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**City of Newberg  
City Council  
September 21, 2020**

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

Councilors Absent: District 5 seat vacant

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

There was discussion regarding savings on expenditures in the financial statements.

**WORK SESSION:**

Newberg School District Board Chair Brandy Penner and School District Superintendent Joe Morelock presented on the upcoming school bond. The bond would increase taxes by .78 per \$1,000 of assessed value for a total tax rate of \$1.52. They discussed why a bond in 2020, what the bond included, long range facilities plan, facilities aging over time, deferred maintenance, projected enrollment and existing capacity, Bond Development Committee guiding principles and process, core bond package, Covid-19 benefits, and proposed bond rate. It would be a \$141 million bond to replace the aging Dundee Elementary school, expand and upgrade Edwards Elementary, and provide upgrades to career and technical education to cutting edge facilities. It would also improve safety, security, and pandemic health at every building, needed maintenance for every building, and qualified the School District for a state OSCIM grant of over \$5 million.

There was discussion on maintenance, financial management of the district, technology upgrades, demographics, diversity outreach during the process, and curriculum.

**BUSINESS SESSION:**

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

Councilors Absent: District 5 seat vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Finance Director Matt Zook, and Planner Keith Leonard.

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

**PRESENTATIONS:**

Hispanic/Latinx Month proclamation -Councilor Martinez Plancarte read a proclamation in Spanish and Mayor Rogers read it in English.

**CITY MANAGER'S REPORT:**

City Manager Weinheimer gave a report on fire activity, evacuations, damage, and resulting poor air quality, more e-services being used at the Library, Library Board strategic goal setting online survey, budget process changes, Public Works activities, safety measures for City staff, Wastewater Treatment Operator of the Year Award to Andrew Shepherd, Community Engagement activities, Communication Strategic Plan, launch of See, Click, Fix app, Police Department activities, sign up for Code Red notifications, recognition of Officer Fults for National Police Women Day, Community Development activities, IT Department activities, and economic health promotion. There was discussion regarding using inmates to fight fires, tracking emergency calls, and having an interpreter for Council meetings.

**PUBLIC COMMENTS:**

Jennifer Kelley submitted written comment of concern that flag was not at half-mast over the weekend for U.S. Supreme Court Justice Ruth Bader Ginsburg. CM Weinheimer explained how staff was not available to lower the flag on the weekend and how there was a delay across the state in getting the notice.

Issue Tracker – CM Weinheimer said at the last meeting there had been concerns about traffic and speeding and staff would be increasing enforcement.

**PUBLIC HEARINGS:**

1. Rate hearings

Mayor Rogers said these resolutions were tabled in April.

Action: Reopen the hearing for Resolutions 2020-3650, 2020-3660, 2020-3661, and 2020-3662

Motion: Councilor Coefield

Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No [District 5 seat vacant].

Mayor Rogers reopened the public hearing and asked for any declaration of conflicts of interest or abstentions. There were none. Finance Director Matt Zook introduced the agenda item. Deb Gallardi, consultant, discussed the recommended rate increases. They were uniform increases for both years with the exception of non-potable water which would be 10% for the first year to align with cost of service and then 2% for the second year which was an inflationary increase. The other rates reflected the long term practice of smoothing

rates to moderate rate spikes. She explained the key forecast drivers, needed capital improvements, how deferred rate increases meant higher increases later, balancing the fixed charge relative to the volume charge, and maintaining adequate reserves. The rates were meant to deliver stable, reliable revenue for these essential services. For a typical user, the average bill would increase about \$6 per month per year or a 4.5% increase.

Public Comment: None

Mayor Rogers closed the public hearing.

Councilor Bacon would be voting in favor as she preferred constant small increases which were easier for people to handle and was the responsible thing to do.

Councilor Findley did not think they should delay the increases even though this was a difficult time. They needed to make sure these services were maintained and safe and she intended to vote yes.

Councilor Yarnell Hollamon agreed. This was part of the long term planning for the City's infrastructure.

Councilor Coefield concurred, but would like the City to get closer to average costs for the rates as compared to other cities. Ms. Gallardi said there were many factors that went into rate comparisons and how those with larger systems could spread the costs over more users to bring the average costs down. She thought several of the other rates would catch up to Newberg in the next few years. FD Zook explained the approach of the rate comparisons was to include other measurables and not just the price of the units.

Councilor Martinez Plancarte said it was difficult to see the increases but agreed that smaller increases were preferred to a larger increase down the line.

Mayor Rogers thought in the future these increases needed to better align with the budget process so the rates were approved before the budget. He asked about the revenue the rates would generate. FD Zook said the Committee met between September and February with the intent to present the rates to Council in April before the budget was approved. Since the Council postponed the decision, the budget that was approved did not reflect any increase. If the resolutions were approved, they would be increasing the budget to reflect the additional revenue.

Mayor Rogers asked about the increase to the utility assistance program. FD Zook said the utility assistance program was increased through the Support Local Challenge by \$17,000. The Committee decided to increase the veterans assistance and the rest would be allocated as the various entities ran out of funds. Mayor Rogers asked if other communities stopped rate increases due to Covid. Ms. Gallardi said no one had deferred increases. Mayor Rogers was not in favor of the rate increase at this time due to those who were already struggling financially and staff did not receive a cost of living increase.

1. Action: Adopt Resolution 2020-3650, Water Rates

Motion: Councilor Martinez Plancarte  
Second: Councilor Bacon  
Vote: 5 Yes 1 No [Rogers] [District 5 seat vacant].

2. Action: Adopt Resolution 2020-3660, Wastewater Rates

Motion: Councilor Bacon  
Second: Councilor Martinez Plancarte  
Vote: 5 Yes 1 No [Rogers] [District 5 seat vacant].

3. Action: Adopt Resolution 2020-3661, Stormwater Rates

Motion: Councilor Coefield  
Second: Councilor Yarnell Hollamon  
Vote: 5 Yes 1 No [Rogers] [District 5 seat vacant].

4. Action: Adopt Resolution 2020-3662, Transportation Utility Fee

Motion: Councilor Bacon  
Second: Councilor Findley  
Vote: 5 Yes 1 No [Rogers] [District 5 seat vacant].

## 2. Health Hazard Annexation – Quasi-Judicial

Mayor Rogers opened the public hearing and called for any abstentions, bias, ex parte contacts, and objections to jurisdiction. There were none.

City Attorney