
**City of Newberg
City Council
January 18, 2022
Hybrid meeting format**

WORK SESSION –

Meeting called to order at 6:00 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Stephanie Findley, Mike McBride, and Julia Martinez Plancarte.

Absent: District 4 seat vacant

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, and City Recorder Sue Ryan.

City Recorder Ryan and Kim Sapunar, Mid Willamette Valley Council of Governments, presented on the three alternatives for legislative redistricting. Public comment results were generally in favor of the alternatives. She asked if the Council had consensus on one of the alternatives. The Council discussed their preferences. The Council gave direction to go with Map Alternative #1.

CMPT Worthey discussed the proposed City Manager recruitment process. It should be managed by City's HR staff with a some outside assistance from Scott Dadson, Executive Director at the Mid Willamette Valley Council of Governments.

- Step #1 - Revise the job description and process
- Step #2 - Build the supplemental and interview questions & 3 interview panels
- Step #3 - Market the position
- Step #4 - Score the applications
- Step #5 - Interview process and scoring.

The candidate with the highest score over 70% would be the successful finalist. If the timeline was followed, they would be able to carry out contract negotiations and have them completed by late June or early July.

CITY MANAGER & CITY ATTORNEY QUARTERLY REPORT

CMPT Worthey answered questions about library visits for First Grade classrooms, focus in February on outreach to the Hispanic community about vaccines, and wastewater infrastructure grant award from Yamhill County.

He reported January statistics on Community Development/Planning, Community Engagement, Economic Development, Finance, Human Resources, Information Technology, Library, Public Safety, Dispatch, and Public Works departments.

The Council discussed:

- Grant for upgrading the computer system at the Wastewater Treatment Plant
- Amount of work done by staff

City Attorney Walker gave the Q4 2021 quarterly report for Miller Nash. He summarized the matters that were received, continued, and completed in Q4 and discussed upcoming items. The Council discussed: standardizing contracts

BUSINESS SESSION:

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Stephanie Findley, Mike McBride, and Julia Martinez Plancarte.

Absent: District 4 seat vacant

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Community Development Director Doug Rux, and City Engineer Kaaren Hofmann.

Meeting called to order at 7:00 p.m.

PUBLIC HEARING – Resolution 2022-3787, Lam Partition:

Mayor Rogers opened the public hearing. He asked for any declarations of conflicts of interest or abstentions. There were none.

CDD Rux presented the request for a three parcel partition on NE Bell Road. No homes were proposed with the application. This would be a recommendation to the Yamhill County Planning Commission who would be making the final decision. The site was 6.86 acres in an Urban Reserve Area, zoned Very Low Density Residential with an existing single family home. He then discussed the applicable criteria, future development plan, and staff recommendation for approval.

There was discussion regarding future development and possible density, need for improvements to the Zimri/Bell intersection and Bell Road, traffic volume, water capacity issues, communicating these concerns to the County, and creating a future street plan for the area.

Proponents: None
Opponents: None

Mayor Rogers closed the public hearing.

Action: To approve Resolution 2022-3787, A Resolution recommending that Yamhill County approve a proposed 3 parcel partition of 28300 NE Bell Road, Yamhill County tax lot no R3209 01200, and to express concerns to Yamhill County about the infrastructure needs in the area proposed for development including water and roads.

Motion: Councilor Yarnell Hollamon
Second: Councilor Bacon
Vote: 6 Yes 0 No 1 Absent [District 4 seat vacant]

NEW BUSINESS Safe and Reliable Water Supply Water Right Acquisition:

Engineer Hofmann gave a background on water rights, redundant water supply project, safe and resilient water, and aging groundwater treatment plant. She explained the alternatives analysis, the cost to upgrade the 70-year-old existing plant versus a new seismically resilient treatment plant, and community benefits from a new facility.

Staff's conclusion was that a modern, seismically resilient groundwater treatment plant would cost similar to the required upgrades of the aging treatment plant. She gave a cost break down for a new plant and the proposed strategy to advance incrementally.

The Council discussed:

- Funding options
- Benefits of a new water treatment plant
- Costs to upgrade 70-year-old water treatment plant
- Purchasing water rights from WestRock

Action: To approve Resolution 2022-3782, A Resolution authorizing the purchase of water rights from WestRock Northwest, LLC and authorizing the City Manager Pro Tem to execute documents to complete the purchase.

Motion: Councilor Bacon
Second: Councilor Martinez Plancarte
Vote: 6 Yes 0 No 1 Absent [District 4 seat vacant]

City Manager hiring process:

Action: To approve Resolution 2022-3789, A Resolution approving a new City Manager hiring methodology.

Motion: Councilor Bacon
Second: Councilor McBride
Vote: 6 Yes 0 No 1 Absent [District 4 seat vacant]

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Elliott Road Discussion:

Mayor Rogers suggested creating a committee to dive deeper into the questions that had been raised about this project. He thought sidewalks and bike lanes to the school were essential.

Public Comments: Maryl Kunkel summarized an article about the high cost of bad sidewalks. She explained the benefits of sidewalks and how they were necessary to include in this project, especially since the majority of users were school children. Lighting, buffers, and bike lanes were also important.

The Council discussed:

- Creating a committee
- Drainage issues
- Timeline for a decision
- Outreach to the Hispanic community

Councilor McBride and Mayor Rogers volunteered to be on the Committee.

City Engineer Hofmann said they were currently out to bid on this project and the bid opening was scheduled for next Tuesday. However, with the discussion that needed to happen, they would pull the bid and start the process over again at a later time.

COUNCIL BUSINESS District 4 Vacancy:

The Council discussed:

- Declaring the position vacant on February 7 and recruiting for a replacement Councilor,
- Leaving it open to the November election,
- Appointing someone who did not want to run in the election.

There was consensus to move forward with the declaration of the vacancy and recruit for a replacement, encouraging the person not to run in the November election.

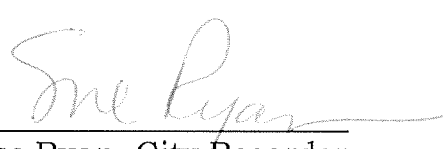
Councilor McBride asked about the legality of not selecting someone on the basis of not running as a candidate in the November general election. City Attorney Walker said the question was how to enforce that as it was not legally feasible.

Meeting adjourned at 8:15 p.m.

ATTEST:



Rick Rogers, Mayor



Sue Ryan, City Recorder