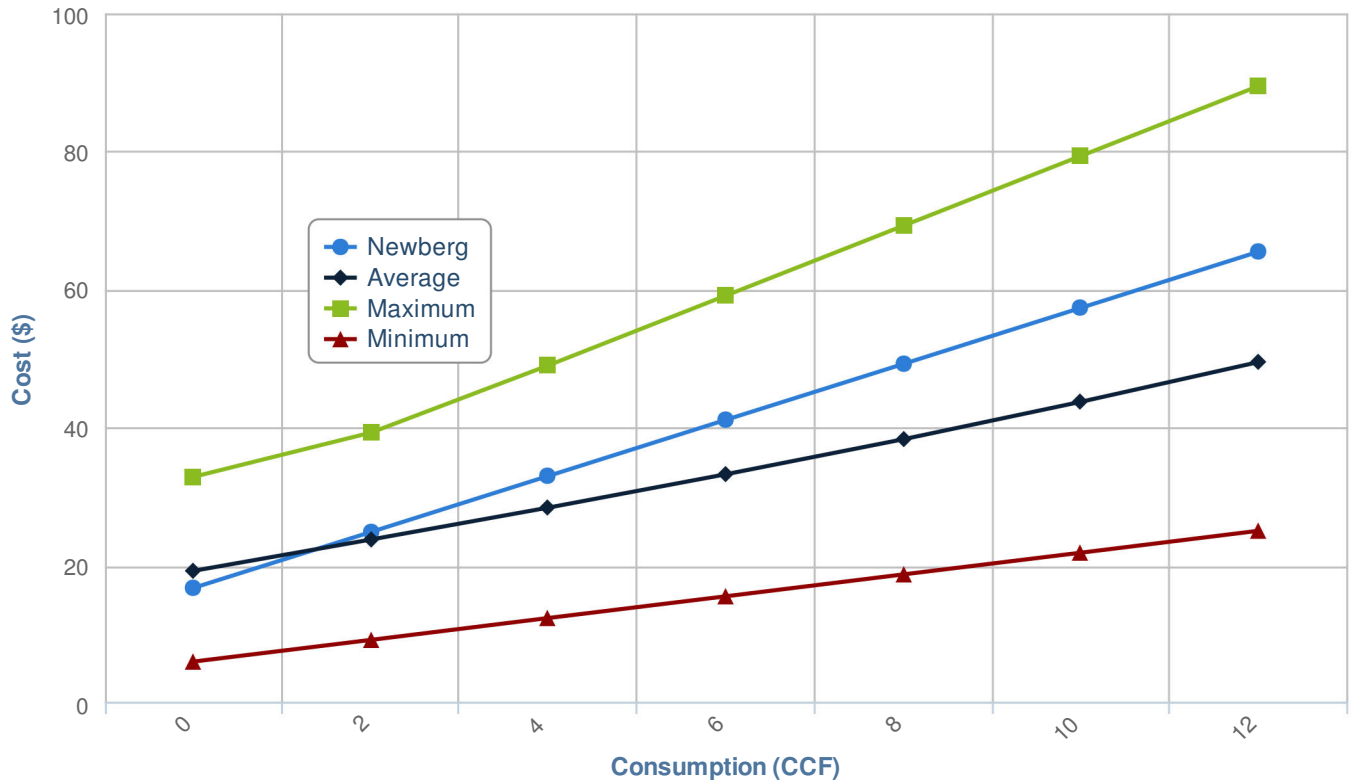
Entities

Entity Name	Location	Population	Cost						
			0	2	4	6	8	10	12
Albany	Albany, OR	53,145	\$19.07	\$27.41	\$35.75	\$44.09	\$49.39	\$54.69	\$59.99
Canby Utility	Canby, OR	15,830	\$19.81	\$23.11	\$26.41	\$29.71	\$33.43	\$37.57	\$41.71
Central Point	Central Point, OR	17,895	\$14.73	\$16.59	\$18.45	\$20.31	\$22.17	\$25.77	\$29.37
Cornelius	Cornelius, OR	11,935	\$32.87	\$39.29	\$45.71	\$52.12	\$58.54	\$67.83	\$77.15
Cottage Grove	Cottage Grove, OR	10,005	\$17.98	\$20.10	\$22.23	\$24.35	\$26.48	\$29.09	\$31.71
Dallas	Dallas, OR	15,830	\$19.41	\$19.41	\$21.50	\$25.68	\$29.86	\$34.04	\$38.22
Dundee	Dundee, OR	3,230	\$21.54	\$21.54	\$21.54	\$23.09	\$29.29	\$35.49	\$41.69
Forest Grove	Forest Grove, OR	24,125	\$25.67	\$28.57	\$31.47	\$34.38	\$37.28	\$41.22	\$47.37
Grants Pass	Grants Pass, OR	37,285	\$21.57	\$22.75	\$23.93	\$25.69	\$28.03	\$30.37	\$33.29
Keizer	Salem, OR	38,505	\$5.86	\$8.90	\$11.94	\$14.98	\$18.02	\$21.06	\$24.10
Lake Oswego	Lake Oswego, OR	38,215	\$27.68	\$33.50	\$39.32	\$45.14	\$50.96	\$55.14	\$63.50
Lebanon	Lebanon, OR	16,920	\$28.81	\$38.93	\$49.05	\$59.17	\$69.29	\$79.41	\$89.53
McMinnville Water and Light	McMinnville, OR	32,270	\$22.98	\$26.08	\$29.19	\$32.29	\$35.39	\$38.50	\$42.03

Milwaukie	Milwaukie, OR	20,525	\$8.69	\$16.83	\$24.97	\$33.11	\$41.25	\$49.39	\$57.53
Molalla	Molalla, OR	9,625	\$13.82	\$19.88	\$25.94	\$32.00	\$38.06	\$44.12	\$50.18
Monmouth	Monmouth, OR	9,890	\$18.23	\$23.47	\$28.71	\$33.95	\$39.19	\$44.43	\$49.67
Newberg	Newberg, OR	23,795	\$16.79	\$24.79	\$32.79	\$40.79	\$48.79	\$56.79	\$64.79
Oregon City	Oregon City, OR	34,860	\$16.54	\$22.19	\$27.84	\$33.49	\$39.14	\$44.79	\$50.44
Roseburg	Roseburg, OR	24,820	\$15.25	\$19.09	\$22.93	\$26.77	\$30.61	\$34.45	\$38.29
Sherwood	Sherwood, OR	19,505	\$23.81	\$32.49	\$41.16	\$49.84	\$58.52	\$67.20	\$75.87
Tigard	Portland, OR	52,785	\$42.29	\$49.89	\$57.49	\$65.09	\$72.69	\$82.03	\$93.11
Tualatin	Tualatin, OR	27,055	\$8.67	\$14.81	\$20.95	\$27.09	\$33.23	\$39.37	\$45.51
West Linn	West Linn, OR	25,830	\$23.67	\$23.67	\$23.67	\$23.67	\$26.39	\$31.83	\$37.27
Wilsonville	Wilsonville, OR	25,250	\$20.45	\$20.45	\$27.33	\$34.21	\$41.09	\$50.29	\$61.81
Woodburn	Woodburn, OR	24,760	\$15.50	\$19.26	\$23.02	\$26.78	\$31.08	\$35.92	\$40.76

Water Utility Total Monthly Cost Comparison - February 2020

Single Family Residential - 3/4" meter



23 Entities



Search parameters: Water | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | 3/4" meter | Usage 0 - 12

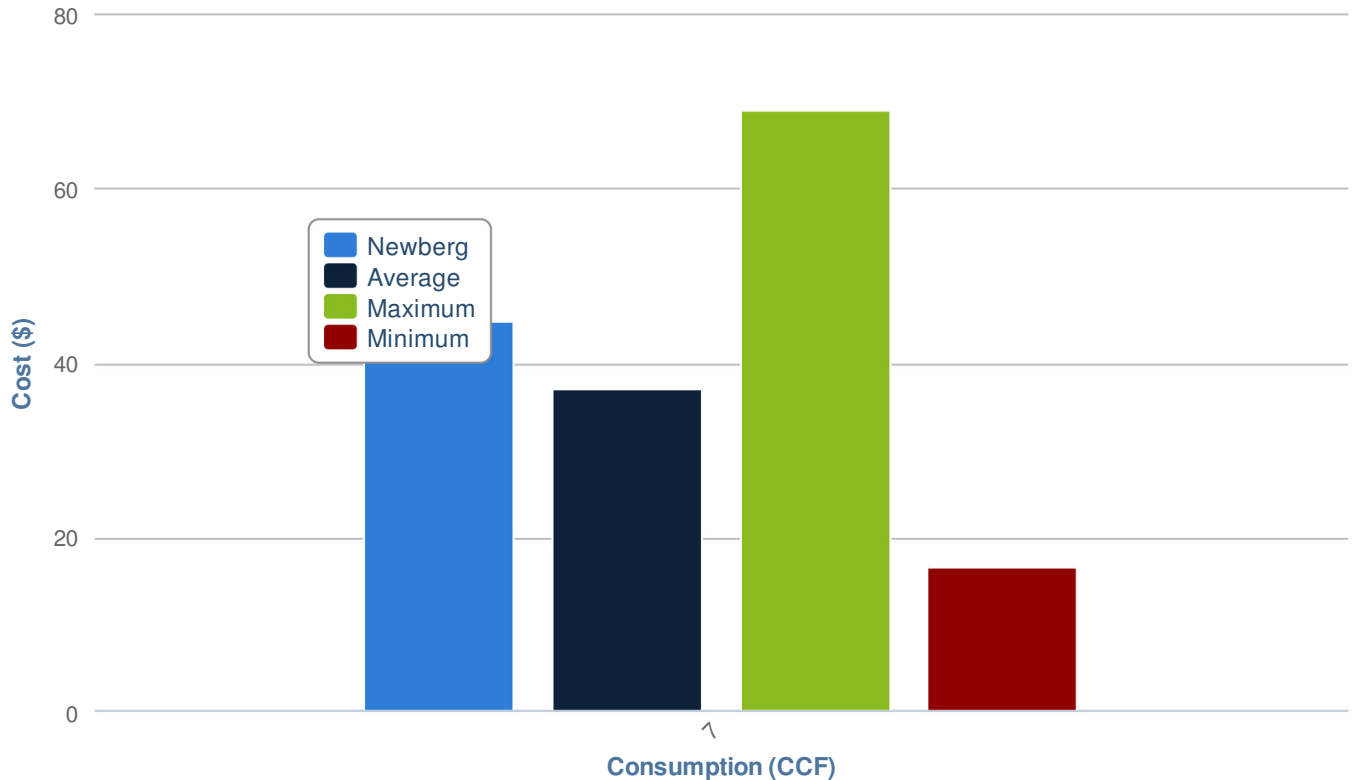
Entities

Entity Name	Location	Population	Cost						
			0	2	4	6	8	10	12
Albany	Albany, OR	53,145	\$20.01	\$28.77	\$37.53	\$46.29	\$51.85	\$57.41	\$62.97
Canby Utility	Canby, OR	15,830	\$19.81	\$23.11	\$26.41	\$29.71	\$33.43	\$37.57	\$41.71
Central Point	Central Point, OR	17,895	\$14.73	\$16.59	\$18.45	\$20.31	\$22.17	\$25.77	\$29.37
Cornelius	Cornelius, OR	11,935	\$32.87	\$39.29	\$45.71	\$52.12	\$58.54	\$67.83	\$77.15
Cottage Grove	Cottage Grove, OR	10,005	\$17.98	\$20.10	\$22.23	\$24.35	\$26.48	\$29.09	\$31.71
Dallas	Dallas, OR	15,830	\$19.41	\$19.41	\$21.50	\$25.68	\$29.86	\$34.04	\$38.22
Dundee	Dundee, OR	3,230	\$21.54	\$21.54	\$21.54	\$23.09	\$29.29	\$35.49	\$41.69
Forest Grove	Forest Grove, OR	24,125	\$25.67	\$28.57	\$31.47	\$34.38	\$37.28	\$41.22	\$47.37
Grants Pass	Grants Pass, OR	37,285	\$21.57	\$22.75	\$23.93	\$25.69	\$28.03	\$30.37	\$33.29
Keizer	Salem, OR	38,505	\$6.10	\$9.26	\$12.42	\$15.58	\$18.74	\$21.90	\$25.06
Lake Oswego	Lake Oswego, OR	38,215	\$27.68	\$33.50	\$39.32	\$45.14	\$50.96	\$55.14	\$63.50
Lebanon	Lebanon, OR	16,920	\$28.81	\$38.93	\$49.05	\$59.17	\$69.29	\$79.41	\$89.53
McMinnville Water and Light	McMinnville, OR	32,270	\$22.98	\$26.08	\$29.19	\$32.29	\$35.39	\$38.50	\$42.03

Milwaukie	Milwaukie, OR	20,525	\$8.69	\$16.83	\$24.97	\$33.11	\$41.25	\$49.39	\$57.53
Molalla	Molalla, OR	9,625	\$13.82	\$19.88	\$25.94	\$32.00	\$38.06	\$44.12	\$50.18
Monmouth	Monmouth, OR	9,890	\$18.23	\$23.47	\$28.71	\$33.95	\$39.19	\$44.43	\$49.67
Newberg	Newberg, OR	23,795	\$16.79	\$24.91	\$33.03	\$41.15	\$49.27	\$57.39	\$65.51
Oregon City	Oregon City, OR	34,860	\$16.54	\$22.19	\$27.84	\$33.49	\$39.14	\$44.79	\$50.44
Roseburg	Roseburg, OR	24,820	\$16.68	\$20.72	\$24.76	\$28.80	\$32.84	\$36.88	\$40.92
Sherwood	Sherwood, OR	19,505	\$23.81	\$32.49	\$41.16	\$49.84	\$58.52	\$67.20	\$75.87
Tualatin	Tualatin, OR	27,055	\$8.67	\$14.81	\$20.95	\$27.09	\$33.23	\$39.37	\$45.51
West Linn	West Linn, OR	25,830	\$24.85	\$24.85	\$24.85	\$24.85	\$27.71	\$33.43	\$39.15
Woodburn	Woodburn, OR	24,760	\$15.50	\$19.26	\$23.02	\$26.78	\$31.08	\$35.92	\$40.76

Water Utility Total Monthly Cost Comparison - November 2019

Single Family Residential - 7 CCF



25 Entities



Search parameters: Water | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | 3/4" meter | Usage 7 - 7

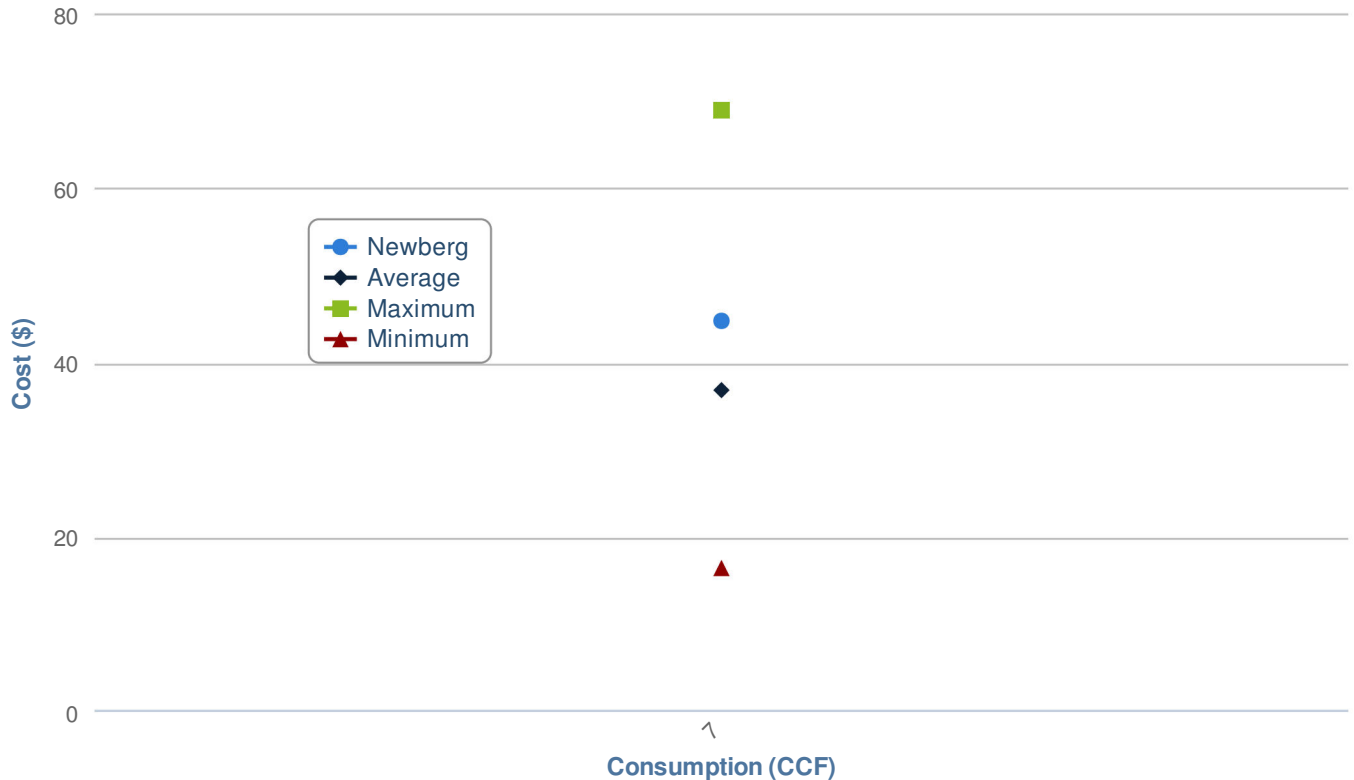
Entities

Entity Name	Location	Population	Cost 7
Albany	Albany, OR	53,145	\$46.74
Canby Utility	Canby, OR	15,830	\$31.36
Central Point	Central Point, OR	17,895	\$21.24
Cornelius	Cornelius, OR	11,935	\$55.33
Cottage Grove	Cottage Grove, OR	10,005	\$25.42
Dallas	Dallas, OR	15,830	\$27.77
Dundee	Dundee, OR	3,230	\$26.19
Forest Grove	Forest Grove, OR	24,125	\$35.83
Grants Pass	Grants Pass, OR	37,285	\$26.86
Keizer	Salem, OR	38,505	\$16.50
Lake Oswego	Lake Oswego, OR	38,215	\$48.05
Lebanon	Lebanon, OR	16,920	\$64.23
McMinnville Water and Light	McMinnville, OR	32,270	\$33.84

Milwaukie	Milwaukie, OR	20,525	\$37.18
Molalla	Molalla, OR	9,625	\$35.03
Monmouth	Monmouth, OR	9,890	\$36.57
Newberg	Newberg, OR	23,795	\$44.79
Oregon City	Oregon City, OR	34,860	\$36.32
Roseburg	Roseburg, OR	24,820	\$28.69
Sherwood	Sherwood, OR	19,505	\$54.18
Tigard	Portland, OR	52,785	\$68.89
Tualatin	Tualatin, OR	27,055	\$30.16
West Linn	West Linn, OR	25,830	\$23.67
Wilsonville	Wilsonville, OR	25,250	\$37.65
Woodburn	Woodburn, OR	24,760	\$28.66

Water Utility Total Monthly Cost Comparison - February 2020

Single Family Residential - 3/4" meter 7 CCF



25 Entities



Search parameters: Water | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | 3/4" meter | Usage 7 - 7

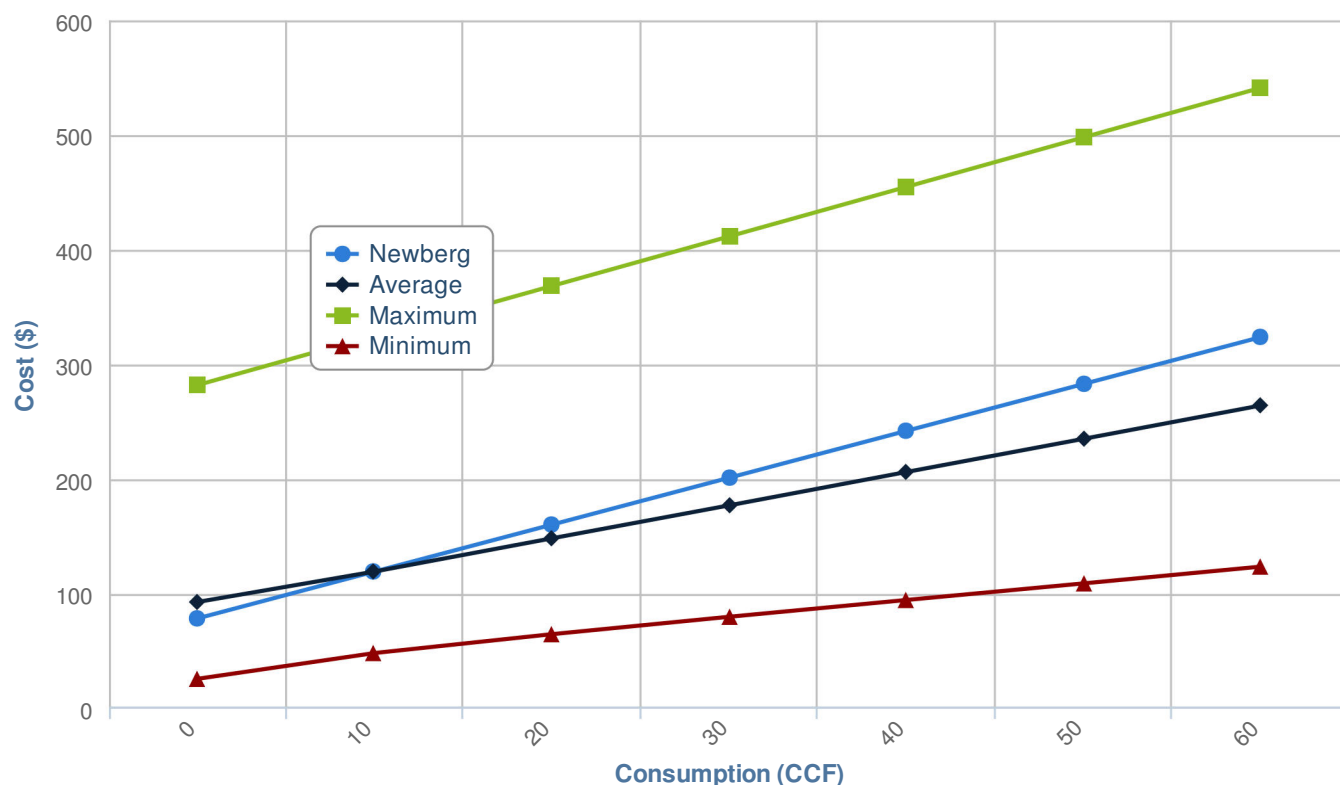
Entities

Entity Name	Location	Population	Cost 7
Albany	Albany, OR	53,145	\$46.74
Canby Utility	Canby, OR	15,830	\$31.36
Central Point	Central Point, OR	17,895	\$21.24
Cornelius	Cornelius, OR	11,935	\$55.33
Cottage Grove	Cottage Grove, OR	10,005	\$25.42
Dallas	Dallas, OR	15,830	\$27.77
Dundee	Dundee, OR	3,230	\$26.19
Forest Grove	Forest Grove, OR	24,125	\$35.83
Grants Pass	Grants Pass, OR	37,285	\$26.86
Keizer	Salem, OR	38,505	\$16.50
Lake Oswego	Lake Oswego, OR	38,215	\$48.05
Lebanon	Lebanon, OR	16,920	\$64.23
McMinnville Water and Light	McMinnville, OR	32,270	\$33.84

Milwaukie	Milwaukie, OR	20,525	\$37.18
Molalla	Molalla, OR	9,625	\$35.03
Monmouth	Monmouth, OR	9,890	\$36.57
Newberg	Newberg, OR	23,795	\$44.79
Oregon City	Oregon City, OR	34,860	\$36.32
Roseburg	Roseburg, OR	24,820	\$28.69
Sherwood	Sherwood, OR	19,505	\$54.18
Tigard	Portland, OR	52,785	\$68.89
Tualatin	Tualatin, OR	27,055	\$30.16
West Linn	West Linn, OR	25,830	\$23.67
Wilsonville	Wilsonville, OR	25,250	\$37.65
Woodburn	Woodburn, OR	24,760	\$28.66

Water Utility Total Monthly Cost Comparison - November 2019

2" Commercial



23 Entities



Search parameters: Water | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Commercial | 2" meter | Usage 0 - 60

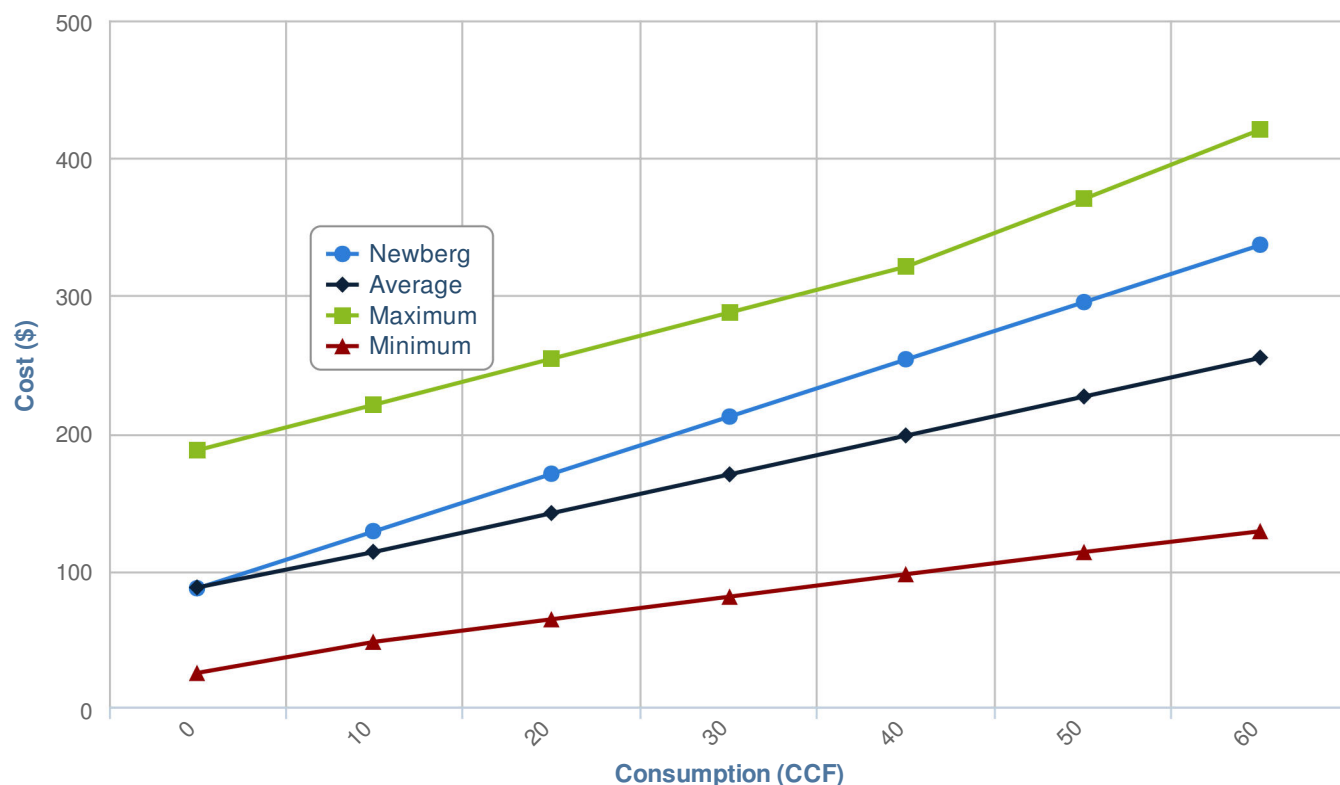
Entities

Entity Name	Location	Population	Cost						
			0	10	20	30	40	50	60
Albany	Albany, OR	53,145	\$99.80	\$134.80	\$169.80	\$200.05	\$225.55	\$251.05	\$275.25
Canby Utility	Canby, OR	15,830	\$126.76	\$141.16	\$155.56	\$169.96	\$184.36	\$198.76	\$216.40
Central Point	Central Point, OR	17,895	\$32.19	\$48.59	\$64.99	\$81.39	\$97.79	\$114.19	\$130.59
Cornelius	Cornelius, OR	11,935	\$187.48	\$220.92	\$254.36	\$287.79	\$321.23	\$354.67	\$388.11
Cottage Grove	Cottage Grove, OR	10,005	\$187.74	\$200.98	\$214.22	\$227.46	\$240.70	\$253.94	\$267.18
Dundee	Dundee, OR	3,230	\$88.31	\$102.26	\$139.07	\$181.70	\$231.30	\$280.90	\$330.50
Forest Grove	Forest Grove, OR	24,125	\$73.47	\$95.61	\$117.75	\$139.90	\$162.04	\$184.18	\$206.32
Grants Pass	Grants Pass, OR	37,285	\$145.54	\$157.24	\$168.94	\$180.64	\$192.34	\$204.04	\$215.74
Keizer	Salem, OR	38,505	\$36.37	\$50.97	\$65.57	\$80.17	\$94.77	\$109.37	\$123.97
Lake Oswego	Lake Oswego, OR	38,215	\$68.95	\$106.75	\$144.55	\$182.35	\$220.15	\$257.95	\$295.75
Lebanon	Lebanon, OR	16,920	\$117.40	\$168.00	\$218.60	\$269.20	\$319.80	\$370.40	\$421.00
McMinnville Water and Light	McMinnville, OR	32,270	\$50.08	\$65.60	\$83.24	\$100.89	\$118.54	\$136.19	\$153.84

