
City of Newberg

City Council

June 21, 2021

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

Absent: Stephanie Findley

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, and Community Development Director Doug Rux.

PRESENTATIONS:

Urban Growth Boundary Expansion:

CDD Rux gave a presentation on the UGB expansion. He reviewed the Comprehensive Plan map, Zoning map, residential inventory map, urban reserve areas map, ODOT bypass phase 2 map, commercial and industrial inventory map, and Buildable Lands Inventory map. He answered the questions from the May 17 meeting. He showed maps of areas with vacant/redevelopment land for industrial.

There was discussion on expansion for Industrial and other areas, Urban Reserve areas, why the last UGB expansion process failed, changing the City Municipal Code to allow taller building heights, efficiency measures to be considered, and cost for the work.

Councilor Yarnell-Hallamon suggested discussing Council rules at a future meeting. There was consensus to add this to a future agenda.

CITY MANAGER'S REPORT:

City Manager Dan Weinheimer discussed new posts on the City's website, Police Chief interview process, water conservation, Community Court, staff recruitments, working with the Johnsons regarding their storage facility, Bypass funding, Urban Renewal presentations to the County Commission and other taxing districts, and getting public feedback on SDCs.

Councilor Bacon discussed YCAP's Got Food program.

BUSINESS SESSION:

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

Absent: Stephanie Findley

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, Community Development Director Doug Rux, City Engineer Kaaren Hofmann, Assistant City Manager Kezia Wanner, and Interim Police Chief Jeff Kosmicki.

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

COMMITTEE APPOINTMENTS:

Mayor Rogers read the list of Committee appointments.

Action: To approve committee appointments as recommended by the Mayor in the staff report.
Motion: Councilor Bacon
Second: Councilor Martinez Plancarte
Vote: 6 Yes 0 No 1 Absent [Findley]

PUBLIC COMMENTS

John Peterson, Newberg small business owner, discussed Councilor McBride's comments at the last meeting regarding the Pride Month proclamation. He thought the Council should censure him for these comments.

Rachel Adams, Newberg resident, discussed Councilor McBride's comments against the proclamation and how words influenced actions. She supported the recommendation for censure.

Jeremi Carroll, Newberg small business owner, discussed the importance of Pride Month and acknowledging the historic struggles of the LGBTQ community and need for the City to welcome everyone. Bigotry had fiscal impacts to the local economy. He urged the Council to censure Councilor McBride.

Zachary Goff, Newberg resident, discussed Councilor McBride's comments and how they perpetuated Newberg's reputation and affected its economy. The proclamation was an acknowledgement of a deeply marginalized group. He thought the Council should demand an apology and censure. The comments had created a sense of fear to the LGBTQ community and promoted bigotry and discrimination.

Mayor Rogers said the proclamation was entered into the record. Council Goal #2 was about fostering an atmosphere of diversity, equity, and inclusion.

City Attorney Walker gave his legal opinion on the subject of censure in the Council Rules and how it applied. Censure was intended to be applied very narrowly and it had to be a necessity to protect the City Council.

There was a discussion on freedom of speech, whether the Council Rules were breached, considering who the City wanted to be and the actions they took to reflect that, review of Council Rules, educating themselves to do better, applicability of censure from the Council Rules to Councilor McBride's comments in the media and at the June 7 meeting, and how they had responsibility to show they were a community welcoming and open for all.

CONSENT CALENDAR

Action: To approve Resolution 2021-3745, A Resolution authorizing the City Manager to enter into a three (3) year heating, ventilation and air conditioning (HVAC) Maintenance Contract with Alliant Systems in the amount of \$190, 635.00; Resolution 2021-3748, A Resolution supporting a grant application and authorizing the Community Development Director to apply for a DLCD 2021-2023 DLCD Planning assistance direct grant for HB 2003 Housing Production Strategy and authorizing the City Manager to execute all grant award contract documents; Resolution 2021-3749, A Resolution approving an Intergovernmental Agreement between the City of Newberg and Mid-Willamette Valley Council of Governments for general planning services; Resolution 2021-3750, A Resolution approving the 2021-2024 Cost of Living Adjustment (COLA) and one time signing bonus between the City and AFSCME Bargaining unit effective July 1, 2021, Authorizing the City Manager to execute the 2021-2024 Cost of Living Adjustment (COLA) of 2.5%, additionally authorizing the City Manager to execute the one time signing bonus of \$500 for each bargaining unit manager member to be paid on the pay cycle following contract ratification, additionally authorizing City Manager to proceed with the RFP process and conducting of a wage study; Resolution 2021-3740, A Resolution authorizing the City Manager to purchase one 2020 Freightliner 900 ECO 12 CY Combination Sewer Cleaning/Hydro Excavating Demo Truck; Resolution 2021-3756, A Resolution approving an Intergovernmental Agreement between the City of Newberg and Marion County authorizing Newberg-Dundee Police Department Reserve Officers to assist with police services during the 2021 St. Paul Rodeo and related events; and Resolution 2021-3753, A Resolution approving the Merina+Co contract and increase to purchase order #21-089.

