
**City of Newberg
City Council
March 1, 2021**

Meeting held electronically due to COVID-19 pandemic

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

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

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, and Economic Health Manager Shannon Buckmaster.

WORK SESSION:

YCAP/Warming Shelter:

Alexandra Hendgen, YCAP Director, presented on YCAP's programs during COVID-19 and gave statistics on the programs including the motel shelter and rent relief. Mandy Gawf, YCAP, said the rent relief program helped people from becoming homeless due to the impacts of the pandemic, the hiring of a second street outreach worker, and increased shelter opportunities in 2020.

Sarah Grider, Warming Shelter, said the emergency shelter had been open for almost 40 days and served 23 individuals. The biggest challenge was getting volunteers. Kara Davidhi, Warming Shelter, discussed the opportunities for those coming to the shelter. Ms. Grider said other opportunities were the ability to wash clothes and have a kitchen, showers, and help looking for jobs.

There was discussion on: barriers, COVID-19 outbreak, volunteers, conflict resolution, resources to expand the program, houselessness numbers in Newberg, businesses who were providing food, scope of the problem, sustainability of the program, future goals, the city funding some of these efforts, and positive outcomes from the shelter program.

Project OASIS Study Findings:

Economic Health Manager Buckmaster said the City had allocated \$115,785 of CARES Act funding for two feasibility studies for development of a childcare center in Newberg. Karina Ruiz, BRIC Architects, summarized the results. They analyzed existing structures, how the programs would work, and prepared a cost analysis. The conclusion was it did not make sense to move forward with Phase One at either location.

John Spencer, DCI and Spencer Family Foundation, said both locations were too expensive, especially due to System Development Charges (SDC's). The company decided not to move

forward with either option. Instead they were looking at moving their commercial operation to the Mill site (former paper mill), and using their old building as a daycare center. Tim Murphy, DCI, said even before COVID-19, Yamhill County was considered a childcare desert. They wanted to create affordable, safe childcare for all.

Discussion: Mill site property future, School District joint project, use of the \$115,000 CARES Act funds, Community Center/daycare concept, lack of daycare options in Yamhill County, SDCs and lighting requirements impacting the project, and use of state and other funds for it.

BUSINESS SESSION:

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

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, Assistant City Manager/HR Director Kezia Wanner, Interim Finance Director Rob Moody, Community Development Director Doug Rux, and Engineer Brett Musick.

Meeting called to order at 7:10 p.m.

PRESENTATIONS:

Cultural Center annual report:

Sean Andries, Chehalem Cultural Center Director, presented the Annual Report. There were not many events due to the pandemic. They hold versions the Camellia and Lavender Festivals this year. There was discussion on timeframe for the work on the second level of the Cultural Center.

Budget Development Update:

City Manager Weinheimer explained the budget development process, and the difficulties with the Finance Department staffing shortage. All departments were directed to submit status quo budgets but add packages for new requests. He asked what was the Council's priorities.

Discussion: Library as a vital community need, anything that fostered and established community such as Committee work/internet accessibility, Spanish translation of meetings, prioritizing partnerships, services and resources for the homeless, help for businesses affected by the pandemic, outreach to the Latinx community, building relationships with community members, mental health resources for police officers, funds to address housing needs and temporary housing, having discretionary money for the Council to spend on their priorities, focus on customer service such as facilities being open when people needed and easily accessible, a current Municipal Code, more staffing for Community Development, resources to address daycare needs as an equity issue, and paying volunteers.

CITY MANAGER'S REPORT:

CM Weinheimer reported on the COVID-19 reduced risk level for Newberg, Library remaining closed but continuing curbside service, Municipal Court also remained closed,

and Merina & Company managing the budget process and assessing finance functions, Police Chief recruitment and community survey. The Department Heads had been creating value statements. The State of the City address had been put together. Discussion on: Access to computers at the Library, and the Police Chief recruitment.

CONSENT CALENDAR:

Action: To approve the Consent Calendar including Resolution 2021-3725, A Resolution to extend declarations of the COVID-19 pandemic and amending Resolutions 2020-3657, 2020-3663, 2020-3695, 2020-3708.

Motion: Councilor Findley
Second: Councilor Martinez Plancarte
Vote: 7 Yes 0 No

PUBLIC HEARING:

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

CDD Rux said this was an update to the 2016 Transportation System Plan to add an addendum for the Riverfront Master Plan 2021. He explained the area included, freight route modifications, key street projects to add, recommended intersection improvements, recommended projects to support walking and people riding bikes, System Development Charges, Development Code amendments, and findings.