Milwaukie	Milwaukie, OR	20,525	\$33.90	\$74.60	\$115.30	\$156.00	\$196.70	\$237.40	\$278.10
Molalla	Molalla, OR	9,625	\$74.07	\$104.37	\$134.67	\$164.97	\$195.27	\$225.57	\$255.87
Monmouth	Monmouth, OR	9,890	\$52.79	\$78.99	\$105.19	\$131.39	\$157.59	\$183.79	\$209.99
Newberg	Newberg, OR	23,795	\$78.75	\$119.65	\$160.55	\$201.45	\$242.35	\$283.25	\$324.15
Oregon City	Oregon City, OR	34,860	\$26.04	\$54.29	\$82.54	\$110.80	\$139.05	\$167.30	\$195.55
Roseburg	Roseburg, OR	24,820	\$84.28	\$103.48	\$122.68	\$141.88	\$161.08	\$180.28	\$199.48
Sherwood	Sherwood, OR	19,505	\$69.69	\$117.57	\$165.44	\$213.32	\$261.19	\$309.07	\$356.94
Tigard	Portland, OR	52,785	\$282.20	\$325.40	\$368.60	\$411.80	\$455.00	\$498.20	\$541.40
West Linn	West Linn, OR	25,830	\$41.15	\$49.31	\$76.51	\$103.71	\$130.91	\$158.11	\$185.31
Wilsonville	Wilsonville, OR	25,250	\$33.18	\$61.90	\$97.80	\$133.70	\$169.60	\$205.50	\$241.40
Woodburn	Woodburn, OR	24,760	\$149.42	\$169.62	\$189.82	\$210.02	\$230.22	\$250.42	\$270.62

Water Utility Total Monthly Cost Comparison - February 2020

2" Commercial



21 Entities



Search parameters: Water | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Commercial | 2" meter | Usage 0 - 60

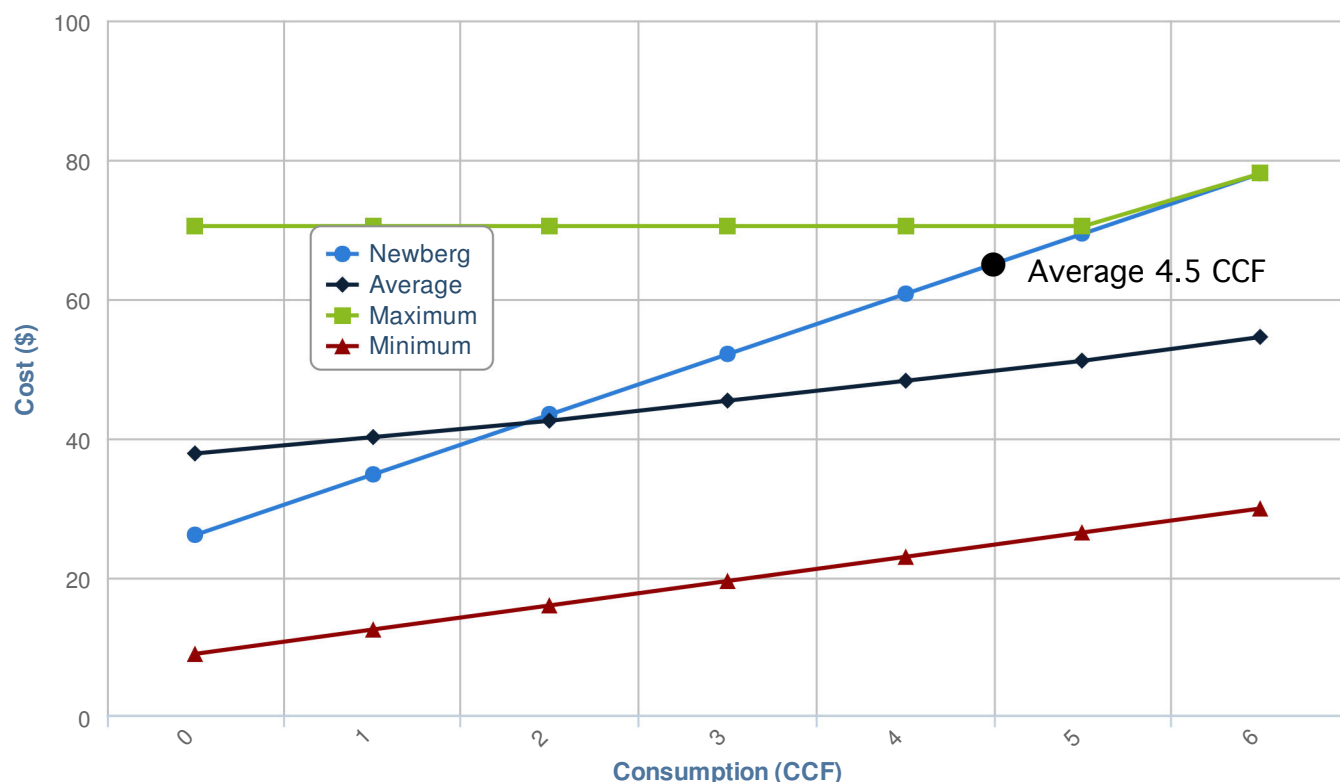
Entities

Entity Name	Location	Population	Cost						
			0	10	20	30	40	50	60
Albany	Albany, OR	53,145	\$104.79	\$141.59	\$178.39	\$210.19	\$236.99	\$263.79	\$289.19
Canby Utility	Canby, OR	15,830	\$126.76	\$141.16	\$155.56	\$169.96	\$184.36	\$198.76	\$216.40
Central Point	Central Point, OR	17,895	\$32.19	\$48.59	\$64.99	\$81.39	\$97.79	\$114.19	\$130.59
Cornelius	Cornelius, OR	11,935	\$187.48	\$220.92	\$254.36	\$287.79	\$321.23	\$354.67	\$388.11
Cottage Grove	Cottage Grove, OR	10,005	\$187.74	\$200.98	\$214.22	\$227.46	\$240.70	\$253.94	\$267.18
Dundee	Dundee, OR	3,230	\$88.31	\$102.26	\$139.07	\$181.70	\$231.30	\$280.90	\$330.50
Forest Grove	Forest Grove, OR	24,125	\$73.47	\$95.61	\$117.75	\$139.90	\$162.04	\$184.18	\$206.32
Grants Pass	Grants Pass, OR	37,285	\$145.54	\$157.24	\$168.94	\$180.64	\$192.34	\$204.04	\$215.74
Keizer	Salem, OR	38,505	\$37.83	\$53.03	\$68.23	\$83.43	\$98.63	\$113.83	\$129.03
Lake Oswego	Lake Oswego, OR	38,215	\$68.95	\$106.75	\$144.55	\$182.35	\$220.15	\$257.95	\$295.75
Lebanon	Lebanon, OR	16,920	\$117.40	\$168.00	\$218.60	\$269.20	\$319.80	\$370.40	\$421.00
McMinnville Water and Light	McMinnville, OR	32,270	\$50.08	\$65.60	\$83.24	\$100.89	\$118.54	\$136.19	\$153.84

Milwaukie	Milwaukie, OR	20,525	\$33.90	\$74.60	\$115.30	\$156.00	\$196.70	\$237.40	\$278.10
Molalla	Molalla, OR	9,625	\$74.07	\$104.37	\$134.67	\$164.97	\$195.27	\$225.57	\$255.87
Monmouth	Monmouth, OR	9,890	\$52.79	\$78.99	\$105.19	\$131.39	\$157.59	\$183.79	\$209.99
Newberg	Newberg, OR	23,795	\$87.45	\$129.05	\$170.65	\$212.25	\$253.85	\$295.45	\$337.05
Oregon City	Oregon City, OR	34,860	\$26.04	\$54.29	\$82.54	\$110.80	\$139.05	\$167.30	\$195.55
Roseburg	Roseburg, OR	24,820	\$92.15	\$112.35	\$132.55	\$152.75	\$172.95	\$193.15	\$213.35
Sherwood	Sherwood, OR	19,505	\$69.69	\$117.57	\$165.44	\$213.32	\$261.19	\$309.07	\$356.94
West Linn	West Linn, OR	25,830	\$43.21	\$51.79	\$80.39	\$108.99	\$137.59	\$166.19	\$194.79
Woodburn	Woodburn, OR	24,760	\$149.42	\$169.62	\$189.82	\$210.02	\$230.22	\$250.42	\$270.62

Wastewater Utility Total Monthly Cost Comparison - Nov 2019

Single Family Residential - 3/4"



24 Entities



Search parameters: Wastewater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | 3/4" meter | Usage 0 - 6

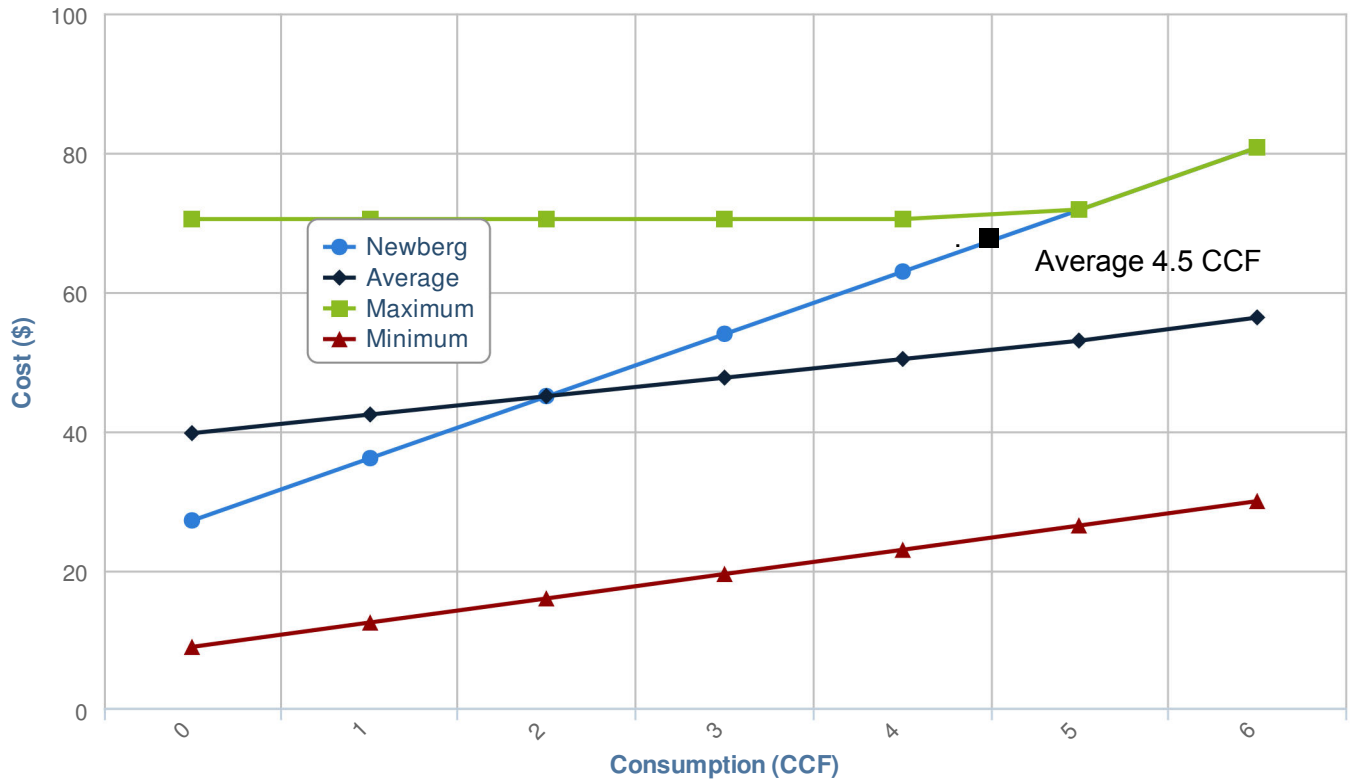
Entities

Entity Name	Location	Population	Cost						
			0	1	2	3	4	5	6
Albany	Albany, OR	53,145	\$38.76	\$41.50	\$44.23	\$46.96	\$49.69	\$52.42	\$55.16
Canby	Canby, OR	16,800	\$46.20	\$46.20	\$46.20	\$46.20	\$46.20	\$46.20	\$46.20
Cornelius	Cornelius, OR	11,935	\$40.06	\$42.05	\$44.04	\$46.03	\$48.02	\$50.01	\$52.00
Cottage Grove	Cottage Grove, OR	10,005	\$9.07	\$12.56	\$16.04	\$19.53	\$23.01	\$26.50	\$29.99
Dallas	Dallas, OR	15,830	\$45.21	\$45.21	\$45.21	\$45.21	\$45.21	\$45.21	\$45.21
Dundee	Dundee, OR	3,230	\$70.46	\$70.46	\$70.46	\$70.46	\$70.46	\$70.46	\$75.07
Forest Grove	Forest Grove, OR	24,125	\$34.21	\$36.20	\$38.19	\$40.18	\$42.17	\$44.16	\$46.15
Grants Pass	Grants Pass, OR	37,285	\$16.47	\$16.47	\$16.47	\$19.84	\$23.21	\$26.58	\$29.95
Keizer	Salem, OR	38,505	\$33.57	\$37.29	\$41.01	\$44.73	\$48.45	\$52.17	\$55.89
Lake Oswego	Lake Oswego, OR	38,215	\$57.68	\$59.81	\$61.94	\$64.07	\$66.20	\$68.33	\$70.46
Lebanon	Lebanon, OR	16,920	\$24.96	\$32.09	\$39.22	\$46.35	\$53.48	\$60.61	\$67.74
Madras	Madras, OR	6,345	\$64.75	\$64.75	\$64.75	\$64.75	\$64.75	\$64.75	\$64.75
McMinnville	McMinnville, OR	33,810	\$22.38	\$28.45	\$34.52	\$40.59	\$46.66	\$52.73	\$58.80

Milwaukie	Milwaukie, OR	20,525	\$35.69	\$39.31	\$42.93	\$46.55	\$50.17	\$53.79	\$57.41
Molalla	Molalla, OR	9,625	\$40.46	\$44.47	\$48.48	\$52.49	\$56.50	\$60.51	\$64.52
Monmouth	Monmouth, OR	9,890	\$37.81	\$42.59	\$47.36	\$52.14	\$56.91	\$61.69	\$66.47
Newberg	Newberg, OR	23,795	\$26.16	\$34.81	\$43.46	\$52.11	\$60.76	\$69.41	\$78.06
Oregon City	Oregon City, OR	34,860	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47
Sherwood	Sherwood, OR	19,505	\$31.87	\$33.94	\$36.01	\$38.08	\$40.15	\$42.22	\$44.29
Tigard	Portland, OR	52,785	\$33.98	\$36.07	\$38.16	\$40.25	\$42.34	\$44.43	\$46.52
Tualatin	Tualatin, OR	27,055	\$31.64	\$33.74	\$35.85	\$37.95	\$40.06	\$42.16	\$44.26
West Linn	West Linn, OR	25,830	\$44.51	\$44.51	\$44.51	\$44.51	\$44.51	\$44.51	\$44.51
Wilsonville	Wilsonville, OR	25,250	\$19.84	\$19.84	\$19.84	\$28.69	\$37.54	\$46.39	\$55.24
Woodburn	Woodburn, OR	24,760	\$44.64	\$44.64	\$44.64	\$44.64	\$44.64	\$44.64	\$53.29

Wastewater Utility Total Monthly Cost Comparison - Feb 2020

Single Family Residential - 3/4"



20 Entities



Search parameters: Wastewater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | 3/4" meter | Usage 0 - 6

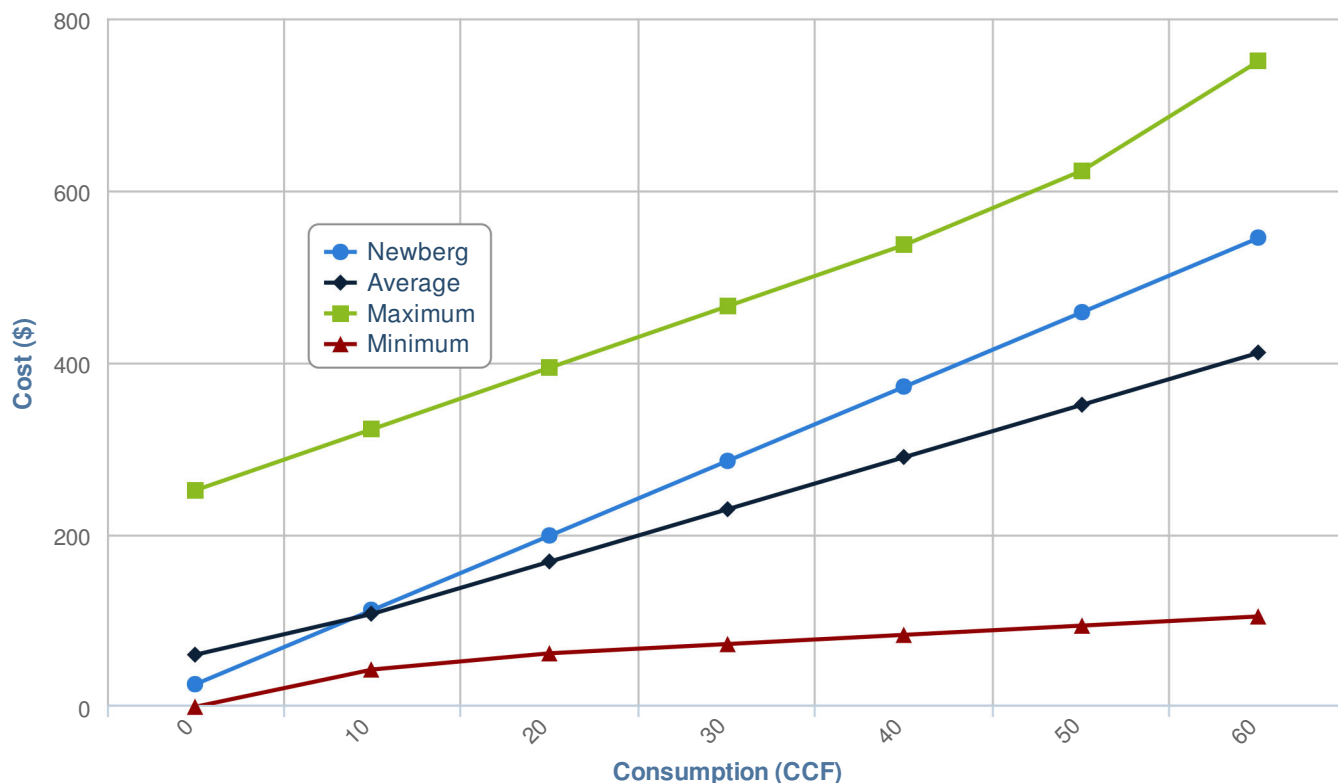
Entities

Entity Name	Location	Population	Cost						
			0	1	2	3	4	5	6
Albany	Albany, OR	53,145	\$38.76	\$41.50	\$44.23	\$46.96	\$49.69	\$52.42	\$55.16
Canby	Canby, OR	16,800	\$46.20	\$46.20	\$46.20	\$46.20	\$46.20	\$46.20	\$46.20
Cornelius	Cornelius, OR	11,935	\$40.06	\$42.05	\$44.04	\$46.03	\$48.02	\$50.01	\$52.00
Cottage Grove	Cottage Grove, OR	10,005	\$9.07	\$12.56	\$16.04	\$19.53	\$23.01	\$26.50	\$29.99
Dundee	Dundee, OR	3,230	\$70.46	\$70.46	\$70.46	\$70.46	\$70.46	\$70.46	\$75.07
Forest Grove	Forest Grove, OR	24,125	\$34.21	\$36.20	\$38.19	\$40.18	\$42.17	\$44.16	\$46.15
Lake Oswego	Lake Oswego, OR	38,215	\$57.68	\$59.81	\$61.94	\$64.07	\$66.20	\$68.33	\$70.46
Lebanon	Lebanon, OR	16,920	\$24.96	\$32.09	\$39.22	\$46.35	\$53.48	\$60.61	\$67.74
Madras	Madras, OR	6,345	\$64.75	\$64.75	\$64.75	\$64.75	\$64.75	\$64.75	\$64.75
McMinnville	McMinnville, OR	33,810	\$22.38	\$28.45	\$34.52	\$40.59	\$46.66	\$52.73	\$58.80
Milwaukie	Milwaukie, OR	20,525	\$35.69	\$39.31	\$42.93	\$46.55	\$50.17	\$53.79	\$57.41
Molalla	Molalla, OR	9,625	\$40.46	\$44.47	\$48.48	\$52.49	\$56.50	\$60.51	\$64.52
Monmouth	Monmouth, OR	9,890	\$37.81	\$42.59	\$47.36	\$52.14	\$56.91	\$61.69	\$66.47

Newberg	Newberg, OR	23,795	\$27.21	\$36.14	\$45.07	\$54.00	\$62.93	\$71.86	\$80.79
Oregon City	Oregon City, OR	34,860	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47
Sherwood	Sherwood, OR	19,505	\$31.87	\$33.94	\$36.01	\$38.08	\$40.15	\$42.22	\$44.29
Tigard	Portland, OR	52,785	\$33.98	\$36.07	\$38.16	\$40.25	\$42.34	\$44.43	\$46.52
Tualatin	Tualatin, OR	27,055	\$31.64	\$33.74	\$35.85	\$37.95	\$40.06	\$42.16	\$44.26
West Linn	West Linn, OR	25,830	\$45.55	\$45.55	\$45.55	\$45.55	\$45.55	\$45.55	\$45.55
Woodburn	Woodburn, OR	24,760	\$44.64	\$44.64	\$44.64	\$44.64	\$44.64	\$44.64	\$53.29

Wastewater Utility Total Monthly Cost Comparison - Nov 2019

2" Commercial



15 Entities



Search parameters: Wastewater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Commercial | 2" meter | Usage 0 - 60

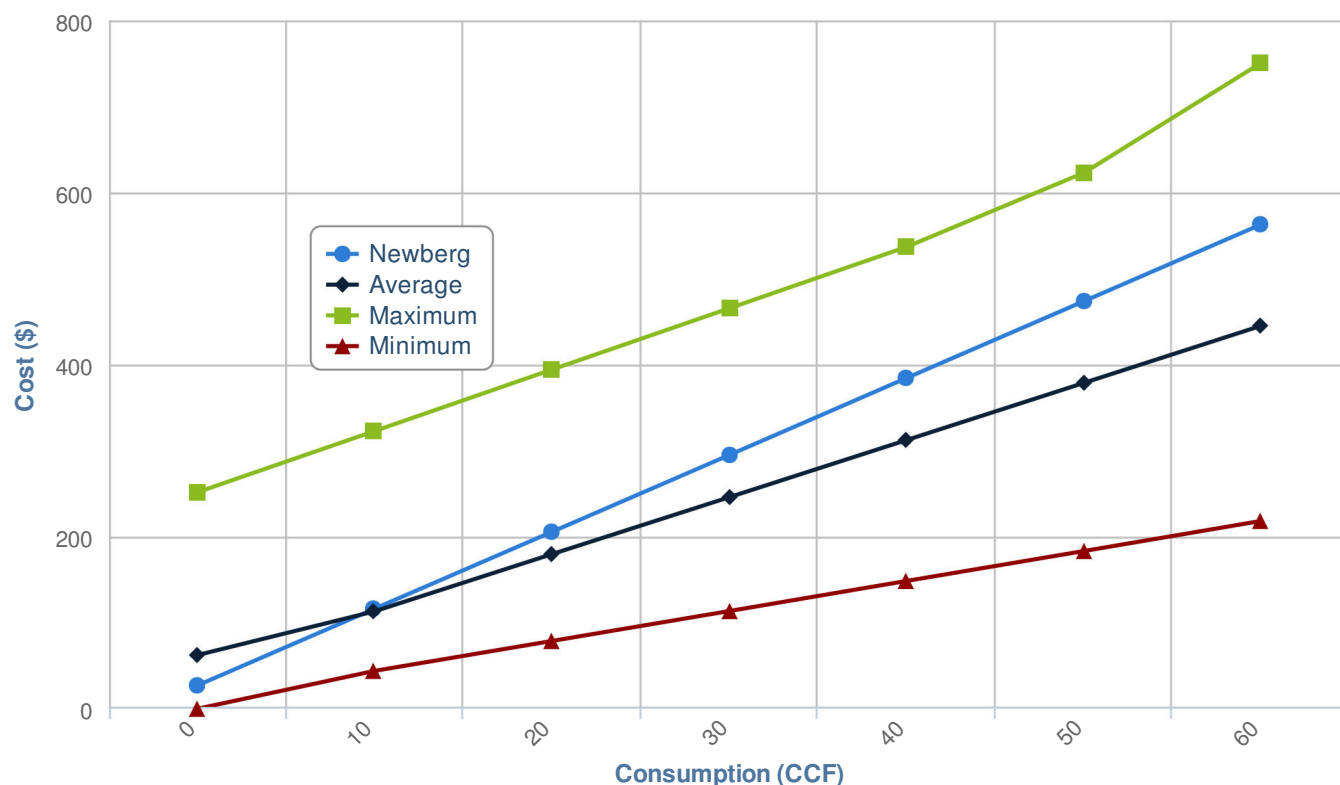
Entities

Entity Name	Location	Population	Cost						
			0	10	20	30	40	50	60
Canby	Canby, OR	16,800	\$46.20	\$104.00	\$161.80	\$219.60	\$277.40	\$335.20	\$393.00
Cottage Grove	Cottage Grove, OR	10,005	\$9.07	\$43.93	\$78.79	\$113.65	\$148.51	\$183.37	\$218.23
Dallas	Dallas, OR	15,830	\$40.78	\$51.48	\$62.18	\$72.88	\$83.58	\$94.28	\$104.98
Dundee	Dundee, OR	3,230	\$70.46	\$111.95	\$204.15	\$296.35	\$388.55	\$480.75	\$572.95
Grants Pass	Grants Pass, OR	37,285	\$16.47	\$43.43	\$77.13	\$110.83	\$144.53	\$178.23	\$211.93
Keizer	Salem, OR	38,505	\$48.80	\$99.80	\$150.80	\$201.80	\$252.80	\$303.80	\$354.80
Lake Oswego	Lake Oswego, OR	38,215	\$117.17	\$149.17	\$181.17	\$213.17	\$245.17	\$277.17	\$309.17
Lebanon	Lebanon, OR	16,920	\$251.61	\$322.91	\$394.21	\$465.51	\$536.81	\$608.11	\$679.41
McMinnville	McMinnville, OR	33,810	\$22.38	\$97.48	\$172.58	\$247.68	\$322.78	\$397.88	\$472.98
Monmouth	Monmouth, OR	9,890	\$37.81	\$85.57	\$133.33	\$181.09	\$228.85	\$276.61	\$324.37
Newberg	Newberg, OR	23,795	\$26.16	\$112.66	\$199.16	\$285.66	\$372.16	\$458.66	\$545.16
Oregon City	Oregon City, OR	34,860	\$0.00	\$57.47	\$114.94	\$172.41	\$229.88	\$287.35	\$344.82
West Linn	West Linn, OR	25,830	\$44.51	\$44.51	\$88.31	\$132.11	\$175.91	\$219.71	\$263.51

Wilsonville	Wilsonville, OR	25,250	\$116.60	\$187.40	\$275.90	\$364.40	\$452.90	\$541.40	\$629.90
Woodburn	Woodburn, OR	24,760	\$59.87	\$111.07	\$239.07	\$367.07	\$495.07	\$623.07	\$751.07

