NEWBERG CITY COUNCIL MINUTES
REGULAR SESSION
September 17, 2018, 7:00 PM
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

A work session was held at 6:00 p.m. preceding the meeting. Present were Mayor Andrews, Councilors Patrick Johnson, Scott Essin, Denise Bacon, Mike Corey, and Stephen McKinney. District 1 Council seat is currently vacant. Staff present were City Manager Joe Hannan, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, Assistant Finance Director Caleb Lippard, Human Resources Director Anna Lee, Police Chief Brian Casey, and Community Engagement Specialist Rosa Olivares.

District 1 Appointment Interviews:
The Council interviewed Elise Hollamon first.
Q 1 – Background: Ms. Hollamon had moved to Newberg two and a half years ago. She was raised in Aloha and went to college in Philadelphia and got a Political Science degree. She was a legal intern on Capitol Hill at the Human Rights Department. She moved back to Oregon and worked for Providence Hospital in management and financial operations. She lived in District 1 with her husband and two children.
Q 2 – Reasons for Serving: Ms. Hollman had learned what a community looked like since moving to Newberg. With her professional background in public health, educational background in public policy, and personal passion to serve marginalized and vulnerable populations, she thought she was in alignment with the direction of the City of Newberg.
Q3 – Most positive attribute of the City: She thought the most positive attribute was the way people served the community. Her first exposure to this was through her involvement with Young Professionals of Yamhill County. She had since been connected with other organizations and found ways to serve, specifically around addiction and mental health. She had helped create a group in Newberg public called the Community Wellness Collective. She thought in ten years the City would be in a more stable place in the overall health of the community with the work that was being done.
Q4 – Role of a City Councilor: She thought the role of a City Councilor was to be an advocate for the citizens in their district plus balancing that with the strategic vision of the Council and City, and acting as an intermediary between the two to bring better understanding. She was prepared to serve because she understood the strengths of her people and how to utilize them best to achieve the overall goals, she served with her people to understand the population she was serving, and she had a strong understanding of financial oversight and operations. She explained how she had turned budgets around in a 12-month period. The basic functions of City government were to outline laws and policies to operate within.
Q5 – Assessment of a recent decision of the City Council: She gave an example of the Comprehensive Plan Map amendment from R-2 to R-3 that was discussed in August. She described the process: first going to the Planning Commission, receiving public comment, and then to the Council for a decision. She thought it demonstrated how they were addressing affordable housing and public participation in decision making. She thought they needed to continue to recruit diverse populations to serve on City committees and a shift to a "go to them" mentality of holding meetings in the community.
Q 6 – Most critical issue facing the City: She thought the most critical issues facing the City were the financial state of the City budget, and the economic development plan. They were both responsive issues that needed to be addressed. Collaboration with the City's social partners was a key way to do so. She discussed how she created new revenue in a healthcare environment. She had served on the City's Budget Committee. She thought for the City, they would need to take a hard look at the expenses first before going to voters for additional funding to pay for the services. She also thought there could be more collaboration from other organizations to provide some of the services. She was in favor of going to the voters as opposed to establishing a fee that was not subject to a vote. She would rely on staff and other Councilors to inform her decision.
Q7 – Time Commitment: She understood the time commitment of a Councilor and what was needed to do the work. She recognized there would be a learning curve and understood what it would take for her to be a full contributing member. She would meet with business and community members, citizens, and staff to gather the

information she would need to make informed decisions. She would make the Council meetings a priority as well.
Q 8 – Questions for Council: She asked how the Council balanced the needs of citizens with the overall vision of the City and Council. Mayor Andrews clarified she would be representing all the citizens, not only the ones in her district.

Councilor Bacon said there needed to be an understanding of what the City actually did, who was doing it, and to help the citizens understand that. She spent a lot of time talking to people about the reality of the situation and not promising things that she could not do. Councilor Johnson said he tried to be the conduit between citizens and staff on issues that came up. He took a holistic approach to long term planning as well. Councilor McKinney said she had to decide what she wanted the City to be and how could she fulfill that dream.

