

**City of Newberg
City Council
August 17, 2020**

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: Julia Martinez Plancarte, Denise Bacon, Stephanie Findley, and Elise Yarnell Hollamon.

Councilors Absent: District 4 and District 5 seats vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, and City Recorder Sue Ryan.

Council interviewed candidates for the District 4 position.

Question # 1 – Background, why interested in serving on the Council

Robert Bonner – He had been a teacher in the Kindergarten through 12th grades for 26 years and also taught teacher education for 11 years at George Fox University. His experiences with students from immigrant, poverty, and special education backgrounds. He had extensive community service experience with Habitat for Humanity, Yamhill County Search & Rescue, and Project Lifesaver. This prepared people with Autism, Alzheimers, and Dementia to be found easily if they became lost.

Dave Brown – He had lived in Newberg for his entire life, coaching youth and teaching at Newberg High School. The City was a town that had grown and he wanted to volunteer more. City Council seemed like a place that needed help.

Bryce Coefield – He liked to be known as someone who chose joy, and saw people. He wanted to serve the community well and be a voice for the community. He worked at George Fox University and was finishing his PhD and had a family.

Greg Meenahan – He had lived in Newberg since 1997. His career had been in non-profits, and he had served on community boards. He was motivated by the power of people coming together for a common cause and shared goals. He had experience with private & public partnerships to solve community problems.

Question # 2 – Role of Councilor and time commitment

Dave Brown – He was prepared by serving the last 14 months on the School Board. He had spent a lot of time counseling, and learning to listen well. He would be responsive to the public and talk about issues. He could bridge relationships and bring voices together.

Bryce Coefield – The Council’s role was legislative, administrative, and quasi-judicial. These duties were carried out through ordinances and resolutions. The Council was responsible for budget, and providing vision and guidance for City. They did a lot of reading as well as attended meetings, and served on committees too. He was a scholar, read a lot and was thoughtful about what he read. He was trained to ask a lot of questions.

Greg Meenahan – The Council had legislative and quasi-judicial role, and to uphold the Municipal Code. The Council also served on Budget Committee, and other committee responsibilities. He was familiar with Robert’s Rules of Order, how meetings operated, and public comments. What had prepared him most was non-profit experience and working with vulnerable populations. The primary reason he applied was to give Council an additional choice.

Robert Bonner – The role was legislative, but he also saw Council as leaders of the City. They set priorities and were servants of the City. Their purpose was to weigh multiple options, competing options and choose what was best for the community. He had a deep understanding of the City’s culture which would help direct how he made decisions and priorities. He thought time commitment started at 5-10 hours a week and increased. They needed to ask the right questions and define the goals. Not just one person was making the decisions, but the whole Council.

Question #3 — Explain how you will promote the 5 Council goals for 2020

Bryce Coefield - What were the processes that went into establishing these goals? Intended outcomes and community contribution? He thought the goals were all connected. He was drawn to #2 – Diversity, Equity, and Inclusion. His whole career has been about those. How do we listen and get buy-in while having humility and recognizing the limited nature of each person.

Greg Meenahan – The first two goals he thought were up to the City Manager to carry out. The Council set the direction, and he would like to know the key performance indicators. Regarding affordable housing, he was aware of the services needed to sustain successful affordable housing. However, there was a lot of information he did not know about how the Council could support that goal. He had a long-term interest in Urban Renewal, and having a role in that to ensure best outcomes. He was a sustainability professional.

Robert Bonner – The fifth goal talked about sustainability and included economic, housing, environmental, and social aspects. It included all of the other goals. Goals 1 and 2 had to do with culture change and people listening to one another. On housing, almost 50% of those who were homeless in Yamhill County were under age 18. Being an advocate for housing meant looking for solutions and opportunities. How could they develop Urban Renewal so it sustained Newberg as a community, not just in terms of business, but in terms of family, life, and housing. He looked at things from a systemic viewpoint, and how these related and influenced one another.

Dave Brown – Customer service and building relationships in the community was crucial. Listening was a key component of customer service. They needed to try to reach everyone and have a balanced broad view. He thought he could bring people through the door to sit

down with Council and talk. They needed to do what the people wanted and hear from a lot of different voices in the community. He was most passionate about promoting housing affordability. It was important for families to feel like they belonged in Newberg, and the housing needed to be more balanced.

Question #4 – Describe one thing going well, and one thing to improve in relation to goals.

