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**City of Newberg  
City Council  
August 02, 2021**

Meeting held electronically due to COVID-19 pandemic

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**WORK SESSION –**

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, and Bryce Coefield.

Absent: Mike McBride

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

Review of agenda: Mayor Rogers had a comment on the Consent Agenda.

Councilor Bacon asked about Spanish translation when calling in to the City. CM Weinheimer responded staff was working on a contract for that service.

**PRESENTATIONS:**

Yamhill County Parkway Committee presentation:

Dave Haugeberg, Parkway Committee Chair, gave an update on the development and funding of the Bypass project. There was momentum for Phase 2 and he suggested one more local match from cities for Phase 2 and Phase 3. He gave options for where the funding could come from and discussed next steps. There was discussion regarding the timeline for the local match.

Councilor Yarnell Hollamon entered the meeting at 6:30 p.m.

Council Rules Discussion:

City Attorney Walker gave a background on the Council Rules. He suggested streamlining the rules and asked for guidance on potential changes. There was discussion on adding equity and inclusion, LOC training, creating a subcommittee to review the rules, and timeline. There was consensus to create a subcommittee of the Council.

**CITY MANAGER REPORT**

City Manager Weinheimer reported on cooling centers, staff training, Waste Management survey, ARPA funds discussions, strategic planning consultant interviews, return to in-person Council meetings, and face coverings in City facilities.

**BUSINESS SESSION:**

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

Absent: Mike McBride

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, City Engineer Kaaren Hofmann, Community Development Director Doug Rux

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

**PUBLIC COMMENTS**

Robert Soppe, Newberg resident, submitted written comments on the recent purchase of WestRock property by the City. Mayor Rogers said the comments were related to the purchase being done through rates instead of SDCs.

Mark Grier, Newberg resident, was concerned about derelict vehicles parked on City streets which were traffic hazards. He thought these violations needed to be enforced.

**CONSENT CALENDAR**

Action: To approve Resolution 2021-3757, A Resolution to repeal Resolution No. 2019-3754 and adopt the Municipal Services Assistance Program Policy as amended.

Motion: Councilor Coefield

Second: Councilor Findley

Vote: 6 Yes 0 No 1 Absent [McBride]

**PUBLIC HEARING – Ordinance 2021-2885**

Mayor Rogers opened the public hearing.

CDD Rux presented the staff report. He discussed the role of the City Council in reviewing the Newberg Urban Renewal Plan, the Board of Commissioners' order and resolution.

Consultant Elaine Howard discussed Urban Renewal 101 and impacts to taxing districts. CDD Rux explained Urban Renewal in Newberg, how and why the Urban Renewal Plan was developed, and Urban Renewal District subareas and projects. Consultant Howard reviewed the impacts of the projects to the City and duration provision.

CDD Rux said the ad hoc committee recommended adoption of the plan. This led to the consult/confer process referring the plan to the taxing districts. No comments were received by the deadline. The Comprehensive Plan chapters, master plans, Economic Development Strategy, Yamhill County Comprehensive Plan, Yamhill County Transportation System Plan, and Yamhill County Economic Development Plan were reviewed. The Planning Commission recommended adoption of the plan. The Yamhill County Commission approved the plan

contingent on a ballot vote affirming the plan by Newberg residents. The Council would take public testimony on the plan tonight as well as consider the County Commission's order and resolution.

Questions from Council: Impacts on the City's future revenue, authority of the County in placing the condition to send it to a vote, risk if the City challenged this decision, options for moving forward, asking the County to reconsider the decision, possibly ending the district earlier, amount of work and public input that had gone into this process, prioritizing education about the district, and cost for the election.

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| Action: | To suspend Council Rules and allow people to speak for 2 minutes with a total of 15 minutes. |
| Motion: | Councilor Coefield                                                                           |
| Second: | Councilor Yarnell Hollamon                                                                   |
| Vote:   | 6 Yes 0 No 1 Absent [McBride]                                                                |

John Bridges, Urban Renewal Ad Hoc Committee Chair, had spoken with Commissioner Starrett about how difficult this would be to explain to voters and there would be misleading information. He did not think the Commission would change their minds. He suggested fast tracking the annexations and eliminating the County property from the plan. He did not think the City should use its resources to send it to a vote in November.

Mayor Rogers closed the public hearing. There was discussion on dates for second reading and next steps depending on the date.

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|---------|------------------------------------------------------------------------|
| Action: | To hold the second reading of Ordinance 2021-2885 on October 18, 2021. |
| Motion: | Councilor Findley                                                      |
| Second: | Councilor Martinez Plancarte                                           |
| Vote:   | 6 Yes 0 No 1 Absent [McBride]                                          |

## **NEW BUSINESS**

### System Development Charges update:

City Engineer Hofmann gave an update on the City's System Development Charges. She discussed the video and survey that was done. She then reviewed what SDCs were, what the SDC calculation was based on, water, wastewater, stormwater, and transportation SDCs, change of use examples, and how the transportation SDC changed in 2017. She addressed Mr. Soppe's concerns and explained money was not available in the water SDC to purchase the property and the purchase had been in the water rate model for several years. She then gave options for SDC reductions, revisions to the methodology, and quick and longer term options.

There was discussion on SDCs for change of use, balancing Urban Renewal and SDCs, looking at both short and long term options, incentives for projects that aligned with the community's desires, and creating a subcommittee to explore the options more deeply.

Robert Soppe said there were methods to keep SDCs low, being thoughtful about who would pay for the infrastructure, new growth should pay for itself not rate payers, parts of projects not appropriate for SDC funding, comparing individual SDCs to other cities not the total SDCs, looking at other development fees, and evaluating the proposed SDCs.

There was consensus to form a subcommittee of the Council to work on this.

#### Local State of Emergency:

CM Weinheimer said due to a spike in COVID-19 cases, he recommended declaring a local state of emergency which would last until October 18.

Action: To approve Resolution 2021-3763, A Resolution to declare a local state of emergency as a result of the COVID-19 pandemic and emerging B.1.617.2 (Delta) variant.

Motion: Councilor Findley

Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No 1 Absent [McBride]

#### Referral of election to ballot:

CM Weinheimer said staff was looking for direction on whether or not to refer the Urban Renewal question to voters on the November ballot. He discussed the options. He thought for expediency, they should move forward with the election.

CDD Rux explained what had already been invested in this project and the costs and timelines for the different options. City Attorney Walker discussed the possible legal ramifications if the City did not take it to a vote and continued on with the process or if they challenged the County's decision.

There was discussion about how the public had been involved in the process all along, the County's decision was an overreach of its authority and would cost the City thousands of dollars, how there had been no comments from the County prior to their decision, requiring the County to pay for the election, need for expediency, and election deadline.

Action: To approve Resolution 2021-3762, A Resolution calling for an election in the City of Newberg on November 2, 2021 to consider approval of the Newberg Urban Renewal Plan; and approving the ballot title and explanatory statement.

Motion: Councilor Findley

Second: Councilor Bacon

Deliberation: Pursuing legal action against the County while moving forward with the election, marketing for the election to explain Urban Renewal to the voters, concern about future overreach, how false statements were made at the Commission meeting, and the County paying for the election.

Vote: 6 Yes 0 No 1 Absent [McBride]

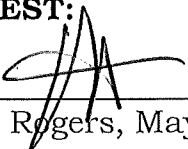
**COUNCIL BUSINESS**

Councilor Yarnell Hollamon commented about COVID-19 and status of cases in the community.

Meeting adjourned at 9:40 p.m.

  
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Sue Ryan, City Recorder

**ATTEST:**

  
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Rick Rogers, Mayor