Wastewater Utility Total Monthly Cost Comparison - Feb 2020

2" Commercial



11 Entities



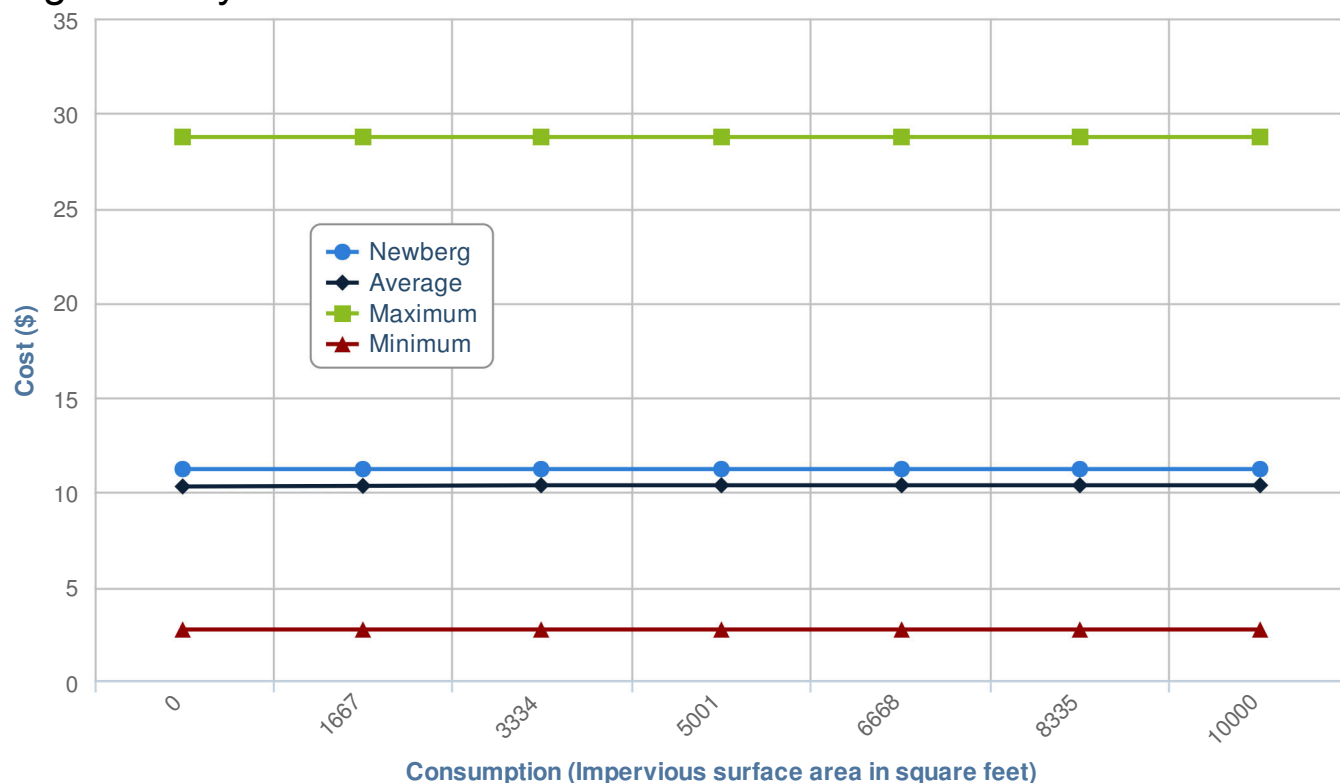
Search parameters: Wastewater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Commercial | 2" meter | Usage 0 - 60

Entities

Entity Name	Location	Population	Cost						
			0	10	20	30	40	50	60
Canby	Canby, OR	16,800	\$46.20	\$104.00	\$161.80	\$219.60	\$277.40	\$335.20	\$393.00
Cottage Grove	Cottage Grove, OR	10,005	\$9.07	\$43.93	\$78.79	\$113.65	\$148.51	\$183.37	\$218.23
Dundee	Dundee, OR	3,230	\$70.46	\$111.95	\$204.15	\$296.35	\$388.55	\$480.75	\$572.95
Lake Oswego	Lake Oswego, OR	38,215	\$117.17	\$149.17	\$181.17	\$213.17	\$245.17	\$277.17	\$309.17
Lebanon	Lebanon, OR	16,920	\$251.61	\$322.91	\$394.21	\$465.51	\$536.81	\$608.11	\$679.41
McMinnville	McMinnville, OR	33,810	\$22.38	\$97.48	\$172.58	\$247.68	\$322.78	\$397.88	\$472.98
Monmouth	Monmouth, OR	9,890	\$37.81	\$85.57	\$133.33	\$181.09	\$228.85	\$276.61	\$324.37
Newberg	Newberg, OR	23,795	\$27.21	\$116.51	\$205.81	\$295.11	\$384.41	\$473.71	\$563.01
Oregon City	Oregon City, OR	34,860	\$0.00	\$57.47	\$114.94	\$172.41	\$229.88	\$287.35	\$344.82
West Linn	West Linn, OR	25,830	\$45.55	\$45.55	\$90.35	\$135.15	\$179.95	\$224.75	\$269.55
Woodburn	Woodburn, OR	24,760	\$59.87	\$111.07	\$239.07	\$367.07	\$495.07	\$623.07	\$751.07

Stormwater Utility Total Monthly Cost Comparison - Nov 2019

Single Family Residential



19 Entities



Search parameters: Stormwater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | Usage 0 - 10000

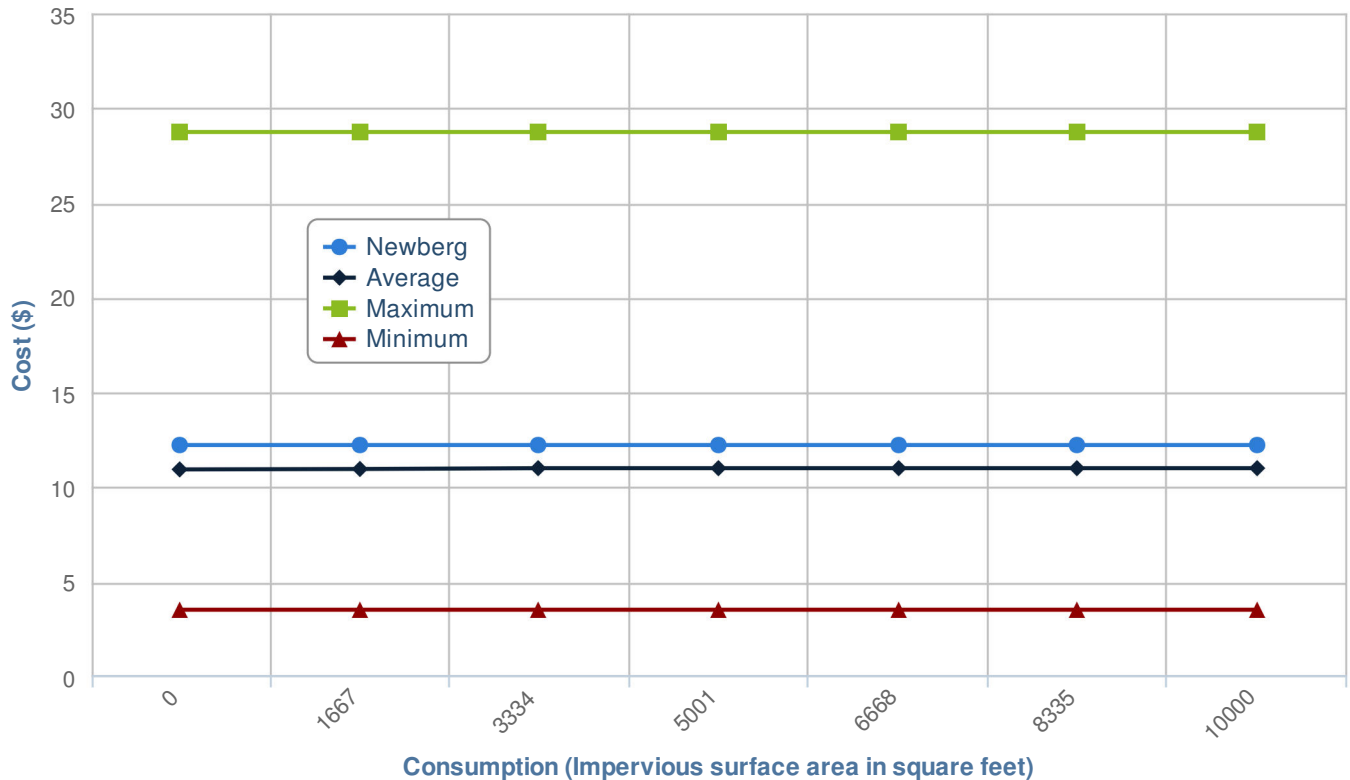
Entities

Entity Name	Location	Population	Cost						
			0	1667	3334	5001	6668	8335	10000
Albany	Albany, OR	53,145	\$6.88	\$7.43	\$7.98	\$7.98	\$7.98	\$7.98	\$7.98
Cornelius	Cornelius, OR	11,935	\$14.65	\$14.65	\$14.65	\$14.65	\$14.65	\$14.65	\$14.65
Cottage Grove	Cottage Grove, OR	10,005	\$7.53	\$7.53	\$7.53	\$7.53	\$7.53	\$7.53	\$7.53
Dallas	Dallas, OR	15,830	\$2.78	\$2.78	\$2.78	\$2.78	\$2.78	\$2.78	\$2.78
Dundee	Dundee, OR	3,230	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Forest Grove	Forest Grove, OR	24,125	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25
Grants Pass	Grants Pass, OR	37,285	\$5.30	\$5.30	\$5.30	\$5.30	\$5.30	\$5.30	\$5.30
Keizer	Salem, OR	38,505	\$14.93	\$14.93	\$14.93	\$14.93	\$14.93	\$14.93	\$14.93
Lake Oswego	Lake Oswego, OR	38,215	\$16.49	\$16.49	\$16.49	\$16.49	\$16.49	\$16.49	\$16.49
Lebanon	Lebanon, OR	16,920	\$3.55	\$3.55	\$3.55	\$3.55	\$3.55	\$3.55	\$3.55
Milwaukie	Milwaukie, OR	20,525	\$28.75	\$28.75	\$28.75	\$28.75	\$28.75	\$28.75	\$28.75
Molalla	Molalla, OR	9,625	\$3.87	\$3.87	\$3.87	\$3.87	\$3.87	\$3.87	\$3.87
Newberg	Newberg, OR	23,795	\$11.23	\$11.23	\$11.23	\$11.23	\$11.23	\$11.23	\$11.23

Roseburg	Roseburg, OR	24,820	\$8.32	\$8.32	\$8.32	\$8.32	\$8.32	\$8.32	\$8.32
Sherwood	Sherwood, OR	19,505	\$16.42	\$16.42	\$16.42	\$16.42	\$16.42	\$16.42	\$16.42
Tigard	Portland, OR	52,785	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25
Tualatin	Tualatin, OR	27,055	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24
West Linn	West Linn, OR	25,830	\$7.12	\$7.12	\$7.12	\$7.12	\$7.12	\$7.12	\$7.12
Wilsonville	Wilsonville, OR	25,250	\$10.60	\$10.60	\$10.60	\$10.60	\$10.60	\$10.60	\$10.60

Stormwater Utility Total Monthly Cost Comparison - Feb 2020

Single Family Residential



16 Entities



Search parameters: Stormwater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Single Family | Usage 0 - 10000

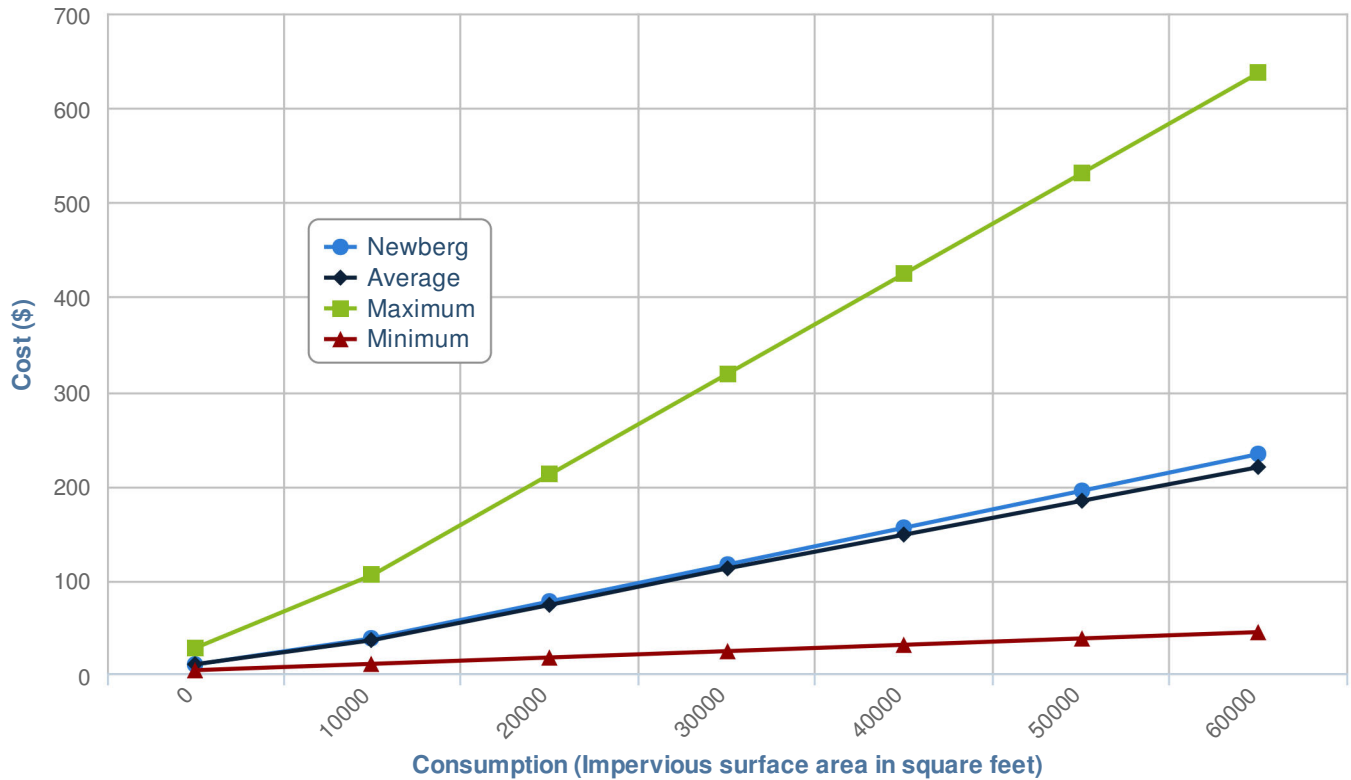
Entities

Entity Name	Location	Population	Cost						
			0	1667	3334	5001	6668	8335	10000
Albany	Albany, OR	53,145	\$6.88	\$7.43	\$7.98	\$7.98	\$7.98	\$7.98	\$7.98
Cornelius	Cornelius, OR	11,935	\$14.65	\$14.65	\$14.65	\$14.65	\$14.65	\$14.65	\$14.65
Cottage Grove	Cottage Grove, OR	10,005	\$7.53	\$7.53	\$7.53	\$7.53	\$7.53	\$7.53	\$7.53
Dundee	Dundee, OR	3,230	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Forest Grove	Forest Grove, OR	24,125	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25
Lake Oswego	Lake Oswego, OR	38,215	\$16.49	\$16.49	\$16.49	\$16.49	\$16.49	\$16.49	\$16.49
Lebanon	Lebanon, OR	16,920	\$3.55	\$3.55	\$3.55	\$3.55	\$3.55	\$3.55	\$3.55
Milwaukie	Milwaukie, OR	20,525	\$28.75	\$28.75	\$28.75	\$28.75	\$28.75	\$28.75	\$28.75
Molalla	Molalla, OR	9,625	\$3.87	\$3.87	\$3.87	\$3.87	\$3.87	\$3.87	\$3.87
Newberg	Newberg, OR	23,795	\$12.24	\$12.24	\$12.24	\$12.24	\$12.24	\$12.24	\$12.24
Roseburg	Roseburg, OR	24,820	\$8.32	\$8.32	\$8.32	\$8.32	\$8.32	\$8.32	\$8.32
Sherwood	Sherwood, OR	19,505	\$16.42	\$16.42	\$16.42	\$16.42	\$16.42	\$16.42	\$16.42
Tigard	Portland, OR	52,785	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25

Tualatin	Tualatin, OR	27,055	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24	\$10.24
West Linn	West Linn, OR	25,830	\$7.48	\$7.48	\$7.48	\$7.48	\$7.48	\$7.48	\$7.48	\$7.48
Wilsonville	Wilsonville, OR	25,250	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25	\$11.25

Stormwater Utility Total Monthly Cost Comparison - Nov 2019

Commercial



14 Entities



Search parameters: Stormwater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Commercial | Usage 0 - 60000

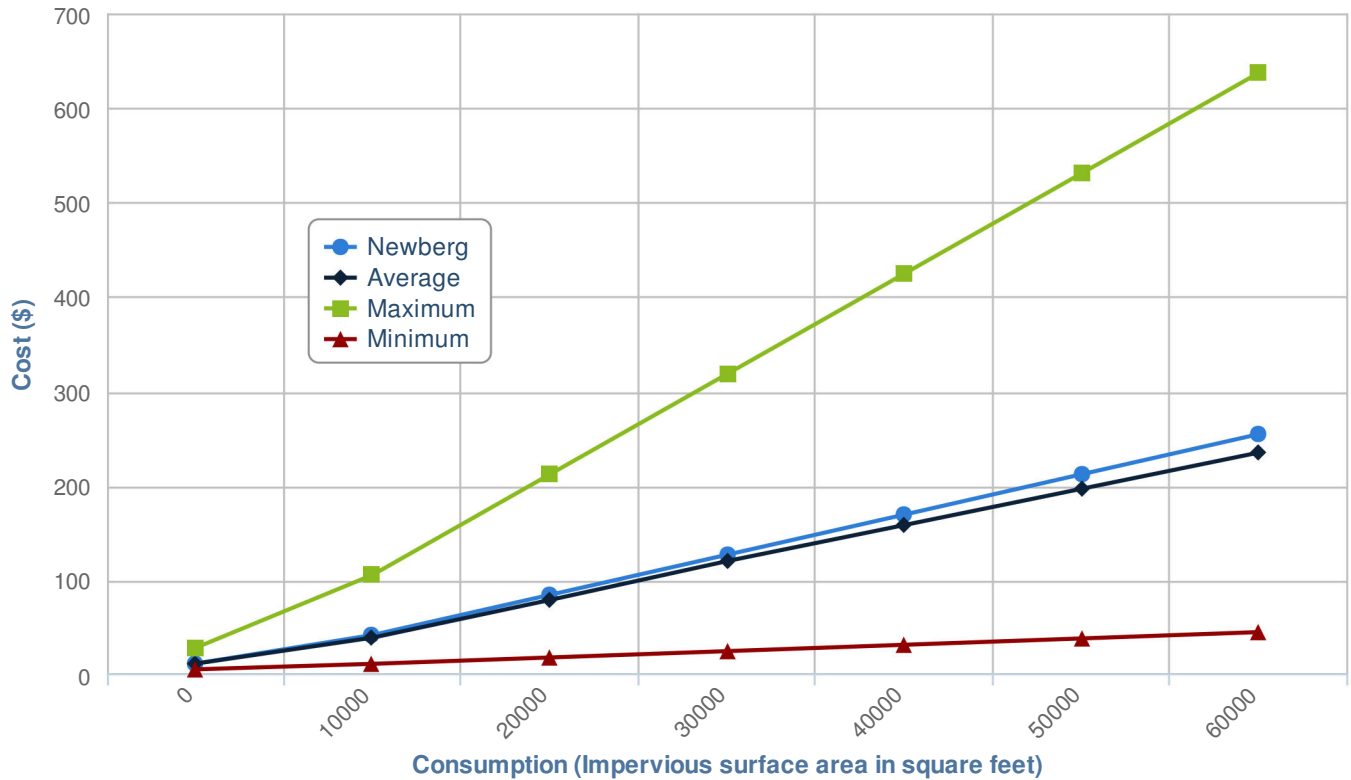
Entities

Entity Name	Location	Population	Cost						
			0	10000	20000	30000	40000	50000	60000
Albany	Albany, OR	53,145	\$7.43	\$12.00	\$18.72	\$25.44	\$32.16	\$38.87	\$45.59
Cottage Grove	Cottage Grove, OR	10,005	\$7.53	\$28.42	\$56.83	\$85.25	\$113.66	\$142.08	\$170.49
Dundee	Dundee, OR	3,230	\$6.00	\$20.00	\$40.00	\$60.00	\$80.00	\$100.00	\$120.00
Forest Grove	Forest Grove, OR	24,125	\$10.25	\$40.35	\$80.71	\$121.06	\$161.42	\$201.77	\$242.13
Grants Pass	Grants Pass, OR	37,285	\$5.30	\$14.32	\$28.65	\$42.97	\$57.30	\$71.62	\$85.95
Lake Oswego	Lake Oswego, OR	38,215	\$16.49	\$54.41	\$108.81	\$163.21	\$217.61	\$272.01	\$326.41
Lebanon	Lebanon, OR	16,920	\$12.86	\$12.86	\$32.17	\$70.76	\$70.76	\$70.76	\$70.76
Milwaukie	Milwaukie, OR	20,525	\$28.75	\$106.25	\$212.50	\$318.75	\$425.00	\$531.25	\$637.50
Newberg	Newberg, OR	23,795	\$11.23	\$39.01	\$78.01	\$117.01	\$156.01	\$195.01	\$234.01
Newberg	Newberg, OR	23,795	\$11.23	\$39.01	\$78.01	\$117.01	\$156.01	\$195.01	\$234.01
Roseburg	Roseburg, OR	24,820	\$8.32	\$27.73	\$55.46	\$83.19	\$110.92	\$138.65	\$166.38
Sherwood	Sherwood, OR	19,505	\$16.42	\$62.20	\$124.40	\$186.60	\$248.80	\$311.00	\$373.20
West Linn	West Linn, OR	25,830	\$7.12	\$24.40	\$48.79	\$73.18	\$97.57	\$121.96	\$146.35

Wilsonville	Wilsonville, OR	25,250	\$10.60	\$38.51	\$77.01	\$115.51	\$154.01	\$192.51	\$231.01
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Stormwater Utility Total Monthly Cost Comparison - Feb 2020

Commercial



13 Entities



Search parameters: Stormwater | Average, Maximum, Minimum | Newberg | Oregon | Population 0 - Max | Distance 0 - Max | Commercial | Usage 0 - 60000

Entities

Entity Name	Location	Population	Cost						
			0	10000	20000	30000	40000	50000	60000
Albany	Albany, OR	53,145	\$7.43	\$12.00	\$18.72	\$25.44	\$32.16	\$38.87	\$45.59
Cottage Grove	Cottage Grove, OR	10,005	\$7.53	\$28.42	\$56.83	\$85.25	\$113.66	\$142.08	\$170.49
Dundee	Dundee, OR	3,230	\$6.00	\$20.00	\$40.00	\$60.00	\$80.00	\$100.00	\$120.00
Forest Grove	Forest Grove, OR	24,125	\$10.25	\$40.35	\$80.71	\$121.06	\$161.42	\$201.77	\$242.13
Lake Oswego	Lake Oswego, OR	38,215	\$16.49	\$54.41	\$108.81	\$163.21	\$217.61	\$272.01	\$326.41
Lebanon	Lebanon, OR	16,920	\$12.86	\$12.86	\$32.17	\$70.76	\$70.76	\$70.76	\$70.76
Milwaukie	Milwaukie, OR	20,525	\$28.75	\$106.25	\$212.50	\$318.75	\$425.00	\$531.25	\$637.50
Newberg	Newberg, OR	23,795	\$12.24	\$42.51	\$85.01	\$127.51	\$170.01	\$212.51	\$255.01
Newberg	Newberg, OR	23,795	\$12.24	\$42.51	\$85.01	\$127.51	\$170.01	\$212.51	\$255.01
Roseburg	Roseburg, OR	24,820	\$8.32	\$27.73	\$55.46	\$83.19	\$110.92	\$138.65	\$166.38
Sherwood	Sherwood, OR	19,505	\$16.42	\$62.20	\$124.40	\$186.60	\$248.80	\$311.00	\$373.20
West Linn	West Linn, OR	25,830	\$7.48	\$25.63	\$51.25	\$76.87	\$102.49	\$128.11	\$153.73
Wilsonville	Wilsonville, OR	25,250	\$11.25	\$40.90	\$81.80	\$122.70	\$163.60	\$204.50	\$245.40

Databases, Tables & Calculators by Subject

Change Output Options:

From:

2009 ▼

To:

2019 ▼

GO

☒ include graphs

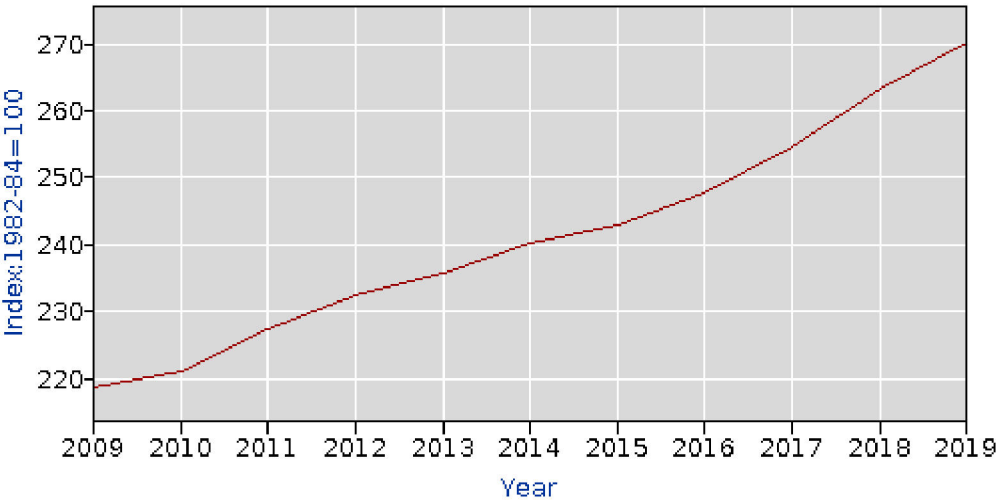
☐ include annual averages

More Formatting Options

Data extracted on: January 15, 2020 (11:08:10 AM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUUR0400SA0
Not Seasonally Adjusted
Series Title: All items in West urban, all urban consumers, not seasonally adjusted
Area: West
Item: All items
Base Period: 1982-84=100



Download: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2009	215.923	217.095	217.357	217.910	218.567	219.865	219.484	219.884	220.294	220.447	219.728	219.307	218.822	217.786	219.857
2010	219.989	220.179	220.809	221.202	221.417	221.147	221.331	221.523	221.384	221.708	221.671	222.081	221.203	220.790	221.616
2011	223.149	224.431	226.558	227.837	228.516	228.075	227.805	228.222	229.147	229.195	228.771	228.117	227.485	226.428	228.543
2012	228.980	229.995	232.039	232.561	233.053	232.701	231.893	233.001	234.083	234.966	233.206	232.029	232.376	231.555	233.196
2013	232.759	234.595	235.511	235.488	235.979	236.227	236.341	236.591	237.146	237.000	236.153	236.096	235.824	235.093	236.555
2014	236.707	237.614	239.092	239.808	241.350	241.616	241.850	241.660	241.920	241.650	240.220	239.095	240.215	239.365	241.066
2015	238.318	239.748	241.690	242.302	244.227	244.332	245.040	244.737	244.257	244.341	243.749	243.434	243.015	241.770	244.260
2016	244.600	244.821	245.404	246.589	247.855	248.228	248.375	248.498	249.234	249.897	249.448	249.516	247.705	246.250	249.161
2017	250.814	252.252	252.949	253.806	254.380	254.469	254.708	255.282	256.504	257.223	257.126	257.347	254.738	253.112	256.365
2018	258.638	259.986	260.994	262.037	263.240	263.732	263.971	264.395	265.105	266.195	265.658	265.209	263.263	261.438	265.089
2019	265.624	266.215	267.370	269.522	270.880	270.957	271.029	271.264	272.102	273.524	273.128	272.584	270.350	268.428	272.272

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INFO

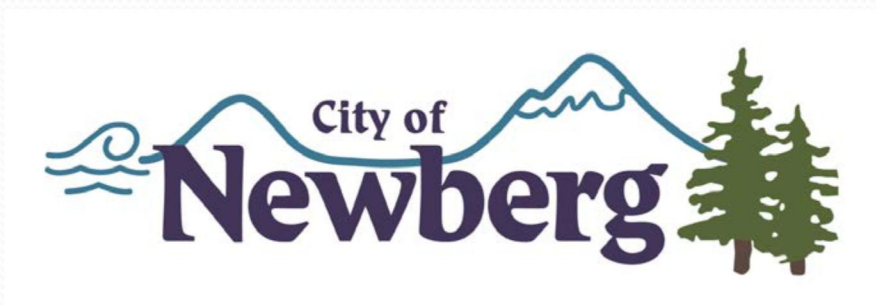
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2020 Utility Rate Review

