

**City of Newberg  
City Council Minutes  
February 6, 2023  
Hybrid meeting format**

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**WORK SESSION** – Meeting called to order at 6:00 p.m.

Councilors Present: Mayor Bill Rosacker, Councilors Elise Yarnell Hollamon, Mike McBride, Molly Olson, Robyn Wheatley, Derek Carmon, and Peggy Kilburg.

Planning Commission: Jason Dale, Michael Griffiths, Layne Quinn, Kriss Wright, and Linda Newton-Curtis.

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Administrative Assistant Zaira Robles Muniz, Intern Joshua Hren, Police Chief Jeff Kosmicki, Finance Director Kady Strode, Community Development Director Doug Rux, Library Director Korie Buerkle, and Public Works Director Russ Thomas.

**PRESENTATIONS:**      Multifamily Code Audit:

Heather Austin, 3J Consulting, gave a presentation on the Multifamily Code Audit and Amendment Project including the project background, scope, key elements, objective, and timeline, multifamily dwelling definition, public outreach, and proposed code amendments. The amendments had to do with parking requirements, clear and objective standards, and land use review types.

The Council discussed:

- Survey results
- Clear and objective standards vs. discretionary
- Parking standards
- Noticing for land use review types
- Proposed 50% reduction in open space, and what was allowed in the R1, R2, and R3 zones.

Construction Excise Tax presentation:

CDD Rux presented on the Construction Excise Tax. He discussed the ordinance and authorizing legislation, the background on how the tax was established by the City, its scope & purpose.

The Council discussed:

- Options if they wanted to terminate the program
- Market value vs. permit value, workforce housing, SDCs, and how the Affordable Housing Commission would give the Council a recommendation for distribution of the funds.

## **BUSINESS SESSION –**

Meeting called to order at 8:00 p.m.

Councilors Present: Mayor Bill Rosacker, Councilors Elise Yarnell Hollamon, Mike McBride, Molly Olson, Robyn Wheatley, Derek Carmon, and Peggy Kilburg.

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Administrative Assistant Zaira Robles Muniz, Intern Joshua Hren, Police Chief Jeff Kosmicki, Finance Director Kady Strode, Community Development Director Doug Rux, City Engineer Kaaren Hofmann,

## **PRESENTATIONS**

Police Chief Kosmicki presented on Police Department Operations. He explained how the department was accredited and audited every three years. He discussed the number of calls for service per year, statistics, staff members, organizational chart, teams and programs, outreach efforts, school resource officer, reserve officers, honor guard, safety programs, social media, re-branding fleet, and female employees.

## **CITY MANAGER'S REPORT**

City Manager Worthey reported on the monthly events for January 2023.

## **CONSENT CALENDAR**

Action: To approve Resolution 2023-3885, A Resolution repealing Resolution 2021-3738 and authorizing the City Manager to take actions to formally end the Bell West Pump Station project.

Motion: Councilor McBride  
Second: Councilor Olson  
Vote: 7 Yes 0 No 0 Abstain 0 Absent

## **NEW BUSINESS**

### Water Treatment Plant loan:

City Engineer Hofmann presented on the proposed Groundwater Treatment Plant. She reviewed the Redundant Water Supply project, Groundwater Treatment Plant history, regulatory improvement costs for the existing plant, aging treatment plant, community benefits from a new, modern facility, alternatives comparison, Water Infrastructure Finance and Innovation Act (WIFIA) program, its benefits and process.

Finance Director Strode discussed the different types of loans available, and how the City was making sure water rates were not greatly increased.

The Council discussed:

- Impact of the loan payments on the City's cash flow
- Payment flexibility for other projects
- The City's existing debt
- Water rights transfer

Action: To approve Resolution 2023-3884, A Resolution authorizing the City to apply for a WIFIA Loan to help finance the Groundwater Treatment Plant.

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

The Housing Production Strategy discussion was tabled.

### **COUNCIL BUSINESS**

CM Worthey discussed the LOC Spring Conference.

City Recorder Ryan discussed the 2023 Budget Committee dates and Department of Revenue classes.

#### Exec Session (2) h and f:

Start: 9:05

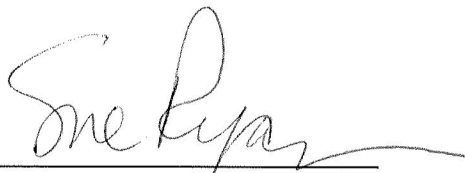
Stop: 11:01

Topic: pending litigation and records exempt from public disclosure

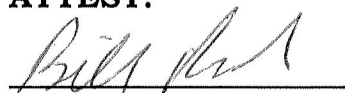
Present: City Manager Will Worthey, Community Development Director Doug Rux

Staff: City Attorney James Walker, Miller Nash attorneys Christine Taylor, Joe Vance, and Erin Burris.

Meeting adjourned at 11:05 p.m.

  
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Sue Ryan, City Recorder

#### **ATTEST:**

  
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Bill Rosacker, Mayor