Public Testimony: None
Mayor Rogers closed the public hearing.

Discussion: Funding for projects, River Street designated as a major collector street and bringing it up to standards, and improvements to other roads in the area.

Action: To waive the second reading of Ordinance 2021-2871

Motion: Councilor Bacon
Second: Councilor Coefield
Vote: 7 Yes 0 No

Action: To approve Ordinance 2021-2871, An Ordinance amending the Newberg Comprehensive Plan VII, 2016 Transportation System Plan and Newberg Municipal Code 15.505.030 Street Standards to be read by title only.

Motion: Councilor Findley
Second: Councilor McBride
Vote: 7 Yes 0 No

NEW BUSINESS:

Resolution 2021-3718, Housing Needs Analysis:

CDD Rux discussed the Buildable Lands Inventory, acreage by plan designation, updates to the 2019 HNA, group quarters, median sales price for Newberg and comparison cities from January 2016 to August 2020, housing affordability in Newberg, future new households by median family income for Yamhill County and Newberg 2021 to 2041, population forecast, housing forecast, needed housing mix, ADUs and redevelopment, allocation of units to vacant land by housing types, capacity, density, and land needed for other uses.

Public Comments:

Charlie Harris said this report addressed future increases but not the needs of current residents. He said to consider the existing deficit of housing as they addressed other issues. He said the Springbrook Master Plan should be re-examined to look at the densities due to a discrepancy in park land numbers.

Sid Friedman, Friends of Yamhill County, said the Housing Needs Analysis and Housing Strategy was going in the right direction. But the historical densities had not provided adequate housing at affordable prices for the community. The City needed to re-examine density going forward and adopt robust implementation measures. He suggested changes to the Springbrook Master Plan to better meet the City's needs.

Discussion: Private vs. public parks, Springbrook Master Plan, methodology used to determine the needed park land, how the analysis understated the affordable housing problems in the City and particularly the need for high density residential zoned land, and changing the perception of high density development to support it in all areas of the City.

Action: To approve Resolution 2021-3718, A Resolution accepting the Newberg Housing Needs Analysis and 2021 Newberg Housing Strategy reports

Motion: Councilor Coefield

Second: Councilor Yarnell Hollamon

Vote: 7 Yes 0 No

Resolution 2021-3726 – EDRLF Expenditure:

CDD Rux said this was for additional funding for the Urban Renewal Plan and Report. The Plan and Report required additional analysis partly driven by the sale of the Mill (former paper mill) property. To use additional funds out of Economic Development required Council approval.

Action: To approve Resolution 2021-3726, A Resolution authorizing the City Manager to expend an additional \$10,000 from the Economic Development Revolving Loan Fund (EDRLF) for the purpose of preparing an Urban Renewal feasibility study, Urban Renewal plan and report, and public outreach.

Motion: Councilor Coefield

Second: Councilor Martinez Plancarte
Vote: 7 Yes 0 No

COUNCIL BUSINESS: Subcommittee item discussion:

Council President Findley said the subcommittee recommended interviewing candidates for committee positions for the spring recruitment. This would be for youth positions and Citizen Rate Review Committee candidates. A resolution would be brought back to Council at the next meeting to add youth positions to City committees.

CM Weinheimer clarified subcommittees of the Council would be interviewing these positions. They had also talked about repurposing the approach to ad hoc positions to have them for committees focused on Council goals and priorities.

Discussion of future committee possibilities – subcommittees to interview committee candidates, creating new committees such as : 1) Diversity, Equity & Inclusion (DEI); 2) Police Oversight Committee; 3) Affordable Housing Committee to include unsheltered in its scope.

Also having a DEI lens for all committees, having a staff committee or point person for equity in the City, and citizen initiative for the committees instead of using staff time.

EXECUTIVE SESSION ORS 192.660 (2) (I) Performance of a Public Official:

Mayor Rogers read the script for going into executive session.

Start: 9:13 p.m.

Stop: 9:54 p.m.

Councilors Present: Councilors: Denise Bacon, Elise Yarnell Hollamon, Stephanie Findley, Julia Martinez Plancarte, Bryce Coefield, and Mike McBride.

Absent: Mayor Rick Rogers,

Staff present: Assistant City Manager/Human Resources Director Kezia Wanner, City Attorney James Walker

Topic: City Manager Evaluation

Meeting adjourned at 9:54 p.m.


Sue Ryan, City Recorder

ATTEST


Rick Rogers, Mayor