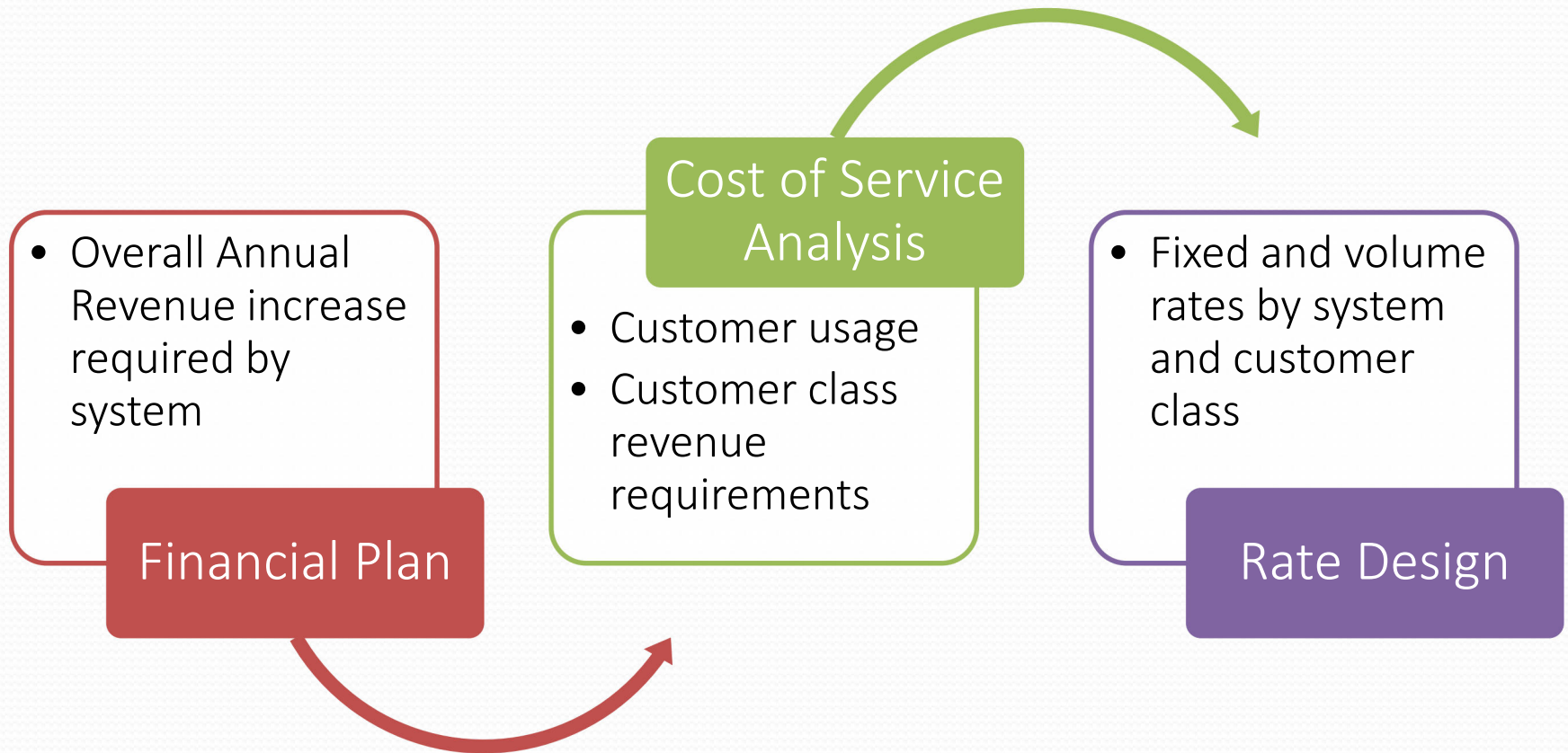
City Council Public Hearing

April 6, 2020

Discussion Outline

- Overview of Rate-Setting Process
- Investment Needs and Priorities
- Rate Drivers & Recommendations

3-Step Rate Process



Financial Plan Development

- Annual cash flow projections over 5-10 year periods

Sources of Funds

Reserves

Service Revenues

SDCs*

Miscellaneous Fees

Other (interest, grants, etc.)

Operating Expenses

Personnel

Materials

Services

Utilities

Repair & Maint.

Capital Financing

Cash Funded

Debt Service

Other Requirements

Fund Transfers

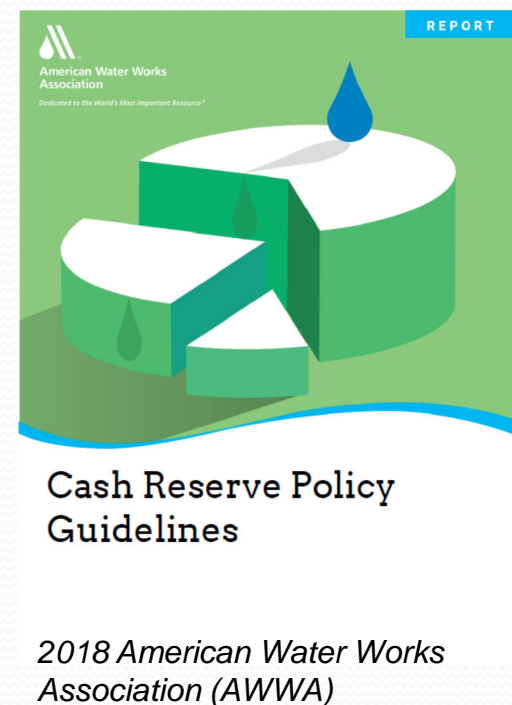
Future Capital Reserves

*SDCs = System Development Charges

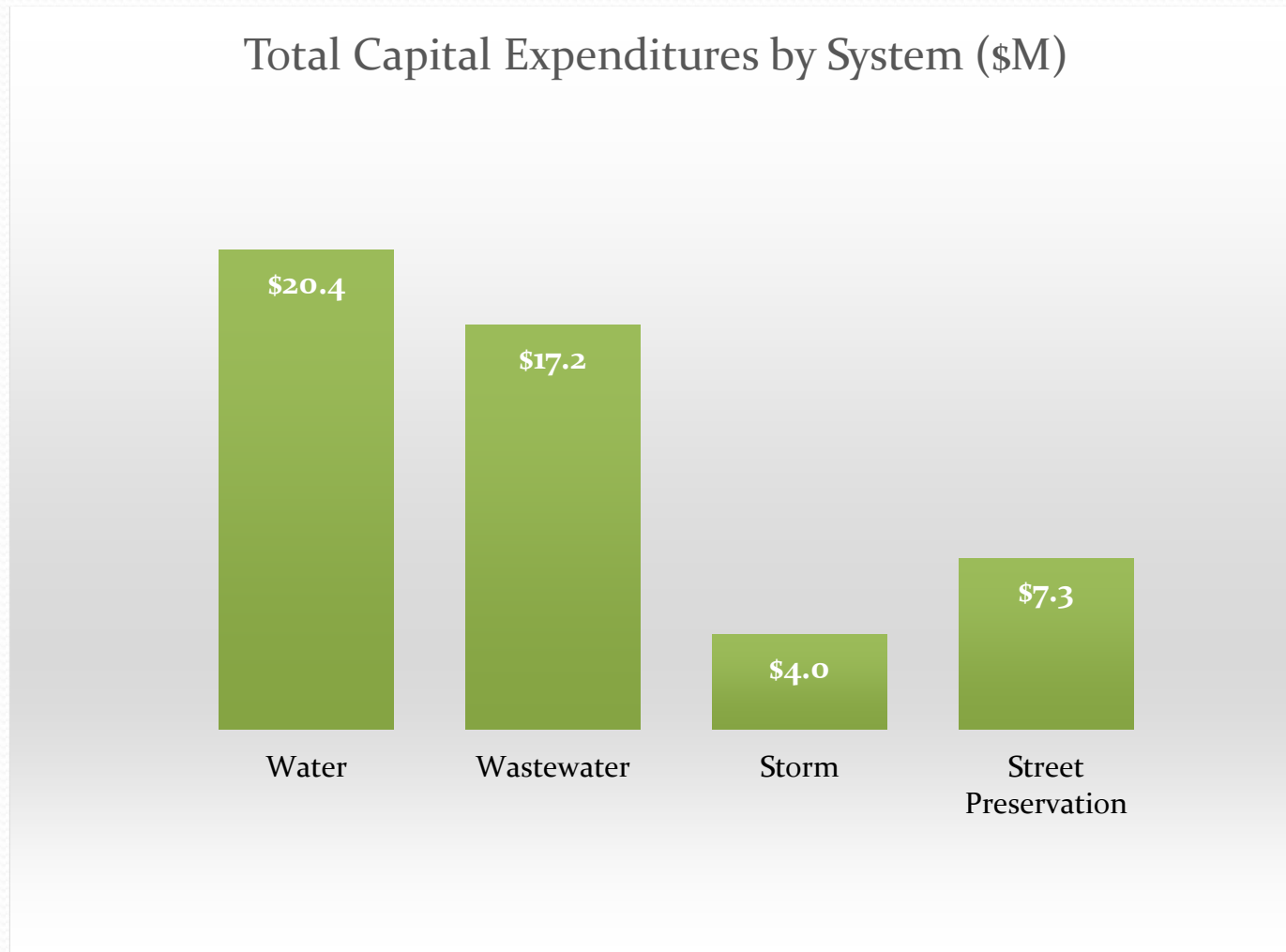
Water Industry Reserve Guidelines

“Cash reserve balances are a critical component to a utility’s financial resiliency and sustainability.”

- Need for regular review and flexibility to respond to changing conditions
- Cash reserves types
 - Operating
 - Capital
 - Debt Service
 - Rate Stabilization



5-Year Capital Improvement Plan



Near Term Investment Priorities

Water

Reliability
*Redundant Water Supply
*Seismic resiliency
assessment & improvements
*Fire flow and pressure improvements
*Non-potable water system

Efficiency
*Fixed based radio read
*Main replacement

Wastewater

Safety
*Pump stations
*Sawdust bays

Structural Deficiencies
*Plant hydraulics & Oxidation ditches
*Pipe lining & alignment

Operating Efficiency
*Solar Farm
*I&I Reduction

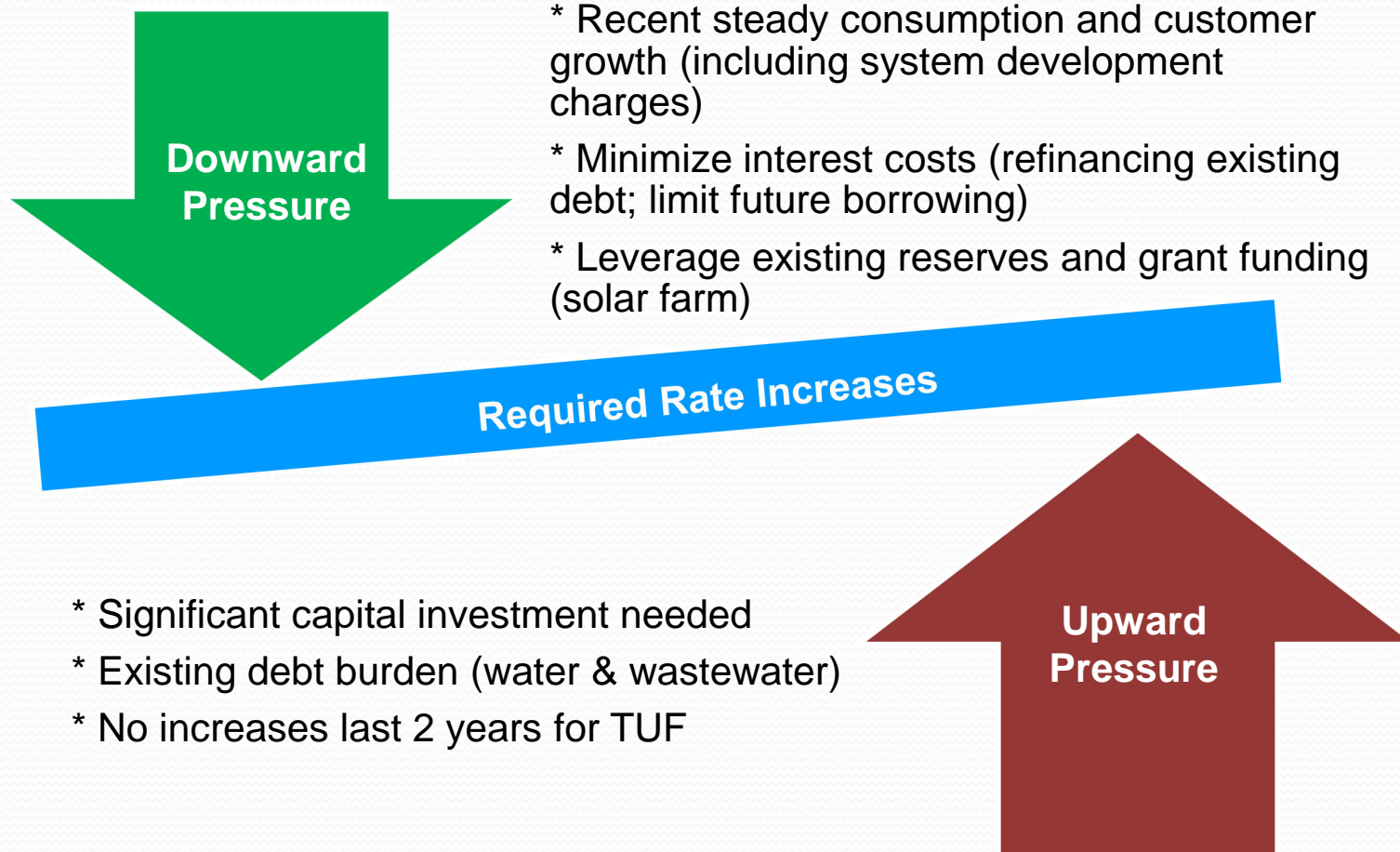
Stormwater

Capacity
*address existing deficiencies
*Safety/flood control
System Performance
Erosion
*Pipe blockage
*Road-related repairs

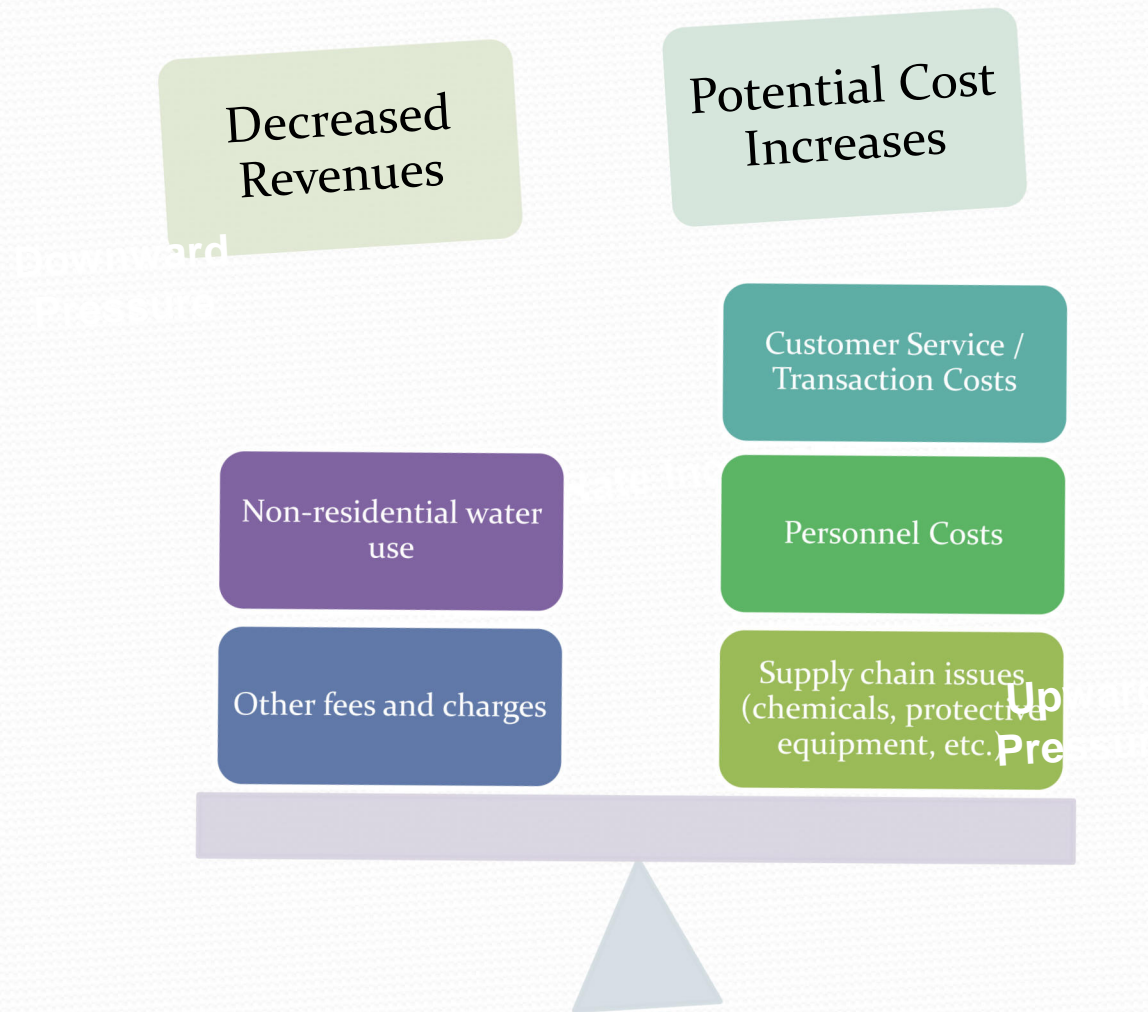
Transportation

Pavement preservation
*Critical Routes to schools
*Coordination with underground infrastructure

Rate Review Drivers



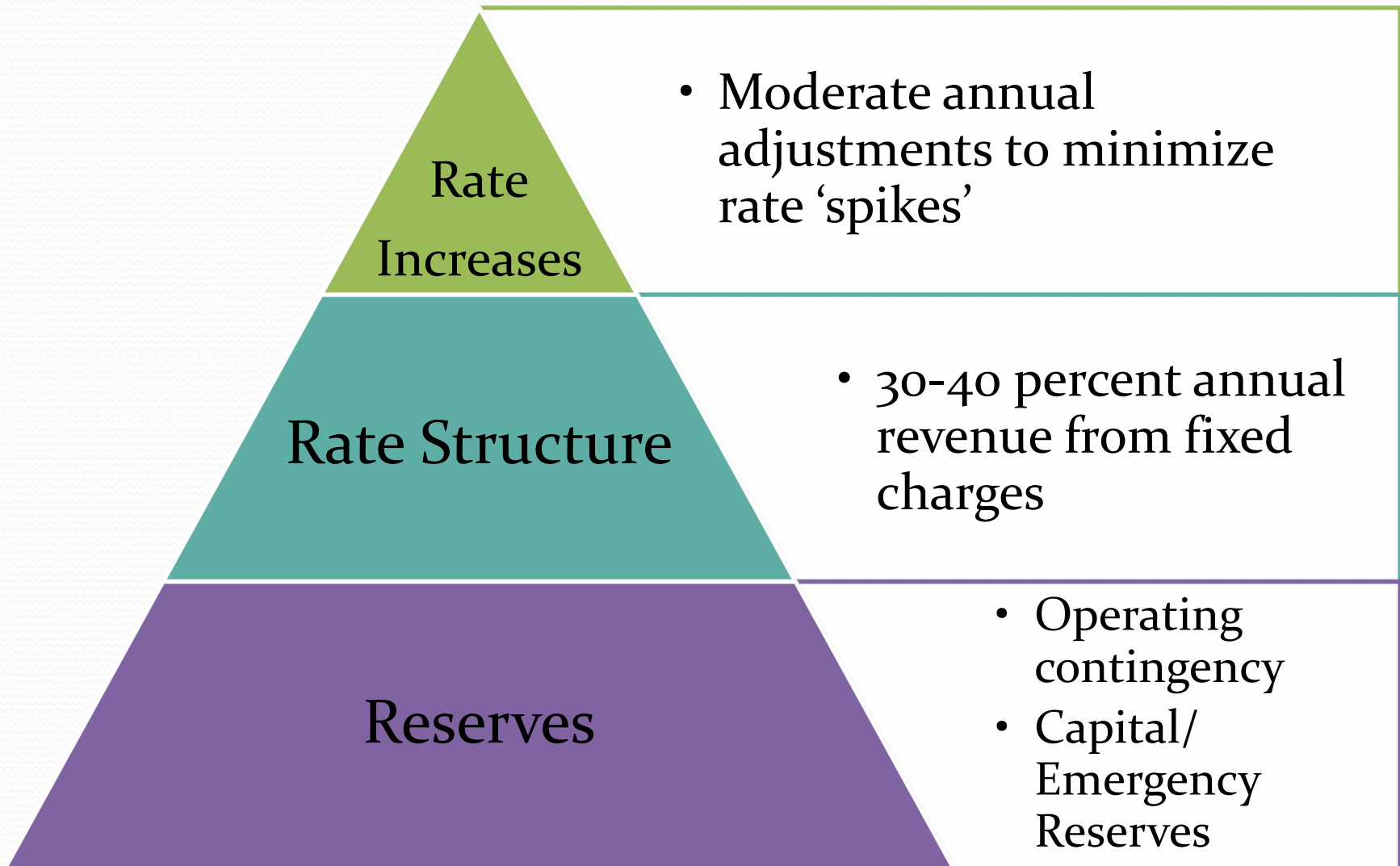
COVID-19 Industry Outlook*



*Source: University of North Carolina Environmental Finance Center (March 26, 2019)

Foundation for Continued Financial Resiliency

Exhibit E to RCA



Recommended Annual Revenue Increases*

System	Effective Jan 1, 2019	Effective Jan 1, 2020
Water - Potable	4.0%	4.0%
Water – Non-Potable	10%	2.0%
Wastewater	3.5%	3.5%
Stormwater	9.0%	9.0%
Transportation Utility Fee	2.0%	2.0%

*Projected overall annual increase from all rates collectively; changes to individual rate components vary

Other Recommendations

- Increase or maintain fixed charge cost recovery
 - Water = 32% (increase from 30%)
 - Wastewater = 35% (maintain)
- Maintain adequate cash reserves
 - Operating = 60 days
 - Capital reserves
 - Rehabilitation & replacement 1-2% asset value
 - Target 5% sales revenue

Combined Bill Impacts – Single Family Customer

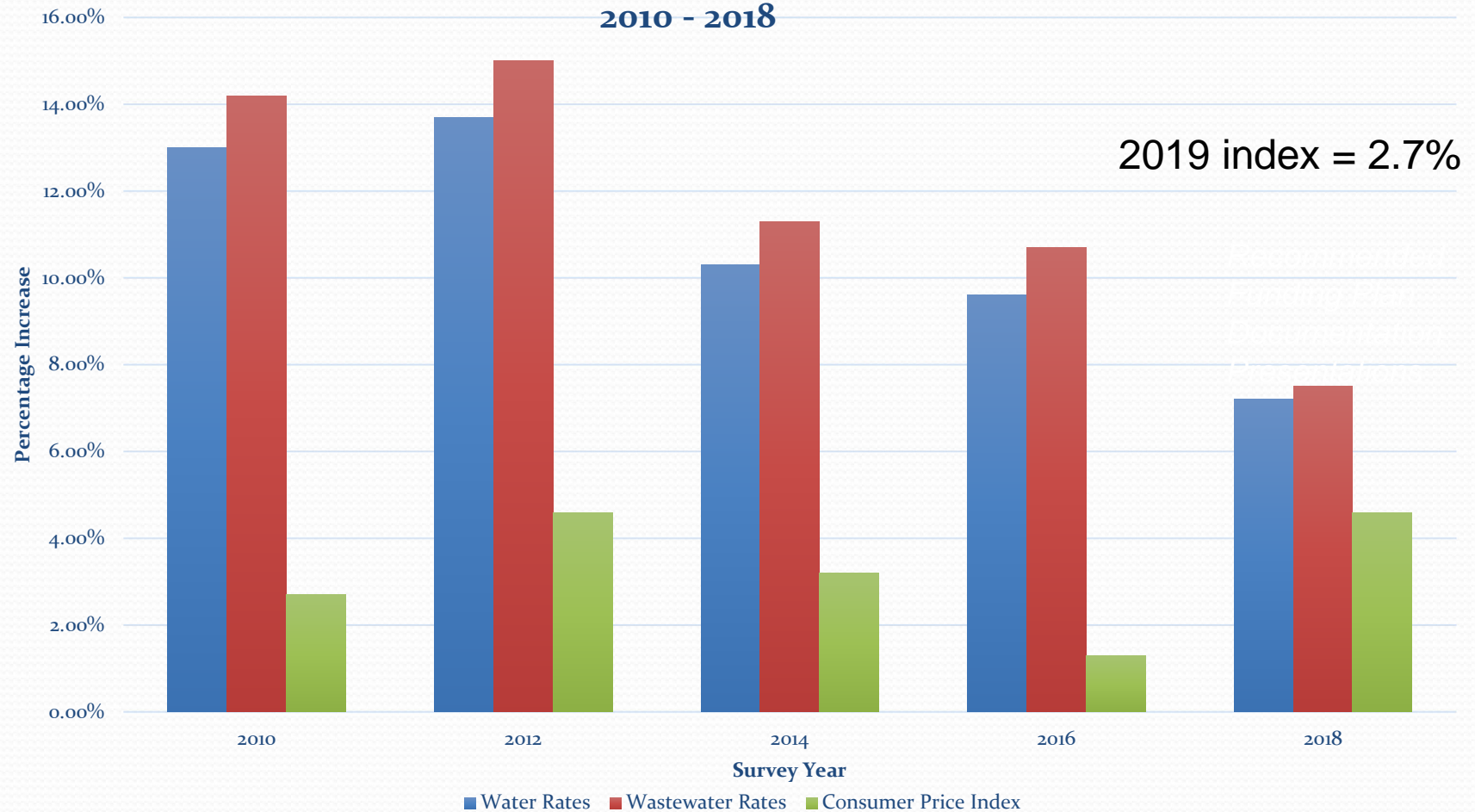
Overall Increase					1-Jan	1-Jan
2021	2022	System	Units	Current	2021	2022
4.0%	4.0%	Water	7.00	\$46.85	\$49.08	\$51.21
3.5%	3.5%	Sewer	4.55	\$67.84	\$70.64	\$73.13
9.0%	9.0%	Storm	1	\$12.24	\$13.34	\$14.54
2.0%	2.0%	TUF	1	\$4.99	\$5.09	\$5.19
0.0%	0.0%	Public Safety	1	\$3.00	\$3.00	\$3.00
3.0%	3.0%	Communication Officer	1	\$2.20	\$2.27	\$2.33
		Total		\$137.12	\$143.42	\$149.41
		Difference \$			\$6.30	\$5.99
		Difference %			4.6%	4.2%

Communication Officer Fee estimated; annual increases are July 1 based on inflation.