Greg Meenahan – The Urban Renewal Plan was impressive, especially with all of the significant visioning work. He didn't have enough working knowledge of what was going on at the City to know what needed improvement. There was a period of time when the Council did not make necessary investments in the water department. Part of that was a low tax, no tax value, but the result was a bigger tax, more expense further down the road. They needed to plan thoughtfully and make necessary investments now. It was smart government, and he could lend a hand in that conversation.

Robert Bonner – He thought goals #2 and #3 were related as equity, inclusion, and diversity created a culture where everyone was accepted. It could also be tied in to homelessness. They had to find ways to include the homeless in the process too. The City had started the process for these goals, but the challenge was how they were going to get there and how they knew when they got there. They not only had to identify the problem but they had to find solutions. How did they know when they had accomplished what they wanted to be?

Dave Brown – He thought they had a good community and there were a lot of options to make things great in Newberg. He would like to turn around the negative comments about the Mayor and Council and City departments. He wanted to help work on things people were taking shots at, and take Newberg where it should go.

Bryce Coefield – Goal #2 spoke to the thoughtfulness of the Council and those who gave input in the goals. On the other hand diversity, equity, and inclusion were hard concepts and made people upset. He had heard and seen the Mayor being transparent about the issues the City was going through and he was encouraged by his honesty and promise to do better. He thought they should continue to listen to the voice of the community.

Question #5 – Any questions for us?

Robert Bonner – What is your greatest challenge as a City Council?

Councilor Findley said one of the biggest challenges for her was making decisions as a body of 7 people. They all had different ideas of how they wanted to do things, but ultimately they had to stand by the decisions of this group as a whole. It was a collaborative effort.

Dave Brown – Was the Council working on all five goals or just focused on one?
Councilor Bacon said they were working on all of them all the time. The goals were big words and meant different things to different people. They had to go back and redefine them so everyone could be on the same page.

Bryce Coefield asked the City Manager and City Attorney what they needed from the City Council to do good work.

CM Weinheimer said staff needed clarity and ongoing discussion from the Council. Staff focused on day to day work, and were stretched with limited amount of time and resources. CA Stone said clear direction and patience to get the goals implemented. Council went through the process of setting goals, but there was difficulty with the workload especially if more items were added that distracted from accomplishing the goals.

Greg Meenahan – Are you looking at the budget in terms of worst case scenarios? What was the plan for readdressing the budget if revenues failed to meet expectations?

CM Weinheimer said it was a budget crafted with COVID-19 pandemic in mind. They would be looking at the budget again in 6 months and re-evaluate at that point.

BUSINESS SESSION:

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

Councilors Absent: District 4 & 5 seats vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, Library Director Will Worthey, and Interim Police Chief Jeff Kosmicki.

Meeting called to order at 7:10 p.m.

PRESENTATIONS:

Library Director Worthey and Interim Police Chief Kosmicki presented on customer service options. They defined customer service, need to improve the City's internal culture, four possible approaches, and one IT tool to enhance customer service. The approaches included customer service training and assessment as part of the onboarding process, re-engaging existing employees to share new customer service expectations, establishing a smart standard for customer service, developing a unified system to recognize customer service champions, developing educational tools to create an ongoing culture of service and servant leadership, and utilization of See Click Fix to garner public feedback on issues to expedite action. They discussed top quality customer service teams, smart standards, recognizing the champions, and ongoing education. They asked if these approaches aligned with Council's intent.

The Council discussed:

- Importance of internal culture shift first.
- Hiring good people and being great bosses was a good place to start and would lessen turnover.
- How to tailor customer service to different populations.
- Better customer service between the departments.
- Outreach practices to hire diverse populations.
- Creativity to solve problems and responsiveness needed to be top priority.

Leslie Caldwell, Executive Director for Taste Newberg, gave the third quarter report for April-June 2020. She reported on their online activity, public relations, decrease in visitor overnight stays, and budget.

Discussion: Chamber website traffic, adding people of color to publications, and diversity, equity and inclusion task force.

CITY MANAGER'S REPORT:

City Manager Weinheimer reported on COVID-19 pandemic response efforts, Assistant City Manager recruitment, elections, work of City Boards and Commissions, the new Economic Health Manager, department activities and projects, community engagement, and promoting sustainability.

COUNCIL APPOINTMENTS:

1. Middle Housing Citizens Advisory Committee

Action: Confirmation of Mayor's appointments to the Middle Housing Advisory Committee for a term of August 2020 to June 2021.

