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**City of Newberg  
City Council  
October 17, 2022  
Hybrid meeting format**

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

**EXECUTIVE SESSION #1 pursuant to ORS 192.660 (2)(h) Pending litigation**

Start: 6:03 p.m.

Stop: 7:08 p.m.

Topic: pending litigation

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Mike McBride, Jefferson Mildenerger, Stephanie Findley and Peggy Kilburg.

Absent: Denise Bacon

Staff Present: City Attorney James Walker, Project Specialist Alison Seiler, Community Development Director Doug Rux, Miller Nash Attorneys

**EXECUTIVE SESSION #2 pursuant to ORS 192.660 (2)(h) Pending litigation**

Start: 7:10 p.m.

Stop: 7:46 p.m.

Topic: pending litigation

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Mike McBride, Jefferson Mildenerger, Stephanie Findley and Peggy Kilburg.

Absent: Denise Bacon

Staff Present: City Manager Will Worthey, City Attorney James Walker, Project Specialist Alison Seiler, Miller Nash Attorneys

**BUSINESS SESSION –**

Meeting called to order at 7:47 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Mike McBride, Jefferson Mildenerger, Stephanie Findley and Peggy Kilburg.

Absent: Denise Bacon

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Police Chief Jeff Kosmicki, Finance Manager Kady Strode, Community Development Director Doug Rux, Planner Ashley Smith, Administrative Specialist Zaira Robles Muniz, and Intern Joshua Hren.

## **PRESENTATIONS**

Abisha Stone, SEDCOR, presented on the Workforce Housing Consortium. She gave a history of the Consortium, initial partners and contributors, pandemic hiatus, current partners and contributors, their vision, who they served, and next steps.

There was discussion regarding how big the pilot project would be, timing for the summit, funding, need for land, and attracting and retaining the workforce.

CM Worthey presented on ARPA projects. He gave a background on the ARPA funds, how the projects were chosen, and agreements with each recipient. He then discussed the “in house” projects, joint projects with developers and the City, and projects entirely managed by outside firms or entities. At this time, many projects were moving forward while others were failing to meet their basic reporting and/or deliverable requirements.

There was discussion regarding left over funds, process for resubmission of applications, holding applicants accountable and changes to the MOU’s, and taking changes back to the Budget Committee.

## **PUBLIC COMMENTS**

Rebecca Wallis, Newberg resident, discussed Diversity, Equity, and Inclusion and overstepping of the role of individual Council members and the Mayor. She thought the Council had broken public meeting laws through a serial email. She thought the cost for public records requests was too high. She read from the Council Rules and Charter about the Mayor and Council behaviors during meetings.

Pat Haight, Newberg resident, thought there needed to be more professionalism in the performance of the Council. She also discussed the use of the Butler property. She thought the history of the community was important to tie them together.

## **PUBLIC HEARING: Ordinance 2022-2907, Annexation**

Mayor Rogers opened the public hearing. He called for abstentions, bias, ex-parte contact, and objections to jurisdiction. There was none. City Attorney Walker read the legal announcements.

Community Development Director Rux presented the staff report. This was a request to annex 2.16 acres on NE Wynooski Road into the Newberg city limits. He gave a background on the application, Comprehensive Plan Map designation, location, zoning, existing utilities, and criteria. The Planning Commission and staff recommended approval.

There was no public testimony.



CDD Rux said as a representative of the City, he waived the seven day timeline to file final written argument.

Mayor Rogers closed the public hearing. CA Walker read the legal announcements.

Action: Waive 2<sup>nd</sup> reading  
Motion: Councilor Mildenberger  
Second: Councilor McBride  
Vote: 6 Yes 0 No 0 Abstain 1 Absent [Bacon]

Action: To approve Ordinance 2022-2907, An Ordinance annexing 2.16 acres of R3229 02100(portion within Urban Growth Boundary) into the Newberg city limits, and applying the M-2 zone with Riverfront (RD) overlay to be read by title only.

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

#### **Initiative Petition 2022-02:**

City Recorder Ryan said the City had received a report from Yamhill County Clerk Keri Hinton on October 5, 2022 stating that the Initiative Petition 2022-02 to amend the Newberg City Charter had qualified for the May 16, 2023 election. The Election Officer must file the report with the City Council at the next meeting after receiving it.

CA Walker explained the options for Council action. There was discussion regarding putting a competing measure on the ballot.

Action: To take no action on Initiative Petition 2022-02  
Motion: Councilor Kilburg  
Second: Councilor Findley  
Vote: 5 Yes 1 No [Mildenberger] 0 Abstain 1 Absent [Bacon]

#### **CONTINUED BUSINESS – Bypass Loan Agreement**

Finance Manager Strode provided answers to Council's questions regarding the Bypass loan. She discussed the pros and cons of the loan.

Action: To approve Resolution 2022-3868, A Resolution approving the loan agreement between the City of Newberg and State of Oregon through the Department of Transportation to complete Phase 2 and 3 of the Bypass project.

Motion: Councilor Mildenberger  
Second: Councilor Yarnell Hollamon  
Vote: 6 Yes 0 No 0 Abstain 1 Absent [Bacon]

Councilor McBride left the meeting.

## **NEW BUSINESS**

Assistant Planner Smith said this was a request to initiate the vacation of an unnamed public right-of-way north of Mountainview Drive. She described the area to be vacated. Staff recommended approval.

Action: To approve Resolution 2022-3869, A Resolution initiating the vacation of 6,800 square feet of right-of-way of an unnamed street connecting to the northside of E Mountainview Drive, east of N Center Street and west of N Villa Road.

Councilor Yarnell Hollamon left the meeting.

Motion: Councilor Findley  
Second: Councilor Mildenberger  
Vote: 4 Yes 0 No 0 Abstain 3 Absent [Bacon, McBride, Yarnell Hollamon]

Councilor Yarnell Hollamon returned to the meeting.

## **COUNCIL BUSINESS**

Administrative Specialist Muniz discussed the Yamhill City/County Dinner hosted by McMinnville in November.

Councilor Findley said this Thursday was a Bypass Committee meeting.

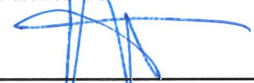
Councilor Mildenberger said it was Breast Cancer Awareness Month.

Mayor Rogers reported on a homeless providers meeting.

Meeting adjourned at 9:32 p.m.

  
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Sue Ryan, City Recorder

**ATTEST:**

  
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Rick Rogers, Mayor