National Rate Increases vs. Inflation*

Surveyed* Water and Wastewater Rate Increases vs. U.S. Consumer Price Index

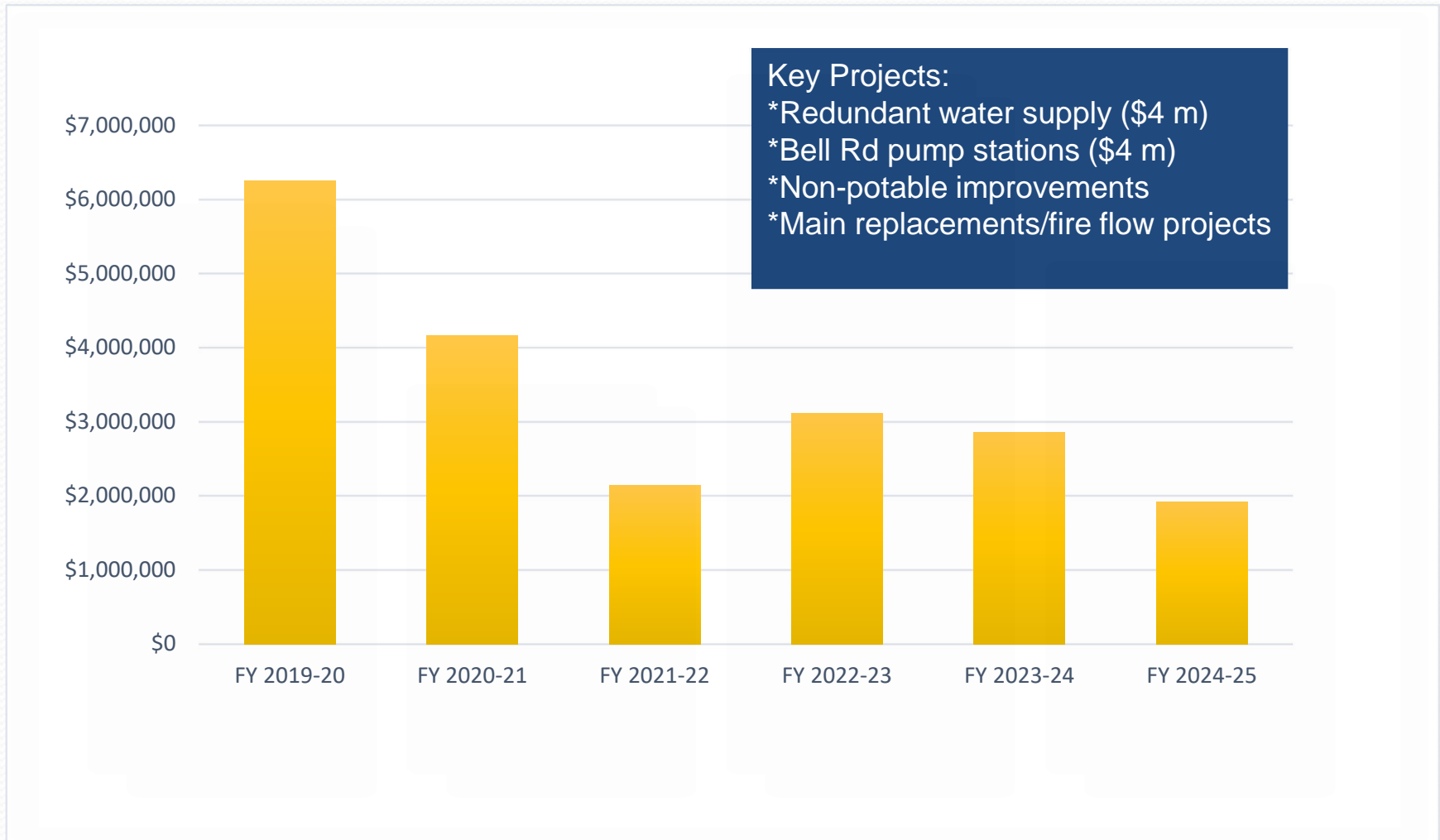
2010 - 2018



* 2018 Water and Wastewater Rate Survey published by American Water Works Association (AWWA) and Raftelis.

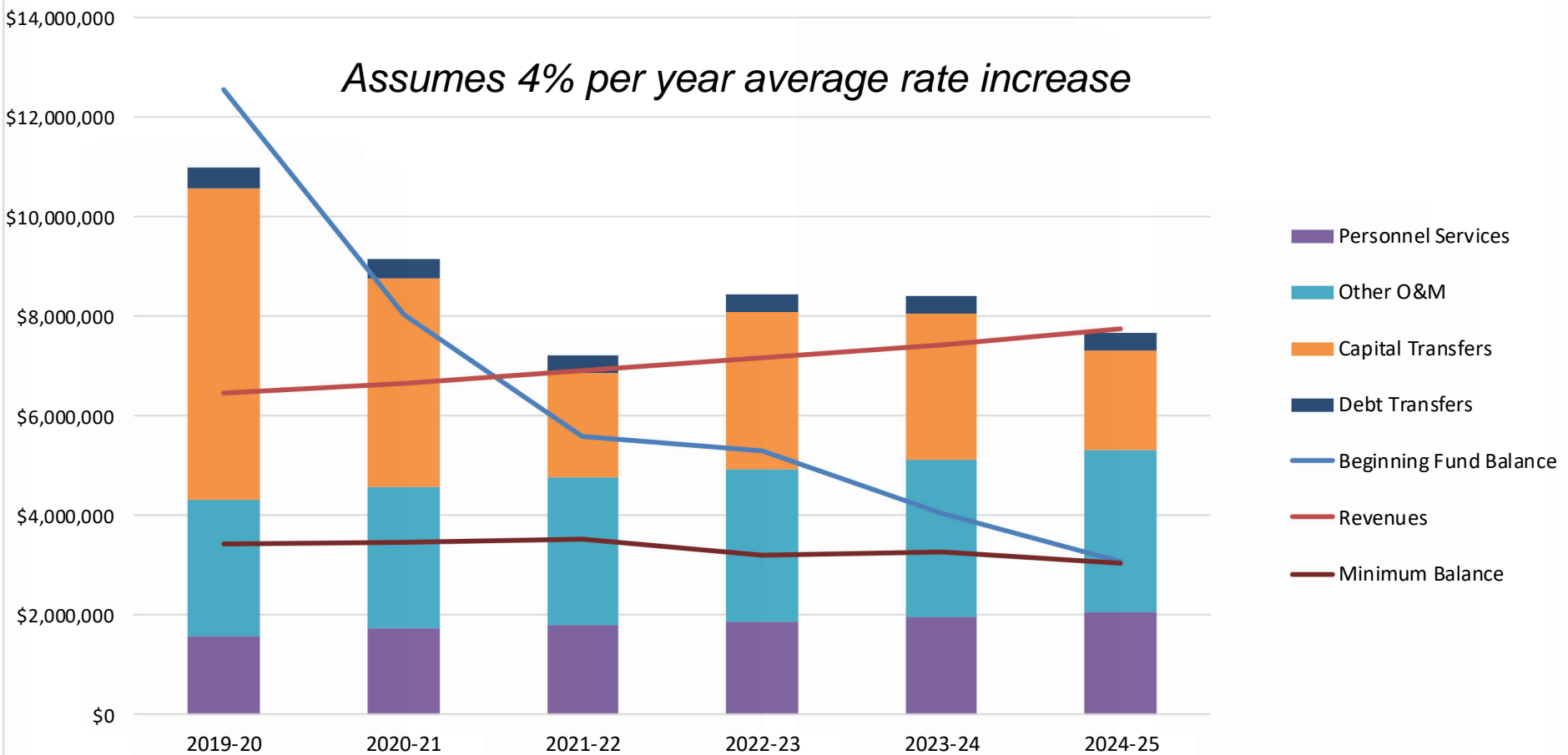
Water System Capital Plan (\$20.5 m)

Exhibit E to RCA



Water System Financial Forecast

Assumes 4% per year average rate increase

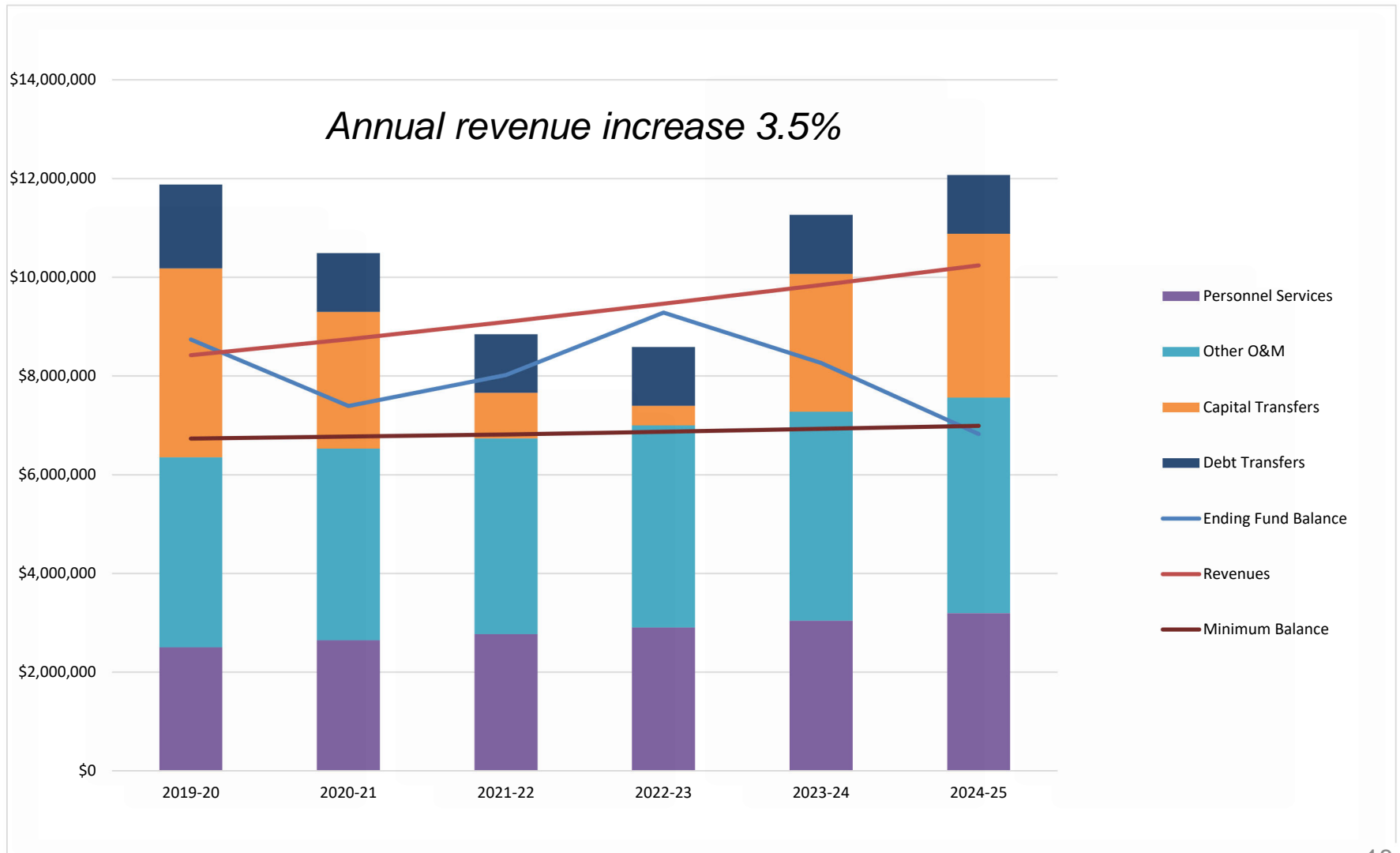


Wastewater System Capital Plan (\$17.2 m)

Exhibit E to RCA

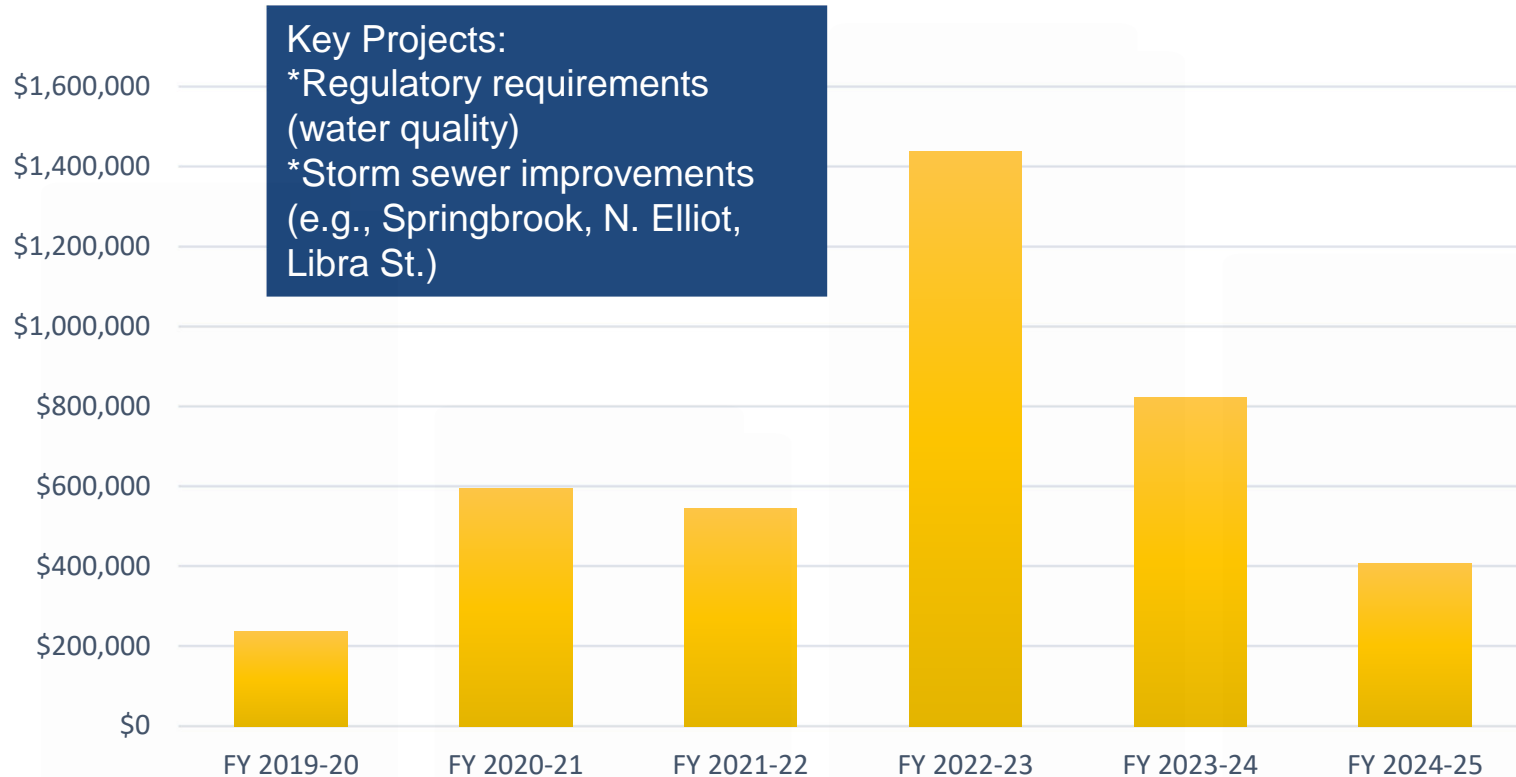


Sewer Financial Plan

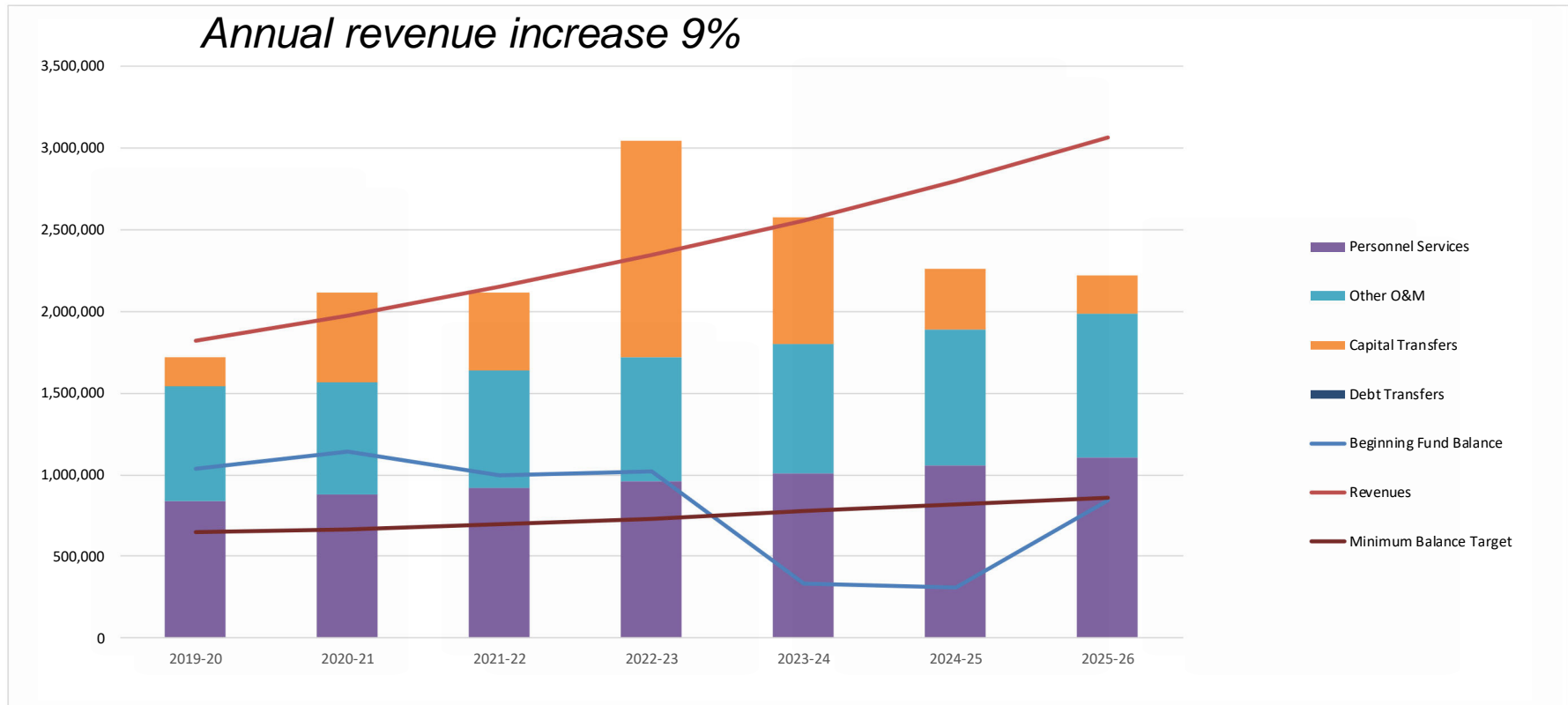


Stormwater System Capital Plan (\$4 m)

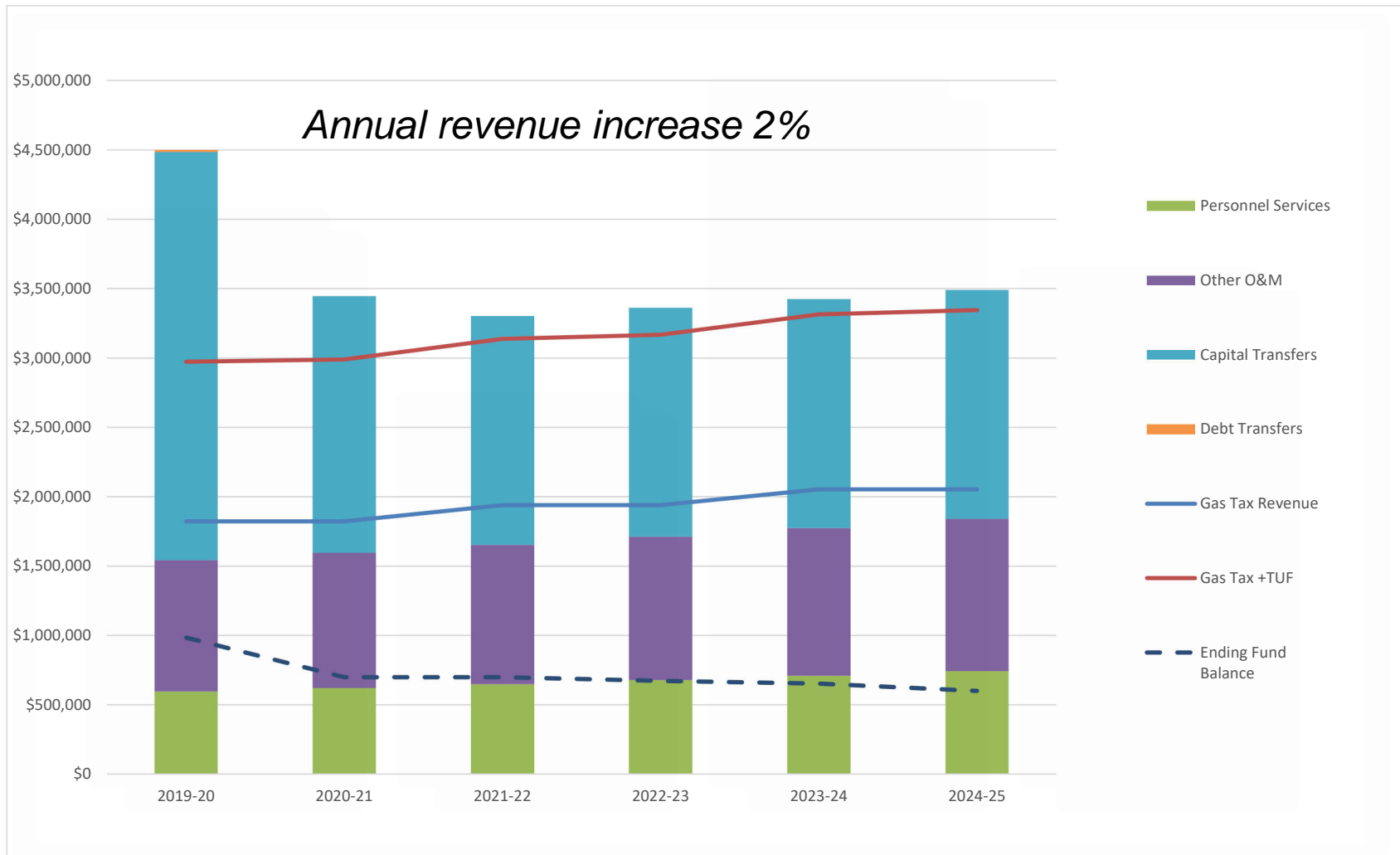
Exhibit E to RCA



Stormwater System Forecast



Street Fund Financial Forecast



TUF Capital Plan (\$4 m)



Council Packet 2020-0406 Emily P rate hearing public comment
From: Emily P <emilykathrynp@gmail.com>
Sent: Thursday, April 02, 2020 9:24 AM
To: Sue Ryan
Subject: Newberg Water

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Sue!

I am hoping this is the correct place to send a comment. I saw that there is a proposed increase to the city's water bill. Is there a place where I can read what this increase is proposed to fund?

As someone who pays a huge "water connection fee" every month, but finds the Newberg tap water absolutely disgusting to drink -to the point where I have to buy water every week from the store, I am naturally curious if this issue will be addressed.

Thanks so much for pointing me in the right direction,

Emily

Sent from my iPhone

Council Packet 2020-0406 Leigh S rate hearing public comment
From: Leigh S <blackcatgirl23@gmail.com>
Sent: Tuesday, March 31, 2020 7:02 PM
To: Sue Ryan
Subject: Utility rate increase/meeting Apr 6th

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That's pretty shady to have this meeting during a lockdown where gatherings are prohibited.
How convenient! Many people don't have access to Zoom or even know it exists. And why does this matter need to be discussed now? With all that is going on with people being laid off and people struggling to pay rent, mortgage, bills, why would you even consider a rate increase at a time like this? Whoever came up with this proposal clearly needs some sensitivity training and should be ashamed of themselves. I hope this proposal backfires and you have to deal with a bunch of angry citizens who are tired of getting screwed over by the city and the insane utility costs.

Council Packet 2020-0406 Nelson rate hearing public comment
From: Alan Nelson <Jessent64@outlook.com>
Sent: Wednesday, April 01, 2020 5:13 PM
To: Sue Ryan
Subject: Proposed Water Rate increase

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I recently found out about the proposed upcoming water rate increases and was surprised I had not received a notice in the mail regarding these proposals.

Given that Newberg is already one of the most expensive water districts and the noted lack of competition in the area, I strongly feel that these increases should be put to the citizens for approval. The document provided for justification does nothing to explain where the current rate money is going.

Add in the additional complication of the current crisis in the world with the expected depression to follow I find it hard for any government office to expect the citizens within its purview to sacrifice more, when they were already having a hard time making ends meet.

I have seen my own bills mount year over year in spite of using less water for the same time period. If we have infrastructure issues due to the rising population why have the developers of these new additions to the city infrastructure not paid for the improvements to support their development?

I would strongly beseech you to look at the future of our city and whether these plans support or hinder it's growth.

Thank You

Alan S Nelson

Sent from Mail for windows 10

Council Packet 2020-0406 Penn rate hearing public comment
From: kerri.penn16 <kerri.penn16@gmail.com>
Sent: Tuesday, March 31, 2020 4:53 PM
To: Sue Ryan
Subject: Water/Sewer/stormwater

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My husband and I live on Antonia way. We vote to not raise the water/sewer/stormwater rate. We are already paying almost \$200 monthly before summer. We lived in Salem and tualatin previously and never had such high rates. Our rates are already way too high.

Sent from my T-Mobile 4G LTE Device

Council Packet 2020-0406 Ryan L rate hearing public comment
From: Ryan L <rmlane89@gmail.com>
Sent: Thursday, April 02, 2020 8:54 PM
To: Sue Ryan
Subject: Water Bill Increase

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sue,

Though unfortunately rates with everything creep up every year, please consider that due to Covid-19 and all the subsequent city and state closures, our economy and the people in it are being choked financially. To be considering rate increases at this time would reflect poorly upon the local government if it truly cares about the well-being of it's citizens. Water and it's use are a necessity, and in the city of Newberg it is used as an unjustifiable excuse to tax it's residents an exorbitant amount of money for now than just water use without the ability for us to vote on all amount increases. Seeing as not everyone in the community is versed in using online platforms, please do not add more unnecessary stress by trying to work on such a proposal at this time.

Thank you

Council Packet 2020-0406 Stidman rate hearing public comment
From: matthew stidman <mstidman81@gmail.com>
Sent: Tuesday, March 31, 2020 8:56 PM
To: Sue Ryan
Subject: Water and sewer bill

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Raising the bill on water and sewer even farther at a time when hygiene is even more important than usual is not only unethical, it will insure I do not vote for a single incumbent come election time. Our water and sewer cost is already too high. Raising it will only make businesses not want to set up shop here and residents look for housing elsewhere.



RESOLUTION No. 2020-3650

**A RESOLUTION ADOPTING NEW MONTHLY WATER RATES FOR THE
CITY OF NEWBERG EFFECTIVE JANUARY 1, 2021 AND JANUARY 1, 2022**

RECITALS:

1. Newberg Municipal Code Chapter 13.15 governs the city of Newberg water system and the adoption of city water rates, fees and charges.
2. The Citizens' Rate Review Committee (CRRC) met between September 2019 and February 2020 to review water system rates and system attributes, including the Capital Improvement Program and the system operating and maintenance costs.
3. The review also included the modification of the water rate structure by increasing the fixed cost charge portion for the service charges. That fixed portion allocation will change from the current 30% to an estimated 32% under the proposed rates.
4. The CRRC held a public hearing on the proposed monthly charges on February 20, 2020 and approved their final rate change recommendations to City Council at that same meeting.
5. The CRRC recommends changes to the monthly water charges based on their analysis of current and future anticipated water fund needs.
6. Notice of the recommended rates and public hearing was published in the April 1, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.
7. The City Council held a public hearing and received testimony from the public on April 6, 2020. The Council reached a decision to table the rate resolutions and re-open the public testimony on September 21, 2020. Notice of the recommended rates and continuation of the public hearing was notice in the September 16, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. Effective on the respective dates as outlined in Exhibit A, the monthly water service rates shall consist of charges as shown on the attached Exhibit A, which is hereby attached and by this reference incorporated.
2. Rates for any other water use, not explicitly provided for in this resolution, shall be established by the finance director to conform as close as practical to the charges established herein. Such charges shall be reviewed by the City Council.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: September 22, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of September, 2020.

Sue Ryan, City Recorder

ATTEST by the Mayor this ____ day of September, 2020.