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

PUBLIC HEARINGS

Resolution 2021-3732 Chamber contract – sole source exemption:

Mayor Rogers opened the public hearing. He asked for any declarations of conflicts of interest or abstentions. Mayor Rogers was a member of the Chamber.

CDD Rux explained the history of the contract with the Chamber for Visitor Center services. Due to Covid-19, tourism had been reduced in the last year and there would be a reduction to the new contract to reflect that. The contract was changed from \$75,000 to \$30,000 for one year from July 1, 2021 to June 30, 2022. If approved, there was still opportunity to discuss the role of the Visitor Center and TLT funds in the future. Staff recommended adoption.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To approve Resolution 2021-3732, A Resolution entering into an agreement with the Chehalem Valley Chamber of Commerce for Visitor Center Services, approving exemption for the solicitation method by the authority of the City Council as the Contract Review Board, and approving the one-year operating plan.

Motion: Councilor Coefield

Second: Councilor McBride

Vote: 6 Yes 0 No 1 Absent [Findley]

Resolution 2021-3747 Supplemental Budget:

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

Assistant City Manager Wanner said there were unanticipated activities and cost drivers that had occurred which required a supplemental budget. These included adjustments to the General Government, Building Inspections, and Administrative Services funds. Staff recommended adoption.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To approve Resolution 2021-3747, A Resolution to adopt Supplemental Budget #2 for fiscal year 2021-2021 beginning July 1, 2020, and ending June 30, 2021.

Motion: Councilor Martinez Plancarte

Second: Councilor Bacon

Vote: 6 Yes 0 No 1 Absent [Findley]

Ordinance 2021-2881, Stormwater Master Plan:

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

CDD Rux said this was a Comprehensive Plan amendment to include the 2021 Stormwater Master Plan. He entered his staff report into the record.

Consultant Natalie Jennings explained what a Stormwater Master Plan was, why it was being updated, problem areas in the City, maintenance issues, other non-capacity related issues, prioritization criteria for CIP projects, identified projects, prioritized project costs, and design criteria CAC and HBH recommendations.

CDD Rux reviewed the findings showing how the Master Plan met all statewide planning goals, Newberg Comprehensive Plan, state statutes and administrative rules, and Newberg Municipal Code. The CAC, Planning Commission, and staff recommended adoption.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To waive the second reading of Ordinance 2021-2881.

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

Action: To approve Ordinance 2021-2881, An Ordinance amending the Newberg Comprehensive Plan, IX 2014 Stormwater Master Plan incorporating the 2021 Stormwater Master Plan to be read by title only.

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

Ordinance 2021-2883, Riverfront Master Plan zoning changes for annexations:

Mayor Rogers opened the public hearing. He asked for any declarations of conflicts of interest or abstentions. Councilor Bacon lived in the Riverfront Master Plan area.

CDD Rux entered his staff report into the record. This was an amendment to Title 15 of the Development Code regarding zone changes for annexations in the Riverfront Master Plan area. The findings showed the changes complied with statewide planning goals, Newberg Comprehensive Plan, and Newberg Municipal Code. The Planning Commission and staff recommended adoption.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To waive the second reading of Ordinance 2021-2883.

Motion: Councilor Bacon

Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No 1 Absent [Findley]

Action: To approve Ordinance 2021-2883, An Ordinance amending the Newberg Municipal Code, Title 15, 15.220.080 Comprehensive Plan and zoning designations to be read by title only.

Motion: Councilor Bacon

Second: Councilor McBride

Vote: 6 Yes 0 No 1 Absent [Findley]

Ordinance 2021-2882, City Legal Description:

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

CDD Rux said this was an updated legal description of the City's boundaries. Staff recommended adoption.

Testimony: None

Mayor Rogers closed the public hearing.

Action: To waive the second reading of Ordinance 2021-2882.

Motion: Councilor Bacon

Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No 1 Absent

Action: To approve Ordinance 2021-2882, An Ordinance adopting a new legal description of the Newberg City limits to be read by title only.

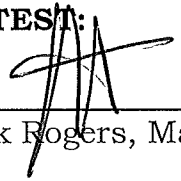
Motion: Councilor Yarnell Hollamon

Second: Councilor Martinez Plancarte

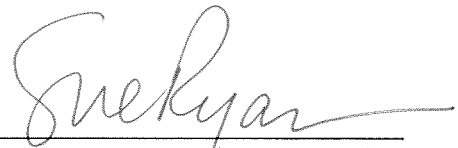
Vote: 6 Yes 0 No 1 Absent [Findley]

Meeting adjourned at 8:30 p.m.

ATTEST:



Rick Rogers, Mayor



Sue Ryan, City Recorder