Approved by consensus.

2. District 4 Councilor Appointment

Action: To appoint Bryce Coefield to the City Council District 4 seat for a term of September 8, 2020 to December 31, 2022 to be sworn in on September 8.

Motion: Councilor Findley

Second: Councilor Martinez Plancarte

Vote: 5 Yes 0 No [District 4 & 5 seats vacant]

Discussion: Emails received from the public in favor of Bryce Coefield and Greg Meenahan. Mayor Rogers read a letter from Lydia Schramm opposing Dave Brown.

PUBLIC COMMENTS:

Kelvin Lamb repeated his concerns about property damage from a developer at the July 20 meeting. He had not been contacted by the City Manager or City Attorney since the July 20 meeting. He thought it should be on the Issue Tracker. Mayor Rogers said if he had a valid claim against the City, he should submit it to the City Attorney and if he had a valid claim against the developer, he should pursue that as well. CM Weinheimer said he had not received direction from Council to contact Mr. Lamb.

PUBLIC HEARING:

1. Ordinance 2020-2865

Mayor Rogers opened the public hearing. He asked if there were any conflicts of interest or abstentions. Councilor Bacon lived adjacent to the mill property. Mayor Rogers lived in the area as well.

CDD Rux gave the staff report. He discussed the work done for an Urban Renewal Agency. Staff recommended the Council act as the Agency Board. If the Council chose to move forward, staff would begin working on an Urban Renewal Plan and Report. Mr. Bridges said the Council would have to make a finding of a blighted area.

Mayor Rogers spoke about the history of Urban Renewal and blight. He cautioned that there might be gentrification, and displacement of the people living in this area due to the improvements. Councilor Bacon said this was a long term project and they would not be here to the end. They needed to put in protections and thought to make sure the intent was not lost. Councilor Findley said it was incumbent upon this Council to make sure they were good stewards of Urban Renewal and specific about how it would be used to better all residents.

Written testimony: Patrick Johnson, Newberg resident, in favor.

Oral testimony: Robert Soppe, Newberg resident, did not think it was a good thing to tell residents their neighborhood was blighted. The Council should look at every block in the area they were calling blighted to see how the criteria applied. There was not a good history of Urban Renewal in Newberg. The last two budget cycles they were not able to balance the budget without raising property taxes.

Mayor Rogers closed the public hearing.

Action: To approve Ordinance 2020-2865, An Ordinance declaring that blighted areas exist within the City of Newberg, recognizing the need for an Urban Renewal Agency to function in the City of Newberg, and providing for the exercise of the agency's powers by the City Council of the City of Newberg, and creating Section 2.40 Urban Renewal Agency in the Newberg Municipal Code to be read by title only and waive the second reading.

Motion: Councilor Findley
Second: Councilor Yarnell Hollamon
Vote: 5 Yes 0 No [District 4 & 5 seats vacant]

NEW BUSINESS:

1. Employment Opportunities Analysis Briefing
CDD Rux said the Buildable Lands Inventory analysis included: 55 acres of commercial, 24 acres mixed use, 51 acres industrial. There was a surplus of 20 acres of commercial for the next 20 years and no additional commercial land would be needed today, but he thought there would be a need in five years. They discussed how the former mill site development could change the numbers.
2. Resolution 2020-3695
City Attorney Stone gave a background on the emergency declarations that had been made due to COVID-19 pandemic. This resolution would extend the declaration through November.

Action: Resolution 2020-3695, A Resolution to extend a declaration of a local state of emergency as a result of COVID-19 pandemic and amending Resolutions 2020-3657 and 2020-3663.

Motion: Councilor Bacon

Second: Councilor Yarnell Hollamon

Vote: 5 Yes 0 No [District 4 & 5 seats vacant]


COUNCIL BUSINESS:

1. Council Committee Reports: Councilors Findley and Yarnell Hollamon participated in a Newberg Sustainable Solutions clean-up. Councilor Yarnell Hollamon attended the last Visit Newberg meeting. Mayor Rogers was working on Community Court, Equity Task Force, community partner calls, and weekly videos. George Fox University students would be coming back to school soon.


2. League of Oregon Cities annual conference

Mayor Rogers said the conference would be online this year.

Meeting adjourned at 9:30 p.m.


Sue Ryan, City Recorder

ATTEST:


Rick Rogers, Mayor