The Council interviewed Buddy Cook second.
Q 1 – Background: Mr. Cook was born and raised in Washington. He served in the Coast Guard and was assigned to the Oregon Coast. He attended Mt. Hood Community College and had an Associates' degree in electronic engineering. He moved to Newberg in 1983. Both his children graduated from Newberg High School.
Q 2 – Reasons for Serving: Mr. Cook had often thought about becoming more involved with the City, but with his busy life he did not have the time. He had a near death experience and decided now was the time to become involved.
Q3 – Most positive attribute of the City: He thought the most positive attribute was the trust and cooperation of the citizens of Newberg. This was shown through the community support of Love, Inc. He also appreciated the small town feeling.
Q4 – Role of a City Councilor: He thought a Councilor was a representative of the people and responsible for the City as a whole. He was prepared to serve because of his experience as a resident and his career experience in management. He would listen to people and investigate situations until he had a complete understanding of what needed to be done. He might not always agree with a decision, but he had learned that the decision making of a group was superior to that of an individual. The basic functions of City government were the maintenance of the infrastructure and to ensure the City functioned smoothly and properly.

Councilor Essin asked about his City committee experience. Mr. Cook said he had none.

Q5 – Assessment of a recent decision of the City Council: He was disturbed about the recent rezoning of a mobile home park. He met with the Mayor to discuss it and asked questions regarding City Council communications and about City zoning. The Mayor had assured him that even if the rezoning was approved, people would not be kicked out immediately. He realized passing the rezoning was essential to the City's future growth and he would have likely voted to approve it also. He applauded the Councilor who had voted no.
Q 6 – Most critical issue facing the City: He thought the most critical issue facing the City was housing, and specifically affordable housing. Regarding the budget issues, he would have to research the revenue streams and City expenditures. He did have enough background in finance that he could learn the budget quickly.
Q7 – Time commitment: He understood the time commitment to be on the Council, about 12 to 25 hours per week, and he would be able to meet that.
Q 8 – Questions for Council: He had no questions to ask.
The Mayor said the Council would make this decision during the business session.

CALL MEETING TO ORDER
Mayor Andrews called the business session to order at 7:05 p.m.

ROLL CALL

Members Present:	Mayor Bob Andrews	Denise Bacon	Stephen McKinney
	Patrick Johnson	Scott Essin	Mike Corey

Members Absent: *District 1 Council Seat vacant*

Staff Present: Joe Hannan, City Manager; Truman Stone, City Attorney
Sue Ryan, City Recorder; Anna Lee, Human Resources Director
Doug Rux, Community Development Director
Rosa Olivares, Community Engagement Specialist
Brian Casey, Police Chief

CITY MANAGER'S REPORT: City Manager Hannan reported on his activities including working with Providence Hospital and the Police Department to save the car seat program, meeting with the veterans group to discuss a permanent site for their services and Section 8 housing, and meeting with the VA and Yamhill County Housing Authority regarding veterans moving out of the mobile home park.

Police Chief Casey discussed hiring two new lateral police officers.

CM Hannan reported on George Fox Student Serve Day. He accompanied the Mayor to the first football game of the season at the university. He attended the retirement for Scott Canfield in Public Works. He announced Representative Bonamici was in town this week. He would be discussing the West Rock property with Senator Wyden's staff tomorrow.

PUBLIC COMMENTS: Lesley Woodruff, Newberg resident, read a letter from Keyla Almazan regarding Measure 105. She asked that the Council stand by their inclusion resolution and oppose Measure 105.

Jared Jones, Newberg resident, asked that the Council publicly oppose Measure 105. He gave reasons for the opposition, which included maintaining a community that was safe for all residents and that all residents would feel confident to go to the police when needed, state and local taxes should not be used to do what federal taxes were supposed to do for immigration enforcement, and he wanted the community to thrive. This measure would not improve public safety and the existing law did not protect people who committed crimes whether or not they were immigrants.

Councilor Bacon stated she was also opposed to Measure 105.

David Jackson, Dundee resident, was representing the Newberg veterans' banner committee. He had given the Council the City of Beaverton's sign code and he asked about the status of changing Newberg's code. It was difficult to find locations for new signs in the City and he thought it was a disservice to veterans.

CM Hannan said this would be coming back to Council for further consideration. ODOT had jurisdiction over Hancock and First Street, but there were possible City streets for the banners.

CONSENT CALENDAR:

MOTION: Corey/Johnson moved to approve the Consent Calendar including Resolution 2018-3497, A Resolution authorizing the Mayor to execute the Oregon Public Service Plan Agreement (PERS), and Council Minutes for August 20, 2018. Motion carried (6 Yes/0 No/0 absent *District 1 Vacant).

NEW BUSINESS:

<u>District 1 Councilor Appointment:</u> Mayor Andrews said two candidates were interviewed earlier for the vacant District 1 Council position. He asked for direction from the Council on which to choose.

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MOTION: Bacon/McKinney moved to appoint Elise Yarnell Hollamon to fill the District 1 seat on the Newberg City Council for a term ending December 31, 2020, and to be sworn in at the October 1, 2018 City Council Work Session.

Deliberations: Councilor Bacon said Ms. Hollamon understood the budget and that was a needed skill on the Council at this time. She encouraged Mr. Cook to apply for a City committee and to get involved. Councilor Corey concurred with Councilor Bacon.

Councilor McKinney expressed appreciation to both candidates and looked forward to working with Ms. Hollamon. Councilor Essin thanked both candidates and hoped they would both become more involved.

Motion carried (6 Yes/0 No/0 Absent *District 1 Vacant).

Garbage Franchise: CM Hannan said staff recommended cancelling the current contract for the garbage franchise. This would allow a future Council to look into other garbage services. Most contracts were for 1-3 years, but due to the expensive equipment needed, solid waste contracts were typically 7 years or longer. The current contract was for seven years with an automatic yearly renewal in October. Some other garbage companies had expressed interest in competing for the franchise and in order to do so, the current contract had to be cancelled. The current service had been good and Waste Management was a good partner with the City.

Councilor Essin asked what the benefit would be to having an open competition. CM Hannan said competition provided transparency and usually the best service at the lowest price. Councilor McKinney said the City had a good relationship with the current service. There were several instances where Waste Management at their own expense took on programs for the City, such as glass recycling. He was not sure if they could justify cancelling the contract based on the excellent service and costs. CM Hannan thought competition was good but Council could decide not to cancel at this time.

Councilor Johnson clarified Waste Management had the contract for 13 years. He asked how often they contacted other franchises about their cost of service. CA Stone stated all of the other utilities were regulated by the federal government or by the state. Solid waste management was the only utility regulated by the City of Newberg.

Dave Huber, Waste Management District Manager, explained how important the relationship was that they had with the City. He discussed their operations, employees, transfer station, and community partnerships.

Kirk Duncan, Waste Management Senior District Manager, discussed how service and safety were their main goals. He described how they were making continual improvements to their procedures, programs, and technology. He also discussed the equipment costs and glass recycle program.

Adam Winston, Waste Management Director of Operations, said they wanted to continue to be a partner with Newberg. He thought they were already competing every day for the City's trust to provide excellent and safe service. They were rate regulated and there was a transparent process every year to make sure their costs were in line. Since 2010, their base rate had only been increased by $3.46 per customer per month. They understood the value of the franchise and no other company could provide what they did. Councilor Essin asked if there was an additional charge for the glass recycling. Mr. Winston said yes, it was $3.22 for subscribers. He clarified that all of the materials in the recycle containers were recycled including glass. Councilor Johnson asked who answered service calls. Mr. Winston explained calls went to a call center in Arizona.

Councilor Johnson asked about the use of compressed natural gas trucks. Mr. Huber said because of high capital costs and fueling limitations, a compressed natural gas fleet was not used in Newberg currently. They would have to upgrade the shops and fueling stations first. They were working on this, and their goal was to have such a fleet in the next few years. He then discussed where the garbage was taken.There was discussion regarding the other jurisdictions that had compressed natural gas trucks and the locations of fueling stations.

There was a brief recess. The Council meeting was reconvened at 8:20 p.m.

MOTION: Johnson/Essin moved to terminate the franchise with Waste Management of Oregon and direct the City Manager to provide written notice to the franchisee, which will terminate the agreement at the end of the then current term (September 30, 2024).

Deliberations: Councilor Johnson said this topic came up 18 months ago. After doing some research and finding out the length of the current contract, he was in support of opening this up for competitive bids. He thought it was their responsibility to find the best deal for the best service for the residents of Newberg. Councilor Essin thought the current provider was doing a good job. He was in support of staff's recommendation and going out for competitive bids to make sure they were getting the best price. Councilor Bacon would vote no because Waste Management was a big company and provided excellent service. It would be hard for anyone to give them a better price or service.

Councilor Corey said Waste Management had given good service, but he also saw the advantage to competitive bidding. He was in support of the motion.Councilor McKinney was in agreement with Councilor Bacon. He saw this as an exercise in futility and that even if they went out for bids, they would still choose Waste Management. Mayor Andrews was not going to support the motion as they annually reviewed the contract to make sure things were working correctly. He did not think they were at the point to go out for competitive bidding.

Councilor Johnson said most likely they would be asking residents for an increase in funding and he did not feel comfortable doing that unless they had looked at all the ways costs could be lowered.Councilor Bacon said Waste Management had kept their costs in control. In going out to bid, they were forcing Waste Management not to make an investment in their business here. They were the experts in the country and could provide the service needed in the City.
Motion failed (2 Yes/4 No [Andrews, Bacon, Essin, McKinney]/0 Absent *District 1 Vacant).

Resolution 2018-3500:
CDD Rux said an application was submitted requesting construction of a hobby shop on S Chehalem Street. The applicant had also requested to have his building fees waived. The Council were the only ones with authority to waive those fees. He explained the fees to be waived and that waiving of fees had been done sporadically and sparsely in the past. The applicant was not present at this meeting.

Mayor Andrews suggested continuing the agenda item to allow the applicant an opportunity to speak to the Council.

MOTION: Johnson/Essin moved to table Resolution 2018-3500 to the October 1 City Council meeting.
Motion carried (6 Yes/0 No/0 Absent *District 1 Vacant).

COUNCIL BUSINESS:
Councilor Bacon wanted staff to look into adding a map overlay for mobile home parks to the Comprehensive Plan or Code that would protect these parks. There was consensus to have staff look into it and give a briefing on October 15. Councilor Johnson thanked the Police Department for their efforts with an overdose case near his home.

EXECUTIVE SESSION ORS 192.660 (2)(E) Real Property transactions
Start: 8:55 p.m.
Stop: 9:20 p.m.
Staff: CM Hannan, CA Stone, CDD Rux
Topic: Butler Property

CONTINUED BUSINESS: Further discussion on Council Rules:
There was discussion regarding the change to submit written public comment by noon on the Thursdays prior to Council meetings instead of by noon on Mondays. Electronic materials were due by the Fridays prior to Council meetings. There was consensus to make this change.

MOTION: Johnson/Essin moved to direct staff to bring back the new rules as amended for Council consideration as soon as possible. Motion carried (6 Yes/0 No/0 Absent *District 1 Vacant).

ADJOURNMENT: The meeting was adjourned at 9:30 p.m.

ADOPTED by the Newberg City Council this day of October 15th, 2018.

Sue Ryan

Sue Ryan, City Recorder

ATTESTED by the Mayor this 18th day of October, 2018.

Bob Andrews

Bob Andrews, Mayor