
**City of Newberg
City Council**

November 1, 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, Stephanie Findley, Julia Martinez Plancarte, Mike McBride, and Bryce Coefield.

Absent: None

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Finance Manager Kady Strode

Presentation on Newberg Employees Retirement Plan:

Mary Caballero, One Digital, introduced the topic. She discussed the plan provisions, 7/1/2020 actuarial valuation results, and funding liability breakdown.

There was discussion regarding the need for a higher funded percentage on the actuarial value basis and how PERS would not take any employees hired before August 2016.

Benjamin Miller, Principal, gave a portfolio and strategic asset allocation review as well as economic and market review. He discussed key themes from 4Q 2021, global index returns, history of interest rates, inflation, and interest rates. He then reviewed the portfolio performance, investment option performance, and real estate portfolio.

There was discussion regarding adjustments due to inflation.

CITY MANAGER REPORT

City Manager Pro Tem Worthey explained what he would be focusing on during his time as City Manager. The Council thanked him for taking on this role.

BUSINESS SESSION:

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

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Community Development Director Doug Rux, and Housing Planner Mary Heberling-Creighton.

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

PUBLIC COMMENT

Mayor Rogers read a letter from Kerry Wolfe, Newberg resident, regarding high density housing.

Jesse Cadd, Newberg resident, supported the Urban Renewal Plan. However, he thought it should go to the voters. He suggested using the Covid-19 federal aid money for paying down debt to reduce water rates. He pointed out a couple of recent articles and Council participation in promoting critical race theory. He asked those Councilors to resign.

Mayor Rogers said Pat Haight, Newberg resident, was interested in the City's efforts to bring jobs to the community.

PUBLIC HEARING – Resolution 2021-3770 Waste Management requested increase

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

CMPT Worthey said this resolution would raise the rates for garbage and recycling services effective January 1, 2022. There was the possibility of adding a food waste program for an additional cost.

Mike Jefferies, Waste Management Director of Pricing, said this was a request for a 3.7% increase. It was the first increase they had requested since 2016 and was less than they could have requested. He explained the reasons for the increase.

Dave Huber, Waste Management Senior District Manager over Newberg, thought they should get more community support and feedback before implementing a food waste program.

Proponents: None

Opponents: None

Neutral: Cherice Bock, Newberg resident, had submitted written testimony in favor of the food waste program.

Robert Soppe, Newberg resident, had submitted written testimony asking about the status of the recycling depot on First and Everest.

Mr. Huber said the recycling depot was closed after the glass recycling program was implemented. People could use the transfer station if needed.

Mayor Rogers closed the public hearing.

The Council discussed: Support for the resolution.

Action: To approve Resolution 2021-3770, A Resolution adopting garbage and recycling services rates for Waste Management effective January 1, 2022.

Motion: Councilor McBride
Second: Councilor Bacon
Vote: 7 Yes 0 No 0 Absent

NEW BUSINESS – Middle Housing Briefing – Triplex, Quadplex, Cottage Clusters, and Townhouses (HB 2001).

CDD Rux discussed the project objectives, project components, middle housing basics, implementing HB 2001, Newberg application, unit definitions, permitted uses, minimum lot sizes, project sizes, design standards, main entrance options, minimum window coverage, defining architectural features, cottage clustering and courtyard, parking standards, street-facing driveways, cottage parking standards, and changes to master plan areas.

There was discussion regarding the reasons for these changes, administrative rules, ensuring there were the needed number of units to accommodate future population growth, parking regulations, ratio of housing units to parks or open space, and housing affordability.

Update on Council Goal – Promote development of housing affordability such as houselessness, transitional housing, workforce housing

CDD Rux gave an update on the Council's goal for housing affordability. He reviewed what had already been done, what staff was currently working on, and future work items.

Update on Leonard Johnson's request for a storage building

CDD Rux said staff was still working on this request. There were issues regarding the public easement, alley, setbacks, and size of the structure.

Councilor McBride thought this had been going on way too long.

Update on removal of the mill and next steps for development of the mill site

CDD Rux said the mill site was under demolition which would be completed by the end of the year. He had been in discussions with the owner about redevelopment opportunities and recruitment leads.

CMPT Worthey reported there were seven open recruitments for staff positions.

Meeting adjourned at 8:25 p.m.



Sue Ryan, City Recorder

ATTEST:



Rick Rogers, Mayor

