
**City of Newberg
City Council
October 7, 2019**

WORK SESSION

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

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Stephanie Findley, Denise Bacon, Mike Corey, Elizabeth Curtis Gemeroy, and Patrick Johnson.

Staff Present: City Manager Pro Tem David Clyne, City Attorney Truman Stone, City Recorder Sue Ryan, City Engineer Kaaren Hofmann, Public Works Director Jay Harris, Information Technology Director Dave Brooks, Police Captain Jeff Kosmicki, Finance Director Matt Zook, Assistant to City Manager DawnKaren Bevill.

SDC presentation: City Engineer Kaaren Hofmann gave a presentation on System Development Charges. She explained the definition of SDCs, components and costs, adopted master plans, SDC credits, Newberg's SDC charges, SDC comparison with other jurisdictions, waivers and reductions, and current projects.

Discussion: The Council discussed:

- What was a qualified public improvement.
- Emphasis on why plans were important to support the development of City infrastructure.
- How to set SDC rates – how it worked, how you can reduce the rate. If reduced rate, could not give SDC credits and it would reduce revenues, which would cut projects that were to be available for growth.
- Another means to fund the waiver or reduction
- Discussion at CRRC – price tag of projects

CITY MANAGER'S REPORT:

CMPT Clyne reported on City activities including the Open Houses for City Manager recruitment, Independence Hotel grand opening and riverfront as examples of Urban Renewal, purchase of property adjacent to the Wastewater Treatment Plant, new Community Engagement Specialist, next steps to respond to the Patton lawsuit that the City lost, and engaging the Latino community.

There was discussion on Issue Tracker items including the Christmas Tree lighting.

CMPT Clyne said the meeting was being filmed tonight, and the video be on the City's YouTube channel. There was further discussion on a homeless resources list and compassionate enforcement. The emergency shelter was going to reopen.

COUNCIL COMMITTEE REPORTS:

There were reports on the LOC conference, the 150th anniversary of the Newberg Post Office, the Bypass committee, Mid-Willamette Valley Council of Governments, and Newberg Downtown Coalition.

Recognition of Councilor Corey – Mayor Rogers presented him with a plaque. Councilor Corey thanked the City. It had been a privilege and he had learned a lot.

BUSINESS SESSION

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE – CITY MANAGER'S REPORT- PRESENTATIONS:

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

Councilors Present: Mayor Rick Rogers, Councilors: Stephanie Findley, Denise Bacon, Elizabeth Curtis Gerneroy, Mike Corey, Elise Yarnell Hollamon, and Patrick Johnson.

Staff Present: CMPT David Clyne, City Attorney Truman Stone, City Recorder Sue Ryan, Public Works Director Jay Harris, Finance Director Matt Zook, Administrative Assistant Brittney Jeffries.

PRESENTATIONS:

October 2019 as American Archives Month proclamation – Rachel Thomas, Newberg Historical Society, accepted the proclamation.

PUBLIC COMMENTS:

Bridget Czarnecki, student, was concerned about climate change and the effect on the future. She came up with a petition that got 100 local youth signatures and 137 adult signatures with an online petition. She read the petition actions requested.

Maryl Kunkel was asking the Council to be part of the Newberg Sustainable Solutions Group. One goal was to facilitate a community wide greenhouse gas emissions inventory. The City should become a member of ICLEI, Local Governments for Sustainability, to gain access to resources and tool kits.

ACTION ITEMS- Consent Calendar

1. a) Resolution 2019-3607, A Resolution acknowledging the acceptance of the resignation of Councilor Mike Corey, expressing the City's appreciation for his service, declaring a vacancy, and announcing the advertisement for qualified persons for appointment to fill the vacancy (District No. 5 with a term ending December 31, 2020).

b) Resolution 2019-3606, A Resolution authorizing the CMPT to appoint recommended candidates to positions [Brittney Jeffries – Administrative Assistant, Information Technology Department full time, Jonathan Hodgkins – Operator II, Travis Hyder – Operator II, Lacey Dygraaf – Community Engagement Specialist].

Action: Approved consent calendar items as presented.
Motion: Councilor Bacon
Second: Councilor Johnson
Vote: 7 Yes, 0 No.

PUBLIC HEARINGS: Administrative

1. Resolution 2019-3603, City Manager Hiring procedures

Mayor Rogers opened the public hearing and called for declarations of conflicts of interest or abstentions. There were none.

Staff Report: Heather Gantz, Waldron Inc., reviewed the City Manager position profile and asked if the Council had any recommended changes. City Attorney Stone explained the requirement for residency, which was a decision of the Council. CMPT Clyne gave the advantages and disadvantages of the residency requirement.

Discussion: The Council discussed:

- Residency in Newberg strongly encouraged.
- Change first picture of Allison Inn to something else.
- Add churches to community description.

Proponents/Opponents/Undecided: None

Mayor Rogers closed the public hearing.

Action: Approved Resolution 2019-3603, A Resolution adopting the procedures, standards, criteria, and policy directives to be used in hiring the City Manager as amended.

Motion: Councilor Curtis Gemeroy
Second: Councilor Johnson
Vote: 7 Yes, 0 No.

NEW BUSINESS:

1. Tax Increment Financing (Urban Renewal) presentation

Staff Report: Community Development Director Rux presented. He explained tax increment financing and addressing blight, differences between the purview of an Urban Renewal Agency and Council, history of Urban Renewal legislation, Urban Renewal Districts in other jurisdictions, history of Urban Renewal in Newberg, reasons for creating an Urban Renewal District now, Urban Renewal Feasibility Study and process

to create the Urban Renewal District, impact to overlapping taxing districts, revenue sharing, maximum indebtedness, next steps, and RFP process.

Discussion:

The Council discussed:

- \$25 million frozen base
- Maximum indebtedness value of \$50 million
- Urban Renewal District as economic development tool
- Improvement projects needed
- Process – communication and education with citizens, why it failed in the past
- Impact on the General Fund
- Gentrification and affordable housing
- Ending an Urban Renewal District

2.

Advanced Metering Infrastructure

Staff Report:

City Engineer Hofmann and PWS Maintenance Supervisor Thomas presented. This was an integrated system of smart meters, communication networks, and data management. They discussed how the new system was more efficient and required less staff time. There was also a customer portal. The program would be no additional cost to customers as it was already built into the water rate model. Staff would bring this back to Council in November.

Discussion:

There was discussion regarding how the new program worked.

EXECUTIVE SESSION ORS 192.660 (2)(H)

Start: 8:25 p.m.

Stop: 9:21 p.m.

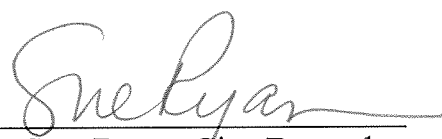
Topic: Current or Pending litigation

Staff: CMPT Clyne, Attorney Andrew Campbell, other CIS guy – don't know his name

Meeting adjourned at 9:21 p.m.

ATTEST:


Rick Rogers, Mayor


Sue Ryan, City Recorder