Rick Rogers, Mayor

Exhibit A to Resolution No. 2020-3650

Council Adopted Rates							Rates at or below 5.7% increase per year (not subject to referral process) *			Portion of increase greater than cap (referrable)		
Monthly Water Rates							Monthly Water Rates			Monthly Water Rates		
Customer Class	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022	2021 % Incr	2022 % Incr	Avg Annual Increase	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022 *	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022
Service Charge (\$/Month)	\$2.38	\$2.82	\$3.25	18.49%	15.25%	18.28%	\$2.38	\$2.51	\$2.98	\$2.18	\$0.31	\$0.27
Meter Charge (\$/Month)												
3/4"	\$16.05	\$17.06	\$17.96	6.29%	5.28%	5.95%	\$16.05	\$16.96	\$18.03	\$11.78	\$0.10	\$0.00
1"	\$27.29	\$29.00	\$30.53	6.27%	5.28%	5.94%	\$27.29	\$28.84	\$30.65	\$20.03	\$0.16	\$0.00
1-1/2"	\$52.97	\$56.30	\$59.27	6.29%	5.28%	5.95%	\$52.97	\$55.98	\$59.50	\$38.87	\$0.32	\$0.00
2"	\$85.07	\$90.42	\$95.19	6.29%	5.28%	5.95%	\$85.07	\$89.91	\$95.57	\$62.43	\$0.51	\$0.00
3"	\$160.50	\$170.60	\$179.60	6.29%	5.28%	5.95%	\$160.50	\$169.64	\$180.32	\$117.80	\$0.96	\$0.00
4"	\$268.04	\$284.90	\$299.93	6.29%	5.28%	5.95%	\$268.04	\$283.31	\$301.13	\$196.73	\$1.59	\$0.00
6"	\$534.47	\$568.10	\$598.07	6.29%	5.28%	5.95%	\$534.47	\$564.93	\$600.48	\$392.27	\$3.17	\$0.00
8"	\$855.47	\$909.30	\$957.27	6.29%	5.28%	5.95%	\$855.47	\$904.23	\$961.13	\$627.87	\$5.07	\$0.00
10"	\$1,336.97	\$1,421.10	\$1,496.07	6.29%	5.28%	5.95%	\$1,336.97	\$1,413.17	\$1,502.10	\$981.27	\$7.93	\$0.00
Nonpotable Meter Charge (\$/Month)												
4"	\$59.79	\$60.99	\$62.21	2.01%	2.00%	2.02%	\$59.79	\$60.99	\$64.46	\$55.24	\$0.00	\$0.00
8"	\$188.15	\$191.91	\$195.75	2.00%	2.00%	2.02%	\$188.15	\$191.91	\$202.84	\$173.82	\$0.00	\$0.00
Volume Charge (\$/ccf)												
Residential	\$4.06	\$4.17	\$4.29	2.71%	2.88%	2.83%	\$4.06	\$4.17	\$4.40	\$3.85	\$0.00	\$0.00
Multifamily	\$3.28	\$3.41	\$3.50	3.96%	2.64%	3.35%	\$3.28	\$3.41	\$3.60	\$3.15	\$0.00	\$0.00
Commercial	\$4.16	\$4.23	\$4.34	1.68%	2.60%	2.16%	\$4.16	\$4.23	\$4.47	\$3.75	\$0.00	\$0.00
Industrial	\$4.42	\$4.73	\$4.89	7.01%	3.38%	5.32%	\$4.42	\$4.67	\$4.99	\$3.95	\$0.06	\$0.00
Irrigation	\$7.75	\$7.83	\$8.03	1.03%	2.55%	1.81%	\$7.75	\$7.83	\$8.27	\$6.69	\$0.00	\$0.00
Outside City	\$6.09	\$6.26	\$6.43	2.79%	2.72%	2.79%	\$6.09	\$6.26	\$6.61	\$5.78	\$0.00	\$0.00
Public Agency	\$4.45	\$4.62	\$4.78	3.82%	3.46%	3.71%	\$4.45	\$4.62	\$4.88	\$3.88	\$0.00	\$0.00
Non-Potable	\$2.51	\$2.75	\$2.80	9.56%	1.82%	5.78%	\$2.51	\$2.65	\$2.90	\$3.52	\$0.10	\$0.00

* The calculation of the "rates not subject to the referral process effective **January 1, 2022**" as shown above are based on a 5.7% increase above the January 1, 2021 rates in the "Council Adopted Rates" columns above. This assumes that rates effective January 1, 2021 are not lowered through the referral process. If rates effective January 1, 2021 were lowered through the referral process, this could lower the "rates not subject to the referral process" for January 1, 2022, as these "year 2" rates would be based on 5.7% of the lower, *actual* referred rates from year 1. For example, if the Council Adopted Rate effective January 1, 2021 (year 1) was \$17.06, of which \$16.96 was not eligible for referral, the assumed rate "not subject to the referral process for January 1, 2022" (year 2) will be calculated as a 5.7% increase on \$17.06, resulting in \$18.03 (as shown above), **unless** the year 1 rates were lowered through the referral process, which would produce a "year 2" rate based on the new "year 1" rate of \$16.96, resulting in an amount of \$17.92 "not eligible for referral" in year 2. The 5.7% referral threshold is tied to the CPI-U West Region Annual Average Index for 2019 as cited in Newberg Municipal Code 2.15.200(M)3.

**A RESOLUTION ADOPTING NEW MONTHLY WASTEWATER RATES FOR THE
CITY OF NEWBERG EFFECTIVE JANUARY 1, 2021 AND JANUARY 1, 2022**

RECITALS:

1. Newberg Municipal Code Chapter 13.10 governs the city of Newberg wastewater system and the adoption of the wastewater rates, fees and charges.
2. The Citizens' Rate Review Committee (CRRC) met between September 2019 and February 2020 to review wastewater system rates and system attributes, including the Capital Improvement Program and the system operating and maintenance costs.
3. The review also included an analysis of the modification of the fixed cost charge portion for the service charges. That fixed portion allocation will be maintained at the current 35% in the proposed rates.
4. The CRRC held a public hearing on the proposed monthly charges on February 20, 2020 and approved their final rate change recommendations to City Council at that same meeting.
5. The CRRC recommends changes to the monthly wastewater charges based on their analysis of current and future anticipated wastewater fund needs.
6. Notice of the recommended rates and public hearing was published in the April 1, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.
7. The City Council held a public hearing and received testimony from the public on April 6, 2020. The Council reached a decision to table the rate resolutions and re-open the public testimony on September 21, 2020. Notice of the recommended rates and continuation of the public hearing was notice in the September 16, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. Effective on the respective dates outlined in Exhibit A, the monthly wastewater service charges shall consist of charges as shown on the attached Exhibit A, which is hereby attached and by this reference incorporated.
2. Rates for any other wastewater use, not explicitly provided for in this resolution, shall be established by the finance director to conform as close as practical to the charges established herein. Such charges shall be reviewed by the City Council.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: September 22, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of September, 2020.

Sue Ryan, City Recorder

ATTEST by the Mayor this ____ day of September, 2020.

Rick Rogers, Mayor

Exhibit A to Resolution No. 2020-3660

Council Adopted Rates							Rates at or below 5.7% increase per year (not subject to referral process) *				Portion of increase greater than cap (referrable)			
Monthly Wastewater Rates							Monthly Wastewater Rates				Monthly Wastewater Rates			
Customer Class	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022	2019 % Incr	2020 % Incr	Avg Annual Increase	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022 *		Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022	
Service Charge (\$/Month)	\$27.21	\$29.00	\$30.11	6.58%	3.83%	5.33%	\$27.21	\$28.76	\$30.65		\$20.66	\$0.24	\$0.00	
Multifamily Unit Charge (applies to each multifamily unit over the first unit, which is included in the Service Charge)	\$23.79	\$23.93	\$24.88	0.59%	3.97%	2.29%	\$23.79	\$23.93	\$25.29		\$18.24	\$0.00	\$0.00	
Volume Charge (\$/ccf)														
Single Family	\$8.93	\$9.15	\$9.46	2.46%	3.39%	2.97%	\$8.93	\$9.15	\$9.67		\$8.19	\$0.00	\$0.00	
Multifamily	\$8.93	\$9.15	\$9.46	2.46%	3.39%	2.97%	\$8.93	\$9.15	\$9.67		\$8.19	\$0.00	\$0.00	
Commercial - 1	\$8.93	\$9.15	\$9.46	2.46%	3.39%	2.97%	\$8.93	\$9.15	\$9.67		\$8.19	\$0.00	\$0.00	
Commercial - 2	\$11.15	\$11.62	\$12.00	4.22%	3.27%	3.81%	\$11.15	\$11.62	\$12.28		\$10.02	\$0.00	\$0.00	
Commercial - 3	\$18.83	\$19.07	\$19.69	1.27%	3.25%	2.28%	\$18.83	\$19.07	\$20.15		\$16.37	\$0.00	\$0.00	
Industrial	\$11.15	\$11.62	\$12.00	4.22%	3.27%	3.81%	\$11.15	\$11.62	\$12.28		\$10.02	\$0.00	\$0.00	
Outside City	\$8.92	\$9.15	\$9.45	2.58%	3.28%	2.97%	\$8.92	\$9.15	\$9.67		\$0.00	\$0.00	\$0.00	
Sewer Only (no water service) Flat rate includes monthly service charge	\$67.80	\$74.75	\$77.41	10.25% #DIV/0!	3.56% #DIV/0!	7.09% #DIV/0!	\$67.80	\$71.66	\$79.01		\$8.19	\$3.09	\$0.00	

* The calculation of the "rates not subject to the referral process effective **January 1, 2022**" as shown above are based on a 5.7% increase above the January 1, 2021 rates in the "Council Adopted Rates" columns above. This assumes that rates effective January 1, 2021 are not lowered through the referral process. If rates effective January 1, 2021 were lowered through the referral process, this could lower the "rates not subject to the referral process" for January 1, 2022, as these "year 2" rates would be based on 5.7% of the lower, *actual* referred rates from year 1. For example, if the Council Adopted Rate effective January 1, 2021 (year 1) was \$17.06, of which \$16.96 was not eligible for referral, the assumed rate "not subject to the referral process for January 1, 2022" (year 2) will be calculated as a 5.7% increase on \$17.06, resulting in \$18.03 (as shown above), **unless** the year 1 rates were lowered through the referral process, which would produce a "year 2" rate based on the new "year 1" rate of \$16.96, resulting in an amount of \$17.92 "not eligible for referral" in year 2. The 5.7% referral threshold is tied to the CPI-U West Region Annual Average Index for 2019 as cited in Newberg Municipal Code 2.15.200(M)3.



RESOLUTION No. 2020-3661

A RESOLUTION ADOPTING NEW MONTHLY STORMWATER RATES FOR THE CITY OF NEWBERG EFFECTIVE JANUARY 1, 2021 AND JANUARY 1, 2022

RECITALS:

1. Newberg Municipal Code Chapter 13.20 governs the stormwater system and the adoption of the stormwater rates, fees, and charges.
2. The Citizens' Rate Review Committee (CRRC) met between September 2019 and February 2020 to review stormwater system rates and system attributes, including the Capital Improvement Program and the system operating and maintenance costs.
3. The CRRC held a public hearing on the proposed monthly charges on February 20, 2020 and approved their final rate change recommendations to City Council at that same meeting.
4. The CRRC recommends changes to the monthly stormwater charges based on their analysis of current and future anticipated stormwater fund needs.
5. Notice of the recommended rates and public hearing was published in the April 1, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.
6. The City Council held a public hearing and received testimony from the public on April 6, 2020. The Council reached a decision to table the rate resolutions and re-open the public testimony on September 21, 2020. Notice of the recommended rates and continuation of the public hearing was notice in the September 16, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. Effective on the respective dates outlined below, the monthly stormwater service rates shall be as shown on the attached Exhibit A, which is hereby attached and by this reference incorporated.
2. An EDU (Equivalent Dwelling Unit), as defined by Newberg Municipal Code Section 13.20.020, means a configuration of development, or impervious surfaces on a parcel, deemed to contribute an amount of runoff to the city's stormwater system equal to that runoff created and contributed to the system by the average single-family residential parcel.
3. Adjustments or reductions of the fee can be made upon application of the owner of developed property to the city engineer and upon certification by the city engineer that the owner or the property meets one or more of the criteria established in Newberg Municipal Code Section 13.20.080.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: September 22, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of September, 2020.

Sue Ryan, City Recorder

ATTEST by the Mayor this _____ day of September, 2020.

Rick Rogers, Mayor

Exhibit A to Resolution No. 2020-3661

Council Adopted Rates							Rates at or below 5.7% increase per year (not subject to referral process) *			Portion of increase greater than cap (referrable)		
Monthly Stormwater Rates							Monthly Stormwater Rates			Monthly Stormwater Rates		
Customer Class	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022	2019 % Incr	2020 % Incr	Avg Annual Increase	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022 *	Current Through Dec 31, 2020	Effective Jan 1, 2021	Effective Jan 1, 2022
Service Charge (\$/EDU/Month)	\$12.24	\$13.34	\$14.54	8.99%	9.00%	9.40%	\$12.24	\$12.93	\$14.10	\$8.67	\$0.41	\$0.44

* The calculation of the "rates not subject to the referral process effective **January 1, 2022**" as shown above are based on a 5.7% increase above the January 1, 2021 rates in the "Council Adopted Rates" columns above. This assumes that rates effective January 1, 2021 are not lowered through the referral process. If rates effective January 1, 2021 were lowered through the referral process, this could lower the "rates not subject to the referral process" for January 1, 2022, as these "year 2" rates would be based on 5.7% of the lower, *actual* referred rates from year 1. For example, if the Council Adopted Rate effective January 1, 2021 (year 1) was \$17.06, of which \$16.96 was not eligible for referral, the assumed rate "not subject to the referral process for January 1, 2022" (year 2) will be calculated as a 5.7% increase on \$17.06, resulting in \$18.03 (as shown above), **unless** the year 1 rates were lowered through the referral process, which would produce a "year 2" rate based on the new "year 1" rate of \$16.96, resulting in an amount of \$17.92 "not eligible for referral" in year 2. The 5.7% referral threshold is tied to the CPI-U West Region Annual Average Index for 2019 as cited in Newberg Municipal Code 2.15.200(M)3.



RESOLUTION No. 2020-3662

A RESOLUTION ADOPTING NEW MONTHLY TRANSPORTATION UTILITY FEES FOR THE CITY OF NEWBERG EFFECTIVE JANUARY 1, 2021 AND JANUARY 1, 2022

RECITALS:

1. Newberg Municipal Code Chapter 3.45 governs the transportation utility fee.
2. The Citizens' Rate Review Committee (CRRC) met January 4, 2018 and February 15, 2018 to review transportation system attributes, including the Capital Improvement Program and the system pavement preservation costs.
3. The CRRC held a public hearing on the proposed monthly charges on February 20, 2020 and approved their final rate change recommendations to City Council at that same meeting.
4. The CRRC recommends changes to the monthly transportation utility fees based on their analysis of current and future anticipated pavement preservation needs.
5. Notice of the recommended rates and public hearing was published in the April 1, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.
6. The City Council held a public hearing and received testimony from the public on April 6, 2020. The Council reached a decision to table the rate resolutions and re-open the public testimony on September 21, 2020. Notice of the recommended rates and continuation of the public hearing was notice in the September 16, 2020 Newberg Graphic and posted on the exterior of the Newberg Public Library, City Hall, and the Public Safety Building.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. Effective on the respective dates outlined below, the monthly transportation utility fees shall be as shown on the attached Exhibit A, which is hereby attached and by this reference incorporated.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: September 22 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of September, 2020.

Sue Ryan, City Recorder

ATTEST by the Mayor this _____ day of September, 2020.

Rick Rogers, Mayor

Exhibit A to Resolution No. 2020-3662

Council Adopted Rates										Rates at or below 5.7% increase per year (not subject to referral process)				Portion of increase greater than cap (referrable)			
Monthly Transportation Utility Fee										Monthly Transportation Utility Fee				Monthly Transportation Utility Fee			
Customer Class	Per 1000 sf or other unit	Current Rate Per Month	Effective Jan 1, 2021	Effective Jan 1, 2022	2021 % Incr	2022 % Incr	Avg Annual Increase			Current Rate Per Month	Effective Jan 1, 2021	Effective Jan 1, 2022		Current Rate Per Month	Effective Jan 1, 2021	Effective Jan 1, 2022	
Single-Family Detached Housing	-	\$4.99	\$5.09	\$5.19	2.00%	1.96%	2.00%			\$4.99	\$5.09	\$5.38		\$4.99	\$0.00	\$0.00	
Multi-Family	-	\$3.37	\$3.44	\$3.51	2.08%	2.03%	2.08%			\$3.37	\$3.44	\$3.63		\$3.37	\$0.00	\$0.00	
Mobile Home	-	\$2.61	\$2.66	\$2.72	1.92%	2.26%	2.11%			\$2.61	\$2.66	\$2.81		\$2.61	\$0.00	\$0.00	
Non-Residential Class 1	Less than 18 trips	\$3.72	\$3.79	\$3.87	1.88%	2.11%	2.02%			\$3.72	\$3.79	\$4.00		\$3.72	\$0.00	\$0.00	
Non-Residential Class 2	From 18 to 30 trips	\$14.66	\$14.95	\$15.25	1.98%	2.01%	2.01%			\$14.66	\$14.95	\$15.80		\$14.66	\$0.00	\$0.00	
Non-Residential Class 3	More than 30 to 51 trips	\$21.35	\$21.78	\$22.21	2.01%	1.97%	2.01%			\$21.35	\$21.78	\$23.02		\$21.35	\$0.00	\$0.00	
Non-Residential Class 4	More than 51 to 80 trips	\$33.46	\$34.13	\$34.81	2.00%	1.99%	2.02%			\$33.46	\$34.13	\$36.07		\$33.46	\$0.00	\$0.00	
Non-Residential Class 5	More than 80 trips	\$97.16	\$99.10	\$101.09	2.00%	2.01%	2.02%			\$97.16	\$99.10	\$104.74		\$97.16	\$0.00	\$0.00	
Non-Residential Class 6																	
Senior Adult Housing/Attached	Per Dwelling Unit	\$2.04	\$2.08	\$2.12	1.96%	1.92%	1.96%			\$2.04	\$2.08	\$2.12		\$2.04	\$0.00	\$0.00	
Congregate Care	Per Dwelling Unit	\$1.12	\$1.14	\$1.17	1.79%	2.63%	2.23%			\$1.12	\$1.14	\$1.17		\$1.12	\$0.00	\$0.00	
Assisted Living	Per Bed	\$1.47	\$1.50	\$1.53	2.04%	2.00%	2.04%			\$1.47	\$1.50	\$1.53		\$1.47	\$0.00	\$0.00	
Continued Care Retirement Community	Per Unit	\$1.33	\$1.36	\$1.38	2.26%	1.47%	1.88%			\$1.33	\$1.36	\$1.38		\$1.33	\$0.00	\$0.00	
Hotel	Per Room	\$4.52	\$4.61	\$4.70	1.99%	1.95%	1.99%			\$4.52	\$4.61	\$4.70		\$4.52	\$0.00	\$0.00	
Motel	Per Room	\$3.12	\$3.18	\$3.25	1.92%	2.20%	2.08%			\$3.12	\$3.18	\$3.25		\$3.12	\$0.00	\$0.00	
City Park	Per Acre	\$1.05	\$1.07	\$1.09	1.90%	1.87%	1.90%			\$1.05	\$1.07	\$1.09		\$1.05	\$0.00	\$0.00	
County Park, Farmland, Commercial Agriculture	Per Acre	\$1.25	\$1.28	\$1.31	2.40%	2.34%	2.40%			\$1.25	\$1.28	\$1.31		\$1.25	\$0.00	\$0.00	
Golf Course	Per Hole	\$19.77	\$20.17	\$20.57	2.02%	1.98%	2.02%			\$19.77	\$20.17	\$20.57		\$19.77	\$0.00	\$0.00	
Public Elementary School	Per Student	\$0.36	\$0.37	\$0.37	2.78%	0.00%	1.39%			\$0.36	\$0.37	\$0.37		\$0.36	\$0.00	\$0.00	
Public Middle/Junior High School	Per Student	\$0.45	\$0.46	\$0.47	2.22%	2.17%	2.22%			\$0.45	\$0.46	\$0.47		\$0.45	\$0.00	\$0.00	
Public High School	Per Student	\$0.48	\$0.49	\$0.50	2.08%	2.04%	2.08%			\$0.48	\$0.49	\$0.50		\$0.48	\$0.00	\$0.00	
Private School (K-12)	Per Student	\$1.37	\$1.40	\$1.43	2.19%	2.14%	2.19%			\$1.37	\$1.40	\$1.43		\$1.37	\$0.00	\$0.00	
Junior/Community College	Per Student	\$0.68	\$0.69	\$0.71	1.47%	2.90%	2.21%			\$0.68	\$0.69	\$0.71		\$0.68	\$0.00	\$0.00	
University/College	Per Student	\$0.95	\$0.97	\$0.99	2.11%	2.06%	2.11%			\$0.95	\$0.97	\$0.99		\$0.95	\$0.00	\$0.00	
Quick Lubrication Veh. Shop	Per Service Position	\$12.87	\$13.13	\$13.39	2.02%	1.98%	2.02%			\$12.87	\$13.13	\$13.39		\$12.87	\$0.00	\$0.00	
Gas/serve Station	Per Fueling Position	\$54.10	\$55.18	\$56.29	2.00%	2.01%	2.02%			\$54.10	\$55.18	\$56.29		\$54.10	\$0.00	\$0.00	
Gas/Serv. Station with Conv. Market	Per Fueling Position	\$39.64	\$40.43	\$41.24	1.99%	2.00%	2.02%			\$39.64	\$40.43	\$41.24		\$39.64	\$0.00	\$0.00	
Food Carts	Per Cart	\$47.66	\$48.61	\$49.58	1.99%	2.00%	2.01%			\$47.66	\$48.61	\$49.58		\$47.66	\$0.00	\$0.00	

* The calculation of the "rates not subject to the referral process effective January 1, 2022" as shown above are based on a 5.7% increase above the January 1, 2021 rates in the "Council Adopted Rates" columns above. This assumes that rates effective January 1, 2021 are not lowered through the referral process. If rates effective January 1, 2021 were lowered through the referral process, this could lower the "rates not subject to the referral process" for January 1, 2022, as these "year 2" rates would be based on 5.7% of the lower, actual/ referred rates from year 1. For example, if the Council Adopted Rate effective January 1, 2021 (year 1) was \$17.06, of which \$16.96 was not eligible for referral, the assumed rate "not subject to the referral process for January 1, 2022" (year 2) will be calculated as a 5.7% increase on \$17.06, resulting in \$18.03 (as shown above). **unless** the year 1 rates were lowered through the referral process, which would produce a "year 2" rate based on the new "year 1" rate of \$16.96, resulting in an amount of \$17.92 "not eligible for referral" in year 2. The 5.7% referral threshold is tied to the CPI-U West Region Annual Average Index for 2019 as cited in Newberg Municipal Code 2.15.200(M)3.

City Council Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Keith Leonard

Submitting Department: Community Development

Item Type: COUNCIL RCA-ORD

Agenda Section:

Subject:

Ordinance 2020-2866, An Ordinance approving the annexation of property located at 2255 NE Chehalem Drive

Suggested Action:

Adopt Ordinance No. 2020-2866 approving a Health Hazard Annexation due to a lack of potable water for property located at 2255 NE Chehalem Drive, Yamhill County Tax Lot No. R3218BA-00400.

Attachments:

[RCA No. 2020-2866 - ANX20-0001 - 2255 NE Chehalem Dr - FINAL.pdf](#)

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: September 21, 2020

Order ____ Ordinance XX Resolution ____ Motion ____ Information ____
No. No. 2020-2866 No.

SUBJECT: An Ordinance approving the annexation of property located at 2255 NE Chehalem Drive

Staff: Keith Leonard, Kristen Svicarovich
Department: Community Development
File Number: ANX20-0001

Business Session

Order on Agenda: Public Hearings

HEARING TYPE: ☐ LEGISLATIVE ☒ QUASI-JUDICIAL ☐ ADMINISTRATIVE
☐ NOT APPLICABLE

RECOMMENDATION:

Adopt Ordinance No. 2020-2866 approving a Health Hazard Annexation due to a lack of potable water for property located at 2255 NE Chehalem Drive, Yamhill County Tax Lot No. R3218BA-00400.

EXECUTIVE SUMMARY:

A. SUMMARY:

The applicant is requesting an annexation under 15.250.060 Health hazard annexation, which states “the city shall annex those areas constituting a health hazard in accordance with the Oregon Revised Statutes, taking into consideration the ability of the city to provide necessary services. Annexation of areas constituting a health hazard is not subject to voter approval”. The subject property has a potable water well that is unable to provide an adequate amount of potable water.

The proposed annexation is approximately 1 acre of property ($\pm 43,696$ square feet) located at 2255 NE Chehalem Drive. The property is within the Newberg Urban Growth Boundary (UGB) and has a Newberg Comprehensive Plan designation of Low Density Residential (LDR). The annexation would change the zoning of the property from Yamhill County VLDR-1 (Very Low Density Residential – 1 acre minimum) to Newberg R-1 (Low Density Residential) with a Limited Use (LU) Overlay. The R-1 zoning district has a minimum lot size of 5,000 square feet for future residential development.

B. SITE INFORMATION:

Location: 2255 NE Chehalem Drive; South of NE Cullen Road

Size: ± 1 acre

Topography: Flat

Current Land Uses: single family residential home

Natural Features: None

Adjacent Land Uses:

- a. North: rural residential (outside city limits)
- b. East: single-family residential zoned R-2 (inside city limits)
- c. South: single-family residential home (outside city limits)
- d. West: rural residential/farm (outside city limits)

Access and Transportation: The existing property, developed with a single-family home, has frontage and access via NE Chehalem Drive. NE Chehalem Drive is classified as a major collector roadway and is jurisdictionally owned by Yamhill County.

Utilities:

- a. **Water:** The City's Geographic Information System (GIS) shows an existing 10-inch public water line that terminates in front of 2201 NE Chehalem Drive. The Applicant has been in coordination with the City Engineering Department and is requesting annexation to connect to public water service due to a failing well.
- b. **Wastewater:** The City's GIS shows there is no existing wastewater line adjacent to the property. The subject property is currently served by an on-site septic system. The closest wastewater line is located to the east of the property along N Legacy Drive. The City does have a capital improvement project to extend wastewater services north on NE Chehalem Drive up to W Columbia Drive.
- c. **Stormwater:** There is an existing storm line within NE Chehalem Drive that terminates to the northeast of the subject property. If more than 500 square feet of new impervious surface is created, stormwater treatment will be required. Water quality and detention need to be provided per the Public Works Design and Construction Standards, Section 4. A Stormwater Report describing existing and proposed drainage will need to include a downstream analysis.
- d. As required by the Newberg Municipal Code (NMC) and at the time of site development, any new utility connection proposed will need to be undergrounded. See NMC Section 15.430.010 for exception provisions.

C. PROCESS:

An annexation and zone change request is a Type III application and follows the procedures in NMC Section 15.100.050. The Planning Commission will hold a quasi-judicial public hearing on the application. The Planning Commission makes a recommendation on the application based on the criteria listed in the attached findings. The Planning Commission's recommendation is forwarded to the City Council, who will hold a hearing and render a final decision on the application. The language directs the legislative body of a city to annex property without a public vote when the property meets certain requirements. Important dates related to this application are as follows:

6/29/20: The Community Development Director deemed the application complete.

6/30/20: The Applicant posted the site.

7/15/20: The Applicant mailed notice to the property owners within 500 feet of the site.

7/29/20: The *Newberg Graphic* published notice of the Planning Commission hearing.
8/13/20: The Planning Commission held a public hearing, took public testimony, deliberated on the proposal and recommended approval of the annexation.
9/1/20: Planning staff placed notice on Newberg's website, and posted notice in four public buildings.
9/2/20: The *Newberg Graphic* published the first notice of the City Council hearing.
9/9/20: The *Newberg Graphic* published the second notice of the City Council hearing.
9/21/20: The City Council held a public hearing, took public testimony and deliberated on the proposed amendments.

D. AGENCY COMMENTS:

The application was routed to several public agencies for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following agency comments:

Ziply Fiber: Reviewed; no conflict

Tualatin Valley Fire and Rescue: Reviewed; no conflict

E. PUBLIC COMMENTS:

As of the drafting of this RCA, the city has not received written public comments.

F. ANALYSIS:

This is an annexation request for 1 acre of property within the City of Newberg UGB. The property has a Comprehensive Plan designation of LDR (Low Density Residential), which corresponds with the requested zoning of R-1 (Low Density Residential) per NMC Section 15.250.080 of the Newberg Development Code. Annexation of this property will provide additional residential development opportunities to meet future housing demands.

The Applicant is requesting annexation into the City of Newberg limits as allowed by NMC 15.250.060 to address a health hazard. The existing on-site well is failing and the Applicant is requesting to connect to City water services. There is an existing public water line along NE Chehalem Drive; however, wastewater service is not present in the vicinity and may not be available to the site within three years. The subject property will not be permitted to develop until all public utilities are available to the site to serve future development.

The site is located on the west side of NE Chehalem Drive, south of the NE Cullen Road and E Mountainview Drive intersection. NE Chehalem Drive is classified as a major collector on the City of Newberg Transportation System Plan (TSP) Functional Class Map and is currently under Yamhill County jurisdiction.

Street improvements to NE Chehalem Drive will be required at the time of development consistent with the major collector standards. The Applicant will also be required to dedicate an additional 10 feet of right-of-way to provide for 30 feet of right-of-way from the roadway centerline as part of the annexation.

State law changed with the passage and adoption of Oregon Senate Bill 1573, which added language to ORS 222.111 preempting Newberg's (and other cities') requirement that annexations go to a public vote, and instead directs the legislative body of a city to annex property without a public vote when the property meets

certain requirements, including: being within the UGB; subject to the Comprehensive Plan of the City; contiguous to city limits; and meeting the City’s adopted Development Code criteria for annexation. This property meets those criteria as outlined in the findings in Exhibit C and will not be sent to a public vote. The City Council will make the final local decision on this application for annexation.

G. PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a quasi-judicial hearing to consider the application and approved Resolution No. 2020-357 recommending that the City Council approve an annexation of 1 acre of property, plus the area of the adjacent rights-of-way, into the city of Newberg and change the zoning from Yamhill County VLDR-1 to Newberg R-1, for property located at 2255 NE Chehalem Drive, Tax Lot R3218BA-00400.

FISCAL IMPACT:

No direct fiscal impact to the city, other than the annexation will add ± 1 acre to the city property tax base.

STRATEGIC ASSESSMENT:

2020 Council Goals:

The 2020 Council Goals are note directly applicable to the requested Health Hazard Annexation.

Ordinance No. 2020-2866 with:

- Exhibit “A”: Property Map
- Exhibit “B”: Legal Description
- Exhibit “C”: Findings
- Exhibit “D”: Conditions of Approval

Attachments:

1. Planning Commission Resolution 2020-357 (with Exhibits “A”, “B”, and “C” by reference only and attached to Ordinance No. 2020-2866)
2. Aerial Photo
3. Comprehensive Plan Map

AN ORDINANCE APPROVING AN ANNEXATION OF 1 ACRE OF PROPERTY, PLUS THE AREA OF THE ADJACENT RIGHTS-OF-WAY, INTO THE CITY OF NEWBERG AND CHANGE THE ZONING FROM YAMHILL COUNTY VLDR-1 TO NEWBERG R-1 (LOW DENSITY RESIDENTIAL) FOR PROPERTY LOCATED AT 2255 NE CHEHALEM DRIVE, TAX LOT R3218BA-00400

RECITALS:

1. David and Sarah Steenstra submitted an application to annex 1 acre of property into the City of Newberg and change the zoning from Yamhill County VLDR-1 to Newberg R-1. The property is located directly west of the current Newberg City limits on the west side of NE Chehalem Drive, south of NE Cullen Road, Tax Lot R3218BA-00400.
2. The property has a Comprehensive Plan designation of LDR (Low Density Residential), which corresponds with the R-1 zone.
3. The property is located within the Newberg Urban Growth Boundary and is adjacent to the Newberg city limits. Adequate public services and utilities are or can be made available to serve the property within three years.
4. The Newberg Planning Commission held a hearing on August 13, 2020 to consider the application. The Commission considered testimony, closed public testimony, and deliberated. The Planning Commission voted to approve Resolution 2020-357 recommending that the City Council approve the annexation request and concurrent zone change.
5. State law changed with the passage and adoption of Oregon Senate Bill 1573, which added language to ORS 222.111 that preempts Newberg's requirement that annexations go to a public vote, and instead directs the legislative body of a city to annex property without a public vote when the property meets certain requirements, including: being within the Urban Growth Boundary (UGB); subject to the Comprehensive Plan of the City; contiguous to city limits; and meeting the City's adopted Development Code criteria for annexation. This property meets those criteria.
6. After proper notice, including posting in the Newberg Graphic on September 2, 2020 and September 9, 2020, the Newberg City Council held a hearing on September 21, 2020 to consider the proposed annexation and concurrent zone change. After the staff report and public testimony the City Council finds the proposal has met the required criteria for annexation.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The property shown in Exhibit “A” and described in Exhibit “B” is hereby annexed into the Newberg city limits, and the zoning of the property is changed from Yamhill County VLDR-1 to Newberg R-1 (Low Density Residential). Exhibits "A" and “B” are hereby adopted and by this reference incorporated.
2. This decision is based on the findings shown in Exhibit “C” subject to the conditions of approval contained in Exhibit “D” the findings and that the property meets ORS 222.111 criteria as set forth in Recital #5 above. Exhibit "C" and “D” are hereby adopted and by this reference incorporated.

➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: October 21, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of September, 2020,
by the following votes: **AYE:** **NAY:** **ABSENT:** **ABSTAIN:**

Sue Ryan, City Recorder

ATTEST by the Mayor this 24th day of September, 2020.

Rick Rogers, Mayor

Exhibit “A” to City Council Ordinance No. 2020-2866
Legal Description – Steenstra Annexation

EXHIBIT A

LEGAL DESCRIPTION:
PARCEL 1 ANNEXATION
JULY 14, 2020

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO. 2017-013, RECORDED SEPTEMBER 15, 2017, YAMHILL COUNTY RECORDS.

CONTAINS 43,696 SQUARE FEET, MORE OR LESS

EXHIBIT A

LEGAL DESCRIPTION:
RIGHT-OF-WAY DEDICATION
JULY 14, 2020

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2017-013, RECORDED SEPTEMBER 15, 2017, YAMHILL COUNTY RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1 OF PARTITION PLAT NO. 2017-013; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 NORTH 00°15'00" EAST, 144.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 NORTH 89°58'55" WEST, 10.00 FEET TO A POINT 30.00 FEET WESTERLY OF THE CENTERLINE OF CHEHALEM DRIVE THEREOF (WHEN MEASURED PERPENDICULAR THERETO); THENCE LEAVING SAID NORTHERLY LINE, ALONG A LINE 30.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF CHEHALEM DRIVE SOUTH 00°15'00" WEST, 144.21 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°58'55" WEST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,442 SQUARE FEET, MORE OR LESS

Exhibit "B" to City Council Ordinance No. 2020-2866
Property Map – Steenstra Annexation

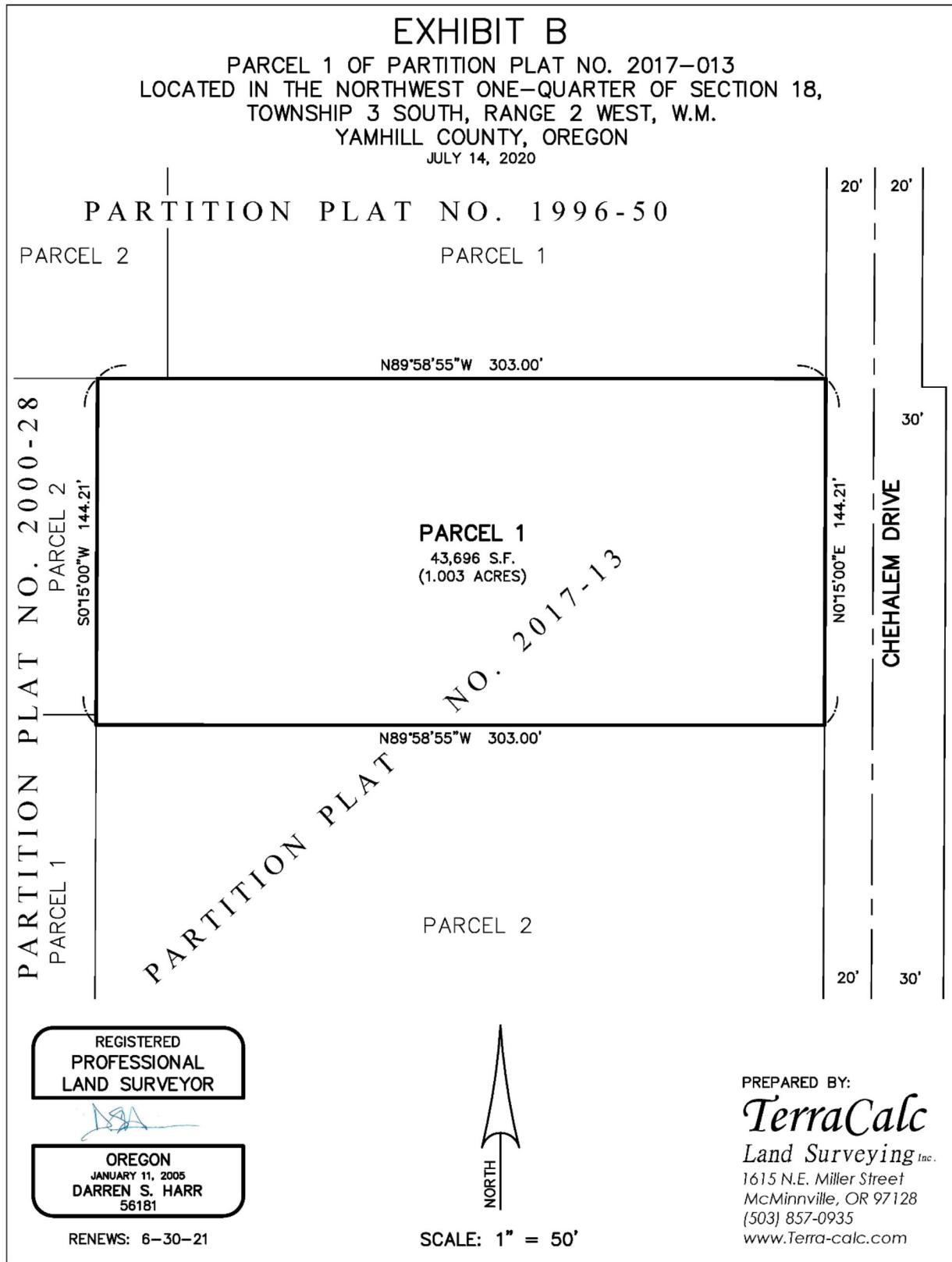


EXHIBIT B

RIGHT-OF-WAY DEDICATION
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, W.M.

YAMHILL COUNTY, OREGON

JULY 14, 2020

PARTITION PLAT
NO. 1996-50

PARCEL 1

PARCEL 1

PARCEL 2

PARTITION PLAT NO. 2017-13

N89°58'55"W
10.00'

S00°15'00"W 144.21'

N00°15'00"E 144.21'

S89°58'55"E
10.00'

CHEHALEM DRIVE

POINT OF BEGINNING



SCALE: 1" = 30'

LEGEND:



- RIGHT-OF-WAY DEDICATION
AREA=1,442 SQUARE FEET
(0.033 ACRES)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DSA

OREGON
JANUARY 11, 2005
DARREN S. HARR
56181

RENEWS: 6-30-21

PREPARED BY:

TerraCalc

Land Surveying Inc.

1615 N.E. Miller Street

McMinnville, OR 97128

(503) 857-0935

www.Terra-calc.com

**Exhibit “C” to City Council Ordinance No. 2020-2866
Findings – File ANX20-0001 – Steenstra Annexation**

A. 15.250.020 Conditions for annexation.

The following conditions must be met prior to or concurrent with city processing of any annexation request:

A. The subject site must be located within the Newberg urban growth boundary or Newberg urban reserve areas.

B. The subject site must be contiguous to the existing city limits.

Finding: The subject site, located at 2255 NE Chehalem Drive, Tax Lot R3218BA-00400, is located within the UGB and is contiguous to the Newberg City Limits along its eastern boundary. The legal description of area to be annexed includes the right-of-way dedication along NE Chehalem Drive. These criteria are met.

B. 15.250.030 Quasi-judicial annexation criteria.

The following criteria shall apply to all annexation requests:

A. The proposed use for the site complies with the Newberg comprehensive plan and with the designation on the Newberg comprehensive plan map. If a redesignation of the plan map is requested concurrent with annexation, the uses allowed under the proposed designation must comply with the Newberg comprehensive plan.

Finding: The property has a Comprehensive Plan designation of Low Density Residential (LDR), which corresponds with the requested zoning of R-1 (Low Density Residential) and is consistent with NMC Section 15.250.080. The annexation request complies with the LDR Comprehensive Plan Map designation for the property and therefore complies with the Comprehensive Plan. This criterion is met.

B. An adequate level of urban services must be available, or made available, within three years’ time of annexation, except as noted in subsection (E) of this section. An adequate level of urban services shall be defined as:

1. Municipal wastewater and water service meeting the requirements enumerated in the Newberg comprehensive plan for provision of these services.

Finding: The Applicant is requesting Annexation into the City of Newberg in order to connect to City water utilities as the on-site water well is failing. Upon annexation, the Applicant will be allowed to connect to City water facilities. However, wastewater services are not present within the vicinity. The City is working on plans to extend wastewater services north up NE Chehalem Drive from Highway 240, but timing is unknown. There is an existing wastewater line to the east of the subject property along N Legacy Drive, which could be an option if the wastewater extension project does not occur. The Applicant can extend the public wastewater line to serve the property if necessary. The property owner will not be permitted to develop the subject property until all utility services are available to the site. The immediate health concern is to provide needed potable water to the subject property. This criterion is met.

2. Roads with an adequate design capacity for the proposed use and projected future uses. Where construction of the road is not deemed necessary within the three-year time period, the city shall note requirements such as dedication of right-of-way, waiver of remonstrance against assessment for road improvement costs, or participation in other traffic improvement costs, for application at the appropriate level of the planning process. The city shall also consider public costs for improvement and the ability of the city to provide for those costs.

Finding: The property has road frontage along NE Chehalem Drive. Future development of this property will necessitate roadway frontage improvements to City standards. In addition, the Applicant is required to dedicate additional right-of-way along their property frontage on NE Chehalem Drive to provide for 30 feet of right-of-way from the roadway centerline along the property frontage prior to the City Council public hearing of the annexation request. The Map and Legal Description in Exhibit “A” and “B” include the subject property and right-of-way dedication.

Further, the Applicant will be required to sign and record with Yamhill County a non-remonstrance agreement with the City of Newberg for the required improvements along the property frontage not limited to a 12-foot travel lane, 6-foot bike lane, 0.5-foot curb, 5.5-foot planter strip, 5-foot sidewalk, 1 foot from back of walk to right-of-way, street trees, street lighting, and any necessary public water, wastewater, or stormwater improvements. At such a point in time that the City decides it is ready for these improvements to be made, the property owner will be required at their own cost to implement these improvements as a condition of the annexation.

Compliance with these standards will be met with adherence to the aforementioned conditions of approval.

Transportation Planning Rule: Annexation of the property complies with the State Transportation Planning Rule (TPR) (Oregon Administrative Rule [OAR] 660-012-0060) because it meets the requirements for an amendment to a zoning map that does not significantly affect an existing or planned transportation facility as permitted by Section 9 of the TPR. The proposed zoning of R-1 is consistent with the comprehensive plan map designation of LDR. Further, there is no additional development permitted on this site until all public utility connections are available. The City of Newberg has an acknowledged TSP which includes this site as planned future urbanizable land within the UGB.

OAR 660-012-0060(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

[Subsection (1) of OAR 660-012-0060](1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system; or

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

C. Findings documenting the availability of police, fire, parks, and school facilities and services shall be made to allow for conclusionary findings either for or against the proposed annexation. The adequacy of these services shall be considered in relation to annexation proposals.

Finding: The City sent the application information out to the Newberg Dundee Police Department, Tualatin Valley Fire and Rescue, Chehalem Park and Recreation District (CPRD), and the Newberg School District, among other agencies, for comments prior to the staff report being drafted. The School District did not provide comment. The Police Department did not provide comment. However, there is no information to suggest that City services could not support the addition of the 1 acre of property to the City limits, and in fact future development of the site helps fund these City services and other System Development Charges (SDC) or permit fee-funded services such as the School District and CPRD. It should be noted that the City of Newberg does not do future planning for CPRD or the School District; however, the City coordinates with those agencies on a regular basis in regards to future planning efforts. This type of coordination is typically done at the time of UGB expansion, when properties are added to serve as the future 20-year urbanizable area, or areas where the City limits is expected to expand to meet growth needs. With no objections being made or conditions being requested by service providers, this criterion is met.

D. The burden for providing the findings for subsections (A), (B) and (C) of this section is placed upon the Applicant.

Finding: The applicant submitted adequate information to allow the City to make findings to the applicable criteria. This criterion is met.

E. The city council may annex properties where urban services are not and cannot practically be made available within the three-year time frame noted in subsection (B) of this section, but where annexation is needed to address a health hazard, to annex an island, to address wastewater or water connection issues for existing development, to address specific legal or contract issues, to annex property where the timing and provision of adequate services in relation to development is or will be addressed through legislatively adopted specific area plans or similar plans, or to address similar situations. In these cases, absent a specific legal or contractual constraint, the city council shall apply an interim zone, such as a limited-use overlay, that would limit development of the property until such time as the services become available.

Finding: This criterion is applicable, as the subject property is not currently connected to City utilities and future connections with three years may not practically be made. However, the Applicant is requesting annexation to address a health hazard as the subject property contains a failing water well and connection to City water is necessary. The property will be permitted to connect to City water, however, no future development on the property beyond the existing single-family home is permitted until all public utility services can be provided to the subject property. Furthermore, a Limited-Use Overlay Zone will be applied, in addition to the base zone, to the subject property to limit future development. The criterion is met.

C. Conclusion: Based on the above-mentioned findings, the application meets the criteria of the Newberg Development Code.

Exhibit “D” to City Council Ordinance No. 2020-2866
Conditions of Approval – File ANX20-0001 – Steenstra Annexation

THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO THE ANNEXATION BEING APPROVED:

1. The Applicant is required to dedicate additional right-of-way along their property frontage on NE Chehalem Drive to provide for 30 feet of right-of-way from the roadway centerline along the property frontage prior to the City Council public hearing of the annexation request.
2. Applicant will be required to sign and record with Yamhill County a non-remonstrance agreement with the City of Newberg for the required improvements along the property frontage not limited to a 12-foot travel lane, 6-foot bike lane, 0.5-foot curb, 5.5-foot planter strip, 5-foot sidewalk, 1 foot from back of walk to right-of-way, street trees, street lighting, and any necessary public water, wastewater, or stormwater improvements. At such a point in time that the City decides it is ready for these improvements to be made, the property owner will be required at their own cost to implement these improvements as a condition of the annexation.



PLANNING COMMISSION RESOLUTION 2020-357

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL
APPROVE AN ANNEXATION OF 1 ACRE OF PROPERTY, PLUS THE
AREA OF THE ADJACENT RIGHTS-OF-WAY, INTO THE CITY OF
NEWBERG AND CHANGE THE ZONING FROM YAMHILL COUNTY
VLDR-1 TO NEWBERG R-1, FOR PROPERTY LOCATED AT 2255 NE
CHEHALEM DRIVE, TAX LOT R3218BA-00400**

RECITALS

1. David and Sarah Steenstra submitted an application to annex 1 acre of property into the City of Newberg and change the zoning from Yamhill County VLDR-1 to Newberg R-1. The property is located directly west of the current Newberg City limits on the west side of NE Chehalem Drive, south of NE Cullen Road, Tax Lot R3218BA-00400.
2. After proper notice, the Newberg Planning Commission held a hearing on August 13, 2020, to consider the application. The Commission considered testimony and deliberated.
3. The Newberg Planning Commission finds that the application, as conditioned in Exhibit "D", meets the applicable Newberg Municipal Code criteria as shown in the findings in Exhibit "C".
4. State law changed with the passage and adoption of Oregon Senate Bill 1573, which added language to ORS 222.111 that preempts Newberg's requirement that annexations go to a public vote, and instead directs the legislative body of a city to annex property without a public vote when the property meets certain requirements, including: being within the Urban Growth Boundary (UGB); subject to the Comprehensive Plan of the City; contiguous to city limits; and meeting the City's adopted Development Code criteria for annexation. This property meets those criteria.

The Newberg Planning Commission resolves as follows:

1. The Planning Commission recommends that the City Council annex the property shown in Exhibit "A" and described in Exhibit "B", along with a zone change to R-1. Exhibits "A" and "B" are hereby adopted and by this reference incorporated.
2. This recommendation is based on the findings shown in Exhibit "C" subject to the conditions of approval contained in Exhibit "D". Exhibit "C" and "D" are hereby adopted and by this reference incorporated.

Adopted by the Newberg Planning Commission this 13th day of August, 2020.



Planning Commission Chair

ATTEST:

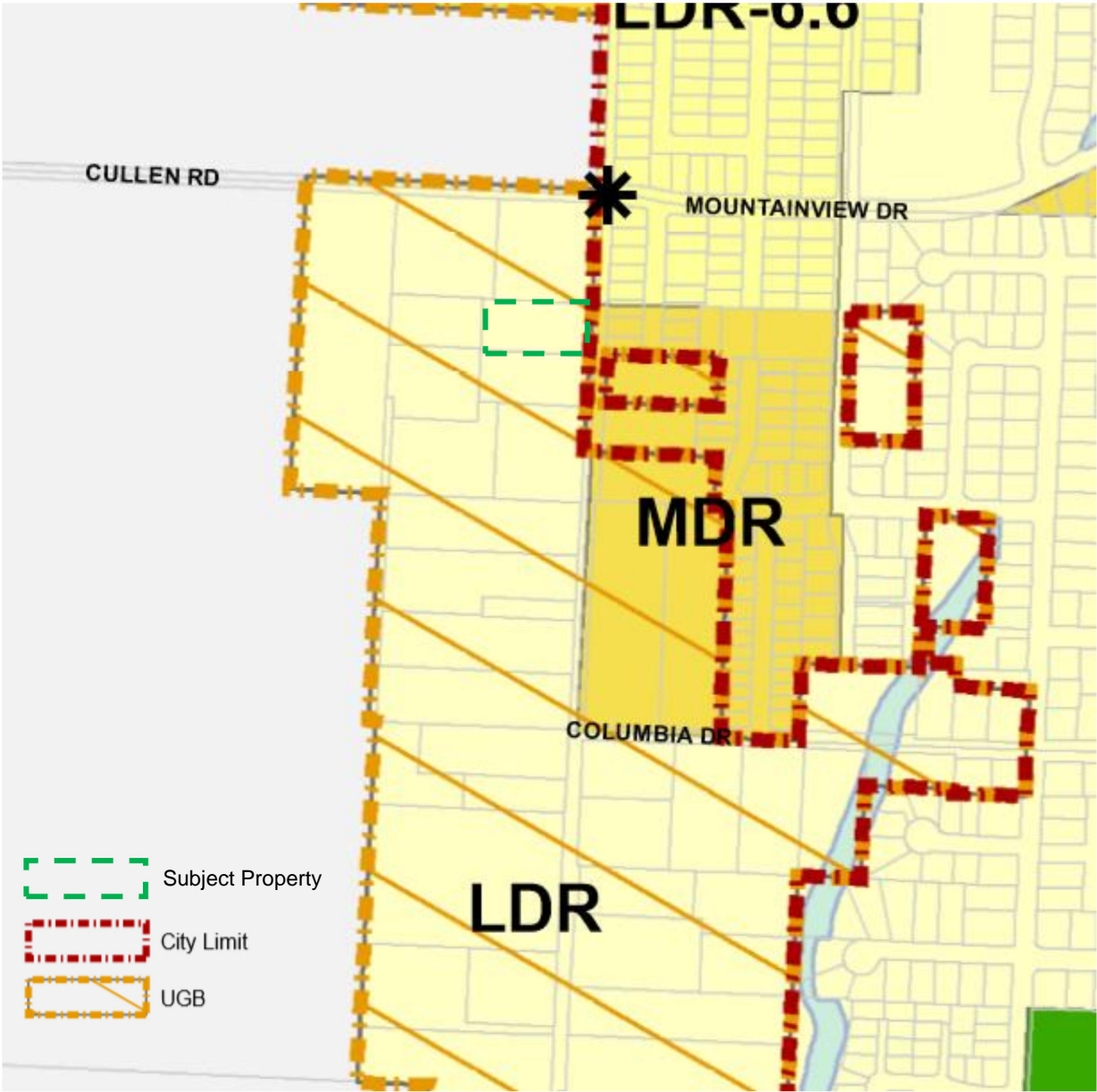


Planning Commission Secretary

Attachment 2: Aerial Photo



Attachment 3: Comprehensive Plan Map



Attachment 4: Application

WAIVER OF EXPIRATION OF ANNEXATION CONSENT

WHEREAS: The undersigned
David Steenstra and Sarah Steenstra

2255 NE Chehalem Drive

Newberg OR 97132

as

owner(s) of certain property have signed a consent to annex that property to the City of Newberg, Oregon, which consent is attached; and

WHEREAS: ORS 222.173 provides that "only statements of consent to annexation which are filed within any one-year period shall be effective, unless separate written agreement waiving the one-year period or prescribing some other period of time has been entered into between an owner of land or an elector and the city."; and

WHEREAS: The owner(s) desire that this consent to annex be valid until the property is annexed.

NOW, THEREFORE:

The undersigned do hereby request that the attached consent to annex be valid until the property is annexed to the City of Newberg, Oregon.

In construing this consent, the singular includes the plural as circumstances may require.

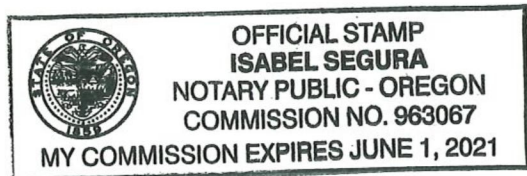
IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this 23rd day
of June, 2020.

Sarah M Steenstra
Sarah M Steenstra
David Steenstra
DAVID STEENSTRA

STATE OF Oregon, County of Yamhill ss 06/23/2020
month/day/year

Personally appeared the above named David Steenstra and
Sarah Steenstra

and acknowledged the foregoing instrument to be true voluntary act and deed.



Before me:

Isabel Segura

Notary Public for:

State of Oregon

My commission expires:

June 1, 2021

ANNEXATION CONSENT

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF NEWBERG, OREGON:

The undersigned David Steenstra and Sarah Steenstra

being the sole owner of the real premises described in Exhibit A attached hereto and incorporated by reference herein, and generally known as (address) 2255 NE Chehalem Drive, Newberg and (tax lot) R3218BA-00400, does hereby consent to the annexation of such territory above described to the City of Newberg, Oregon.

The undersigned does hereby respectfully petition that the real premises described in Exhibit A be annexed to the City of Newberg, Oregon, in the manner provided by the laws of the State of Oregon and the Charter and Ordinances of the City of Newberg, Oregon.

This consent is binding upon the heirs, successors, and assigns of the above listed property.

In construing this consent, the singular includes the plural as circumstances may require.

IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this 23rd day of June, 2020.

Sarah M Steenstra
Sarah M Steenstra
David Steenstra
DAVID STEENSTRA

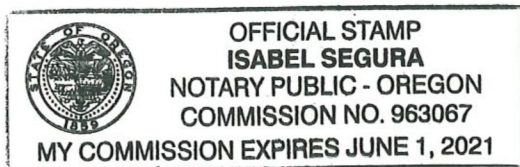
STATE OF Oregon, County of Yamhill, ss 06/23/2020
 Month / day / year

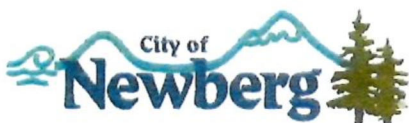
Personally appeared the above named David Steenstra and Sarah Steenstra

and acknowledged the foregoing instrument to be true voluntary act and deed.

Before me:

Isabel Segura
 Notary Public for State of Oregon
 My commission expires June 1, 2021





TYPE III APPLICATION - 2020 (QUASI-JUDICIAL REVIEW)

File #: _____

TYPES – PLEASE CHECK ONE:

- ☒ Annexation
☐ Comprehensive Plan Amendment (site specific)
☐ Zoning Amendment (site specific)
☐ Historic Landmark Modification/alteration
☐ Conditional Use Permit
☐ Type III Major Modification
☐ Planned Unit Development
☐ Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: David and Sarah Steenstra
 ADDRESS: 2255 NE Chehalem Drive, Newberg OR 97132
 EMAIL ADDRESS: dcsteenstra@fedins.com
 PHONE: 605-880-4701 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: Darren Harr, TerraCalc PHONE: 503-729-2112
 ADDRESS: 1615 N.E. Miller Street, McMinnville, OR 97128

GENERAL INFORMATION:

PROJECT NAME: Steenstra Annexation PROJECT LOCATION: 2255 NE Chehalem Dr, Newberg OR 97132
 PROJECT DESCRIPTION/USE: Single family residence to be annexed into the City of Newberg
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218BA-00400 ZONE: VLDR-1 SITE SIZE: 1.0 SQ. FT. ☐ ACRE ☐
 COMP PLAN DESIGNATION: LDR (R1) TOPOGRAPHY: Flat
 CURRENT USE: Single family residence
 SURROUNDING USES:
 NORTH: Single family residence SOUTH: Single family residence
 EAST: Single family residence WEST: Single family residence

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☒ Fees ☒ Public Notice Information ☒ Current Title Report ☒ Written Criteria Response ☒ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexationp. 15
 Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
 Conditional Use Permitp. 21
 Historic Landmark Modification/Alterationp. 23
 Planned Unit Developmentp. 26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature

Date

Owner Signature

Date

David Steenstra

Print Name

Sarah Steenstra

Print Name

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

Written Criteria Response

for Steenstra Annexation

ANNEXATION REQUEST AND FINDINGS

The following is the applicants' statement regarding the annexation criteria (Newberg Code 15.250.030) for annexation of approximately 1.0 acres of territory (Yamhill County-Tax Lot 3218BA-00400) that is South of Cullen Road on the West side of Chehalem Drive in Newberg, Oregon.

The subject property is currently zoned VLDR-1 (Very Low Density Residential-1 acre minimum) and designated "LDR" (Low Density Residential) on the Newberg Comprehensive Plan Map. The property is in the Urban Growth Boundary.

There are one existing single family residence located on the site. The applicant is proposing to leave just this one single family residence on the site until future utilities become available to the property.

The subject property is adjacent to City limits on the eastern property line.

Development Concept Statement and Positive/Negative Effects Statement:

The applicant is not proposing to develop the site with additional single family residences at this time.

This development will not increase the traffic in the area as no additional homes will be built at this time on the property. Chehalem Drive is a major collector road so in the future, if there are four homes on this property, there will be very little additional volume along local residential streets.

The proposed annexation will have a positive impact on the economy of the City of Newberg. The annexation will allow the property to be developed in the future, add a utility customer and increase property tax revenues to the City.

ANNEXATION CRITERIA:

(A) The proposed use for the site complies with the Newberg comprehensive plan and with the designation on the Newberg comprehensive plan map. If the resignation of the plan map is requested concurrent with annexation, the uses allowed under the proposed designation must comply with the Newberg Comprehensive Plan.

Response - The applicant is applying for land that has a City designation of R1. The proposed land use designation is consistent with the Newberg Area Comprehensive Plan "LDR" designation and applicable Statewide planning goals.

II. Goals and Policies.

Citizen Involvement

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Newberg. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies. The published notice will identify the applicable criteria. Through the notification process, all interested parties are afforded the opportunity to review the application, comment on the proposal, and participate in the decision.

These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Land-Use Planning

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The City's Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Newberg Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the annexation criteria is part of this review. Findings and evidence to support the annexation are included in this application. For these reasons, the proposal conforms to the land use planning process established by this Goal.

Air, Water, and Land Resource Quality

The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements in the future (see Part E). Considering the location of the site adjacent to the city, the availability of public facilities to provide water are located near the property. For sewage disposal and storm drainage services, the City of Newberg is working to bring a wastewater system across HWY 240 and down Chehalem Drive. Another option would be to create an easement from Legacy Drive to the east to access

wastewater. At this time, the single family residence on the property will have no significant impacts to the quality of the air, water or land.

Open Space, Scenic, Natural Historic and Recreational Resources

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there are no mapped wetlands and a waterway on the subject property.

The Economy and I. Housing

The proposed annexation will have a positive impact on the economy of the City of Newberg. The annexation will allow the property to be developed, which will create future employment along with a housing type that is desirable for families. It will also provide immediate increase property taxes for the City of Newberg as well as added SDC fees for schools.

Transportation

The City's adopted Comprehensive Plan Transportation Goal and Policies implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Chehalem Drive which is a major collector. This major street was in place prior to annexation.

The current annexation plan does not increase the traffic as the current single family residence already houses a family. One single family residence generates 9.57 trips per day. The parcel is on a major collector and will not see an increase in traffic.

For these reasons the requirements of this Goal are met.

Public Facilities and Services

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring future development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

Water will be extended from the West side of Chehalem Drive to serve the proposed single family residence. Stormwater will not be connected at this time as the current house has a working septic system (installed in 2018). The City is working on future development according to the Master Plan to extend wastewater North down Chehalem Drive from Highway 240. It may also be possible to access wastewater from Legacy Drive (to the East of the property) when development is planned. At this time, no future development of property beyond the single family residence that already exists is in place. The current house has water connection issues that allow for the City to annex without access to all public utilities available as long as no future development will occur until utilities are available (See Part E).

The Newberg School District currently provides public education facilities for this property. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed to the property. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

The proposed annexation is in compliance with the applicable Goals and Policies in the Comprehensive Plan.

(B) Urban Services

As stated above, the proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate when development is sought out. At this time, the single family residence will only need access to City water due to current water connection issues.

Chehalem Drive provides both access to city and county residents and is used as a major thoroughfare between North Newberg residents and the rest of the City of Newberg. No upgrades would need to be done to this road until the time of future development (sidewalks, planter strips, etc).

(C) Police, Fire, Parks, and School Facilities

The Newberg School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

The development of the site will require the applicant to pay System Development Charges (SDCs) that will contribute to parks and school facilities. Taxes that come from the development will help to provide funding for Police, Fire, and other required services.

(E) Urban Services Not Available

The city council may annex properties where urban services are not and cannot practically be made available within the three-year time frame noted in subsection (B) of this section, but where annexation is needed to address wastewater or **water connection issues** for existing development. In these cases, the city council shall apply an interim zone, such as a limited-use overlay, that would limit development of the property until such time as the services become available.

Current Title Report

for Steenstra Annexation



First American

First American Title Insurance Company

825 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

Order No.: 1032-3452144

April 27, 2020

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

KEELEY DRISCOLL, Escrow Officer/Closer

Phone: (503)538-7361 - Fax: (866)800-7290 - Email: kdriscoll@firstam.com

First American Title Insurance Company

515 E Hancock, Newberg, OR 97132

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Larry Ball, Title Officer

Phone: (503)376-7363 - Fax: (866)800-7294 - Email: lball@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: 2255 NE Chehalem Drive, Newberg, OR 97132

2006 ALTA Owners Standard Coverage	Liability \$	599,000.00	Premium \$	1,499.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$	479,200.00	Premium \$	493.00
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Vantage Mortgage Group, Inc

Proposed Borrower: David Steenstra and Sarah Steenstra

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

Parcel 1 of PARTITION PLAT 2017-13, recorded September 15, 2017, as Instrument No. 201714874, Deed and Mortgage Records, Yamhill County, Oregon.

and as of April 23, 2020 at 8:00 a.m., title to the fee simple estate is vested in:

Matt L. McCaw and Shannon J. McCaw

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
8. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Matthew J. McCaw and Shannon J. McCaw, married to each other
Grantee/Beneficiary:	U.S. Bank National Association
Trustee:	U.S. Bank Trust Company, National Association
Amount:	\$440,000.00
Recorded:	February 28, 2017
Recording Information:	Instrument No. 201703280, Deed and Mortgage Records

 (Affects said land and other property)

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

9. There are various ongoing closures and inaccessibility of certain records in counties and municipalities across the country due to the COVID-19 Emergency. If unable to record documents in the Public Records due to closure or inaccessibility, execution of a Declaration of Understanding and Indemnity and Hold Harmless Agreement Due to the COVID-19 Emergency is required by the parties (other than the Lender) to the contemplated transaction.

- END OF EXCEPTIONS -

NOTE: This report has been revised to change legal description and tax information, and to bring forward plant date.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no matters of public record against David Steenstra and Sarah Steenstra that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount:	\$3,674.92
Map No.:	R3218BA 00400
Property ID:	42091
Tax Code No.:	29.2

Situs Address as disclosed on Yamhill County Tax Roll:

2255 NE Chehalem Drive, Newberg, OR 97132

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION	
Filing Address:	Yamhill County 777 Commercial Street SE, Suite 100 Salem, OR 97301
Recording Fees:	\$ 81.00 for the first page \$ 5.00 for each additional page

cc: David Steenstra and Sarah Steenstra
cc: Matt L. McCaw and Shannon J. McCaw
cc: Vantage Mortgage Group, Inc
17040 Pilkington Road, Suite 300, Lake Oswego, OR 97035
cc: Linsey Macy, Premiere Property Group, LLC
5000 Meadows Road, Suite 150, Lake Oswego, OR 97035
cc: Adam Johnson, Windermere West, LLC
1505 Portland Road, Suite 205, Newberg, OR 97132



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



First American Title™

Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we've collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
Business Purpose for Collection	The business purposes for which we've collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity

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First American Title™

Categories of Third Parties Shared	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
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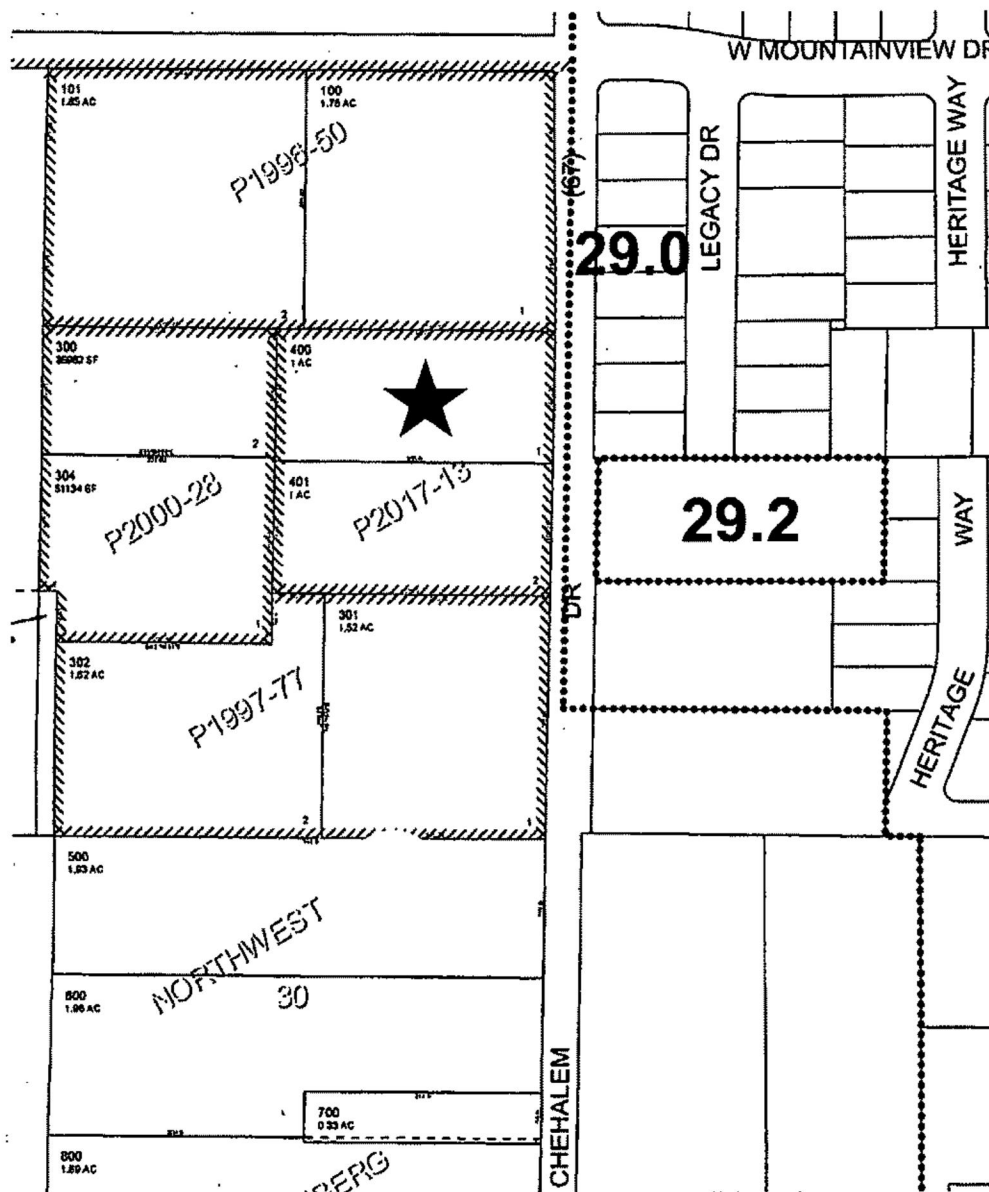
Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.



First American

This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey.



3 2 18BA



After recording return to:
David Steenstra and Sarah Steenstra
2255 NE Chehalem Drive
Newberg, OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
David Steenstra and Sarah Steenstra
2255 NE Chehalem Drive
Newberg, OR 97132

File No.: 1032-3452144 (kd)
Date: April 20, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **202009202**
DMR-DDMR **06/08/2020 01:28:00 PM**
Stn=3 SUTTONS
2Pgs \$10.00 \$11.00 \$5.00 \$60.00 **\$86.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Brian Van Bergen - County Clerk

STATUTORY WARRANTY DEED

Matt L. McCaw and Shannon J. McCaw, Grantor, conveys and warrants to **David Steenstra and Sarah Steenstra as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

Parcel 1 of PARTITION PLAT 2017-13, recorded September 15, 2017, as Instrument No. 201714874, Deed and Mortgage Records, Yamhill County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

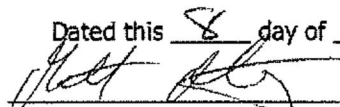
The true consideration for this conveyance is **\$599,000.00**. (Here comply with requirements of ORS 93.030)

APN: 42091

Statutory Warranty Deed
- continued

File No.: 1032-3452144 (kd)

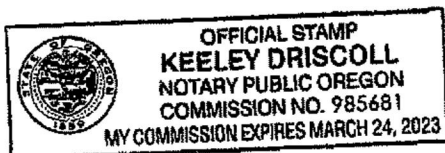

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8 day of June, 2020

 Matt L. McCaw

 Shannon J. McCaw

STATE OF Oregon)
)ss.
 County of Yamhill)

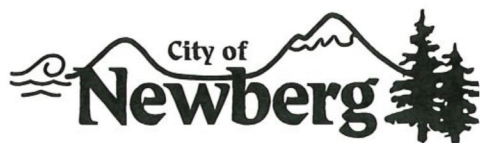
This instrument was acknowledged before me on this 8 day of June, 2020
 by **Matt L. McCaw and Shannon J. McCaw.**

Notary Public for Oregon
 My commission expires: 3-24-23

Public Notice Information

for Steenstra Annexation



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF CITY COUNCIL HEARING ON A COMPREHENSIVE PLAN AND ZONE CHANGE

A property owner in your neighborhood submitted an application to the City of Newberg for a comprehensive plan zone change from VLDR-1 to R1. The Newberg City Council will hold a hearing on _____ at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the City Council. For more details about giving comments, please see the back of this sheet.

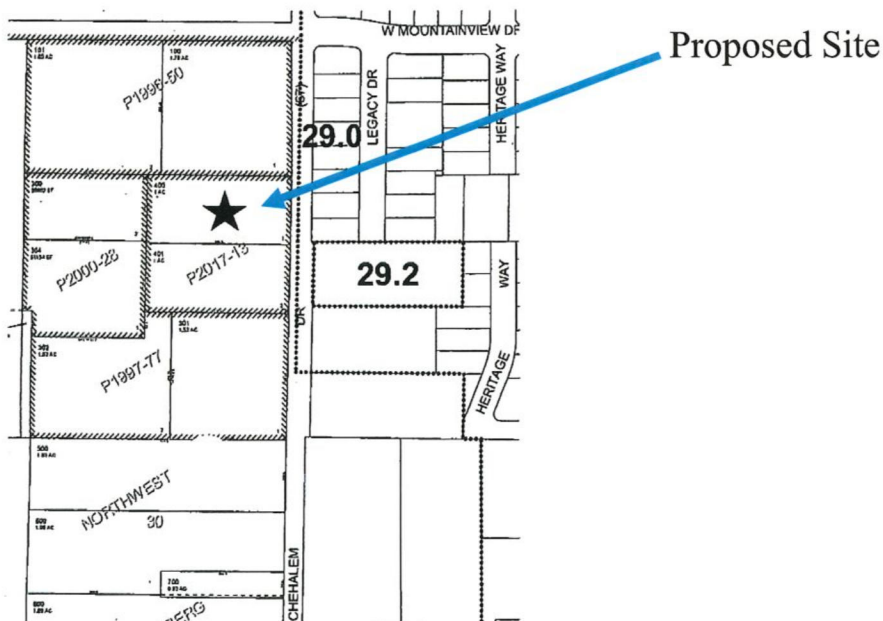
The application would annex a 1.0 acre parcel that is currently in the Newberg Urban Growth Boundary into the City Limits of Newberg. This will allow the property owner to access city water as the home has limited access to water due to a nearly dry well. No development of the property will occur at this time as wastewater is not available to homes on Chehalem Drive.

APPLICANT: *David and Sarah Steenstra*
TELEPHONE: *605-880-4701*

PROPERTY OWNER: *David and Sarah Steenstra*

LOCATION: *2255 NE Chehalem Drive, Newberg OR 97132*

TAX LOT NUMBER: *R3220CA04501*



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. _____
 City of Newberg
 Community Development Department
 PO Box 970
 Newberg, OR 97132

The City Council asks written testimony be submitted to the City Recorder before 5:00 p.m. on the preceding Thursday. Written testimony submitted after that will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Community Development Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a comprehensive plan map and zone change are found in Newberg Development Code Section 15.302.030(A) (3).

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The City Council will make a decision on the application at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: _____

LAND USE NOTICE

FILE: XXXXXXXX (Steenstra Annexation)

PROPOSAL: Single family residence to be annexed into the City of Newberg for access to public utilities.

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E First Street · Newberg OR 97132
Phone: 503-537-1240

R3218AB 00903
Fred Gregory
2147 N Legacy Dr
Newberg, OR 97132

R3218AB 00907
Edward & Christine Seaman
2140 N Legacy Dr
Newberg, OR 97132

R3218AB 01003
Shiloh & Morgan Ficek
2127 N Legacy Dr
Newberg, OR 97132

R3218AB 00906
Ron Manning
Po Box 605
Newberg, OR 97132

R3218AB 01002
Richard Geist
2137 N Legacy Dr
Newberg, OR 97132

R3218AB 01006
G & Debby Rabe
17616 NE Leander Dr
Sherwood, OR 97140

R3218AB 01005
Susan Gardner
2134 N Legacy Dr
Newberg, OR 97132

R3207CD 07700
Pelletteri Janette
416 Banner Ln
Newberg, OR 97132

R3207CD 07800
James Keary
408 W Banner Ln
Newberg, OR 97132

R3207CD 07600
Nicholas Hill
424 W Banner Ln
Newberg, OR 97132

R3207CD 07900
Jason Peffers & Jamie Bassett-Peffers
404 W Banner Ln
Newberg, OR 97132

R3207 03800
Chehalem Acres Llc
305 SW Osprey Point Ct
Mcminnville, OR 97128

R3218AB 00918
Heather Bush & Timothy Derrick
2154 N Heritage Way
Newberg, OR 97132

R3218AB 00908
Terry Emery
Po Box 1029
Newberg, OR 97132

R3218AB 00913
F & Julie Maxwell
2155 N Heritage Way
Newberg, OR 97132

R3218AB 00902
Kenneth & Rebecca Brons
2157 N Legacy Dr
Newberg, OR 97132

R3207CD 07300
Jonathon Edwards
2419 N Roger Smith Dr
Newberg, OR 97132

R3207CD 07400
James & Jennifer McClatchey
2333 N Roger Smith Dr
Newberg, OR 97132

R3207CD 08000
Nathan & Laurie Shielee
346 W Banner Ln
Newberg, OR 97132

R3218BA 00101
John & Linda Ezell
15804 SW Bronner Ln
Sherwood, OR 97140

R3207CD 07500
Scott Haltiner
2319 N Roger Smith Dr
Newberg, OR 97132

R3218BA 00100
Dean & Shelly Miller
2305 NE Chehalem Dr
Newberg, OR 97132

R3218AB 00900
William & Mary Jones
2217 N Legacy Dr
Newberg, OR 97132

R3218AB 00919
Rebecca Ferraro
2164 N Heritage Way
Newberg, OR 97132

R3218AB 00911
Megan Russell & Nickolas Trejo
2215 N Heritage Way
Newberg, OR 97132

R3218AB 00910
Timothy Minks
2214 N Legacy Dr
Newberg, OR 97132

R3218AB 00901
Ronald & Stacie Wolfe
2167 N Legacy Dr
Newberg, OR 97132

R3218AB 00909
Donald & Susan Parrish
2164 N Legacy Dr
Newberg, OR 97132

R3218AB 00914
Nathan & Jana Voeller
2145 N Heritage Way
Newberg, OR 97132

R3218AB 00916
Donald & Doreen Shine
2134 N Heritage Way
Newberg, OR 97132

R3218AB 00912
Wingate Aviation Enterprises Llc
351 NW Alder St
Dundee, OR 97115

R3218BA 00300
Sharla & Christopher Goettl
2043 NE Chehalem Dr
Newberg, OR 97132

R3218AB 00917
Katia & Michael Hodges
2144 Heritage Way
Newberg, OR 97132

R3218AB 00904
Robert & Penny Bohall
2141 N Legacy Dr
Newberg, OR 97132

R3218AB 00915
Joel & Julie Theophanes
2135 N Heritage Way
Newberg, OR 97132

R3218BA 00400
Matt & Shannon Mccaw
2201 NE Chehalem Dr
Newberg, OR 97132

R3218AB 01000
Ron Manning
Po Box 605
Newberg, OR 97132

R3218AB 01209
Bruce & Linda Gillespie
2048 N Heritage Way
Newberg, OR 97132

R3218BA 00500
Michael & Judith Huelman
2005 NE Chehalem Dr
Newberg, OR 97132

R3218AB 01103
Mark & Kimberly Gayman
2110 N Heritage Way
Newberg, OR 97132

R3218AB 01102
Brian Tower & Carla Hinrichs
2109 N Heritage Way
Newberg, OR 97132

R3218AB 01109
Larry & Connie Zimmerman
2119 N Crater Ln
Newberg, OR 97132

R3218BA 00200
Kpj Llc
920 Sahalee Ct SE
Salem, OR 97306

R3218BA 00302
Tony & Kristi Longstroth
2023 NE Chehalem Dr
Newberg, OR 97132

R3218AB 01101
Teresa Braus
2105 Heritage Way
Newberg, OR 97132

R3218AB 01007
Corey & Kaitlin Proctor
2114 N Legacy Dr
Newberg, OR 97132

R3218BA 00303
Yamhill County
434 NE Evans St
Mcminnville, OR 97128

R3218AB 01004
Cam & Maria Henderer
2117 N Legacy Dr
Newberg, OR 97132

R3218AB 01100
Ron Manning
Po Box 605
Newberg, OR 97132

R3218AB 01210
Shelley Hughes
2049 N Heritage Way
Newberg, OR 97132

R3218AB 01105
Rebecca Boerio
2102 N Heritage Way
Newberg, OR 97132

R3218 00100
Kpj Llc
920 Sahalee Ct SE
Salem, OR 97306

R3218AB 01104
Heinrich & Joy Weyer
2106 N Heritage Way
Newberg, OR 97132

R3218AB 01600
Joseph Ladd & Merrie Fitzgerald-Ladd
421 W Columbia Dr
Newberg, OR 97132

R3218AB 01001
Lee & Colleen Johnson
2116 NE Chehalem Dr
Newberg, OR 97132

R3218BA 00401
Matt & Shannon Mccaw
2201 NE Chehalem Dr
Newberg, OR 97132

R3218BA 00301
Equity Trust Company & Fbo Gibbons
9163 Broadacres Rd NE
Aurora, OR 97002

R3218AB 01500
Carl Ehry
505 W Columbia Dr
Newberg, OR 97132

R3218BA 00304
Kevin Travis & Michelle Jones
2033 NE Chehalem Dr
Newberg, OR 97132

R3218AB 01401
Trevor & Jacki Snyder
2008 NE Chehalem Dr
Newberg, OR 97132

R3218AB 01400
David & Kristine Nelson
2080 NE Chehalem Dr
Newberg, OR 97132

R3218AB 01212
Laurie Stoddard
2021 N Heritage Way
Newberg, OR 97132

R3218AB 01213
Coyote Homes Inc
21700 NE Whitehorse Dr
Dundee, OR 97115

R3218AB 01211
Joshua & Miklyn Perdue
2035 N Heritage Way
Newberg, OR 97132

City Council Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Sue Ryan

Submitting Department: City Manager

Item Type: COUNCIL RCA-INFO

Agenda Section:

Subject:

Council Committee Reports

Suggested Action:

Time is reserved on the agenda for the Council to report on their committee assignments and community activities.

Attachments:

City Council Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Sue Ryan

Submitting Department: City Manager

Item Type: COUNCIL RCA-INFO

Agenda Section:

Subject:

LOC Annual Conference

Suggested Action:

The League of Oregon Cities is offering their annual conference this fall in a virtual setting October 14 & 15, 2020. If you are interested in registering, please email City Recorder Sue Ryan so she can sign you up.

Attachments:

[RCA Info LOC virtual conference 2020-0921.doc](#)

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: September 21, 2020

Order ____ No.	Ordinance ____ No.	Resolution ____ No.	Motion ____	Information <u>XX</u>
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SUBJECT: League of Oregon Cities
annual conference

Staff: City Recorder Sue Ryan
Department: City Manager

Work Session ____ Business Session X

Order on Agenda: Council Business

The League of Oregon Cities is offering their annual conference this fall in a virtual setting October 14 & 15, 2020. If you are interested in registering, please email City Recorder Sue Ryan so she can sign you up.



Here is a link to the online conference agenda:

<https://www.orcities.org/education/conferences/annual-conference/conference-agenda>

STRATEGIC ASSESSMENT: (Relate to Council Goals if applicable)

2020 Council Goals:

1. Change operational culture to one focused on Customer Service and act to Resolve Ongoing Legal Disputes
2. Further develop an operational culture that adopts and cherishes Diversity, Equity, and Inclusion as core values.
3. Promote development of housing affordability such as houselessness, transitional housing, workforce housing.
4. Create and support an Urban Renewal Plan and Authority
5. Collaborate with local partners and with entities like ICLEI in the development of a Sustainability program.

Sue Ryan

From: Newberg Oregon <webmaster@newbergoregon.gov>
Sent: Monday, September 21, 2020 11:04 AM
To: Sue Ryan
Subject: Form submission from: Public Comment for City Council Meetings

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Monday, September 21, 2020 - 11:03am Submitted by anonymous user: 204.203.49.54
Submitted values are:

Name: Jennifer Kelley

Phone Number :

Date of the meeting you would like to give public comment at (City Council meetings are held on the first and third Monday of the month): Mon, 09/21/2020 Representing (if speaking on behalf of a third party):

Email Address:

Mailing Address (required for land use hearings):

Do not release my contact information in a public records request:

If you wish to testify/comment on an item that is specifically listed on the meeting agenda, please identify the subject and whether the item is an ordinance, resolution, order, agenda item, or work session:

Is this a public hearing? :

Would you like to give written or spoken public comment? Written If you would like to give written public comment, please write the public comment you would like to give here: The flag should be at half-mast to honor the late Supreme Court Justice. I was sad to see that was not considered this weekend.

Would you like this public comment read out loud at the City Council meeting? : Yes, please read the public comment at the City Council meeting If you would like to include a photo or document with your public comment, please attach it here.:

The results of this submission may be viewed at:

<https://www.newbergoregon.gov/node/28961/submission/18051>

2020 NEWBERG CITY COUNCIL MEETING INFORMATION

Meeting Date: 9/21/20 **Start:** 6:00 p.m. **End:** 8:50 p.m.

Councilors	Roll Call	Re-open public hearing for rates	Res 3650 Water Rates	Res 3660 Wastewater Rates	Res 3661 Stormwater Rates	Res 3662 Transportation Utility Fee	Ord 2866 Waiver 2 nd reading 6-0 Bacon/Findley
District 5 - Vacant		Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
COEFIELD	X	Yes	Yes	Yes	Yes	Yes	Yes
YARNELL HOLLAMON	X	Yes	Yes	Yes	Yes	Yes	Yes
MARTINEZ PLANCARTE	X	Yes	Yes	Yes	Yes	Yes	Yes
ROGERS	X	Yes	No	No	No	No	Yes
BACON	X	Yes	Yes	Yes	Yes	Yes	Yes
FINDLEY	X	Yes	Yes	Yes	Yes	Yes	Yes
ROLL CALL VOTES		YES: 6 NO: 0	YES: 5 NO: 1	YES: 5 NO: 1	YES: 5 NO: 1	YES: 5 NO: 1	YES: 6 NO: 0
MOTION (1 st /2 nd):		Coefield/ Yarnell Hollamon	Martinez Plancarte/ Bacon	Bacon/ Martinez Plancarte	Coefield/ Yarnell Hollamon	Bacon/Findley	Bacon/Martinez Plancarte
Department/ Staff:		Finance	Finance	Finance	Finance	Finance	CDD
Changes:		None	None	None	None	None	None
Tabled:		No	No	No	No	No	No

City Recorder

- ☐ Council Roundup
- ☐ Process documents for Mayor's signature
- ☐ Send email alert to staff that documents are ready in Archives folder
- ☐ Scheduling on Forward Looking Calendar –
- ☐ Issue Tracker
- ☐ Council Timesheets
- ☐ Workmen's Compensation hours – 2.75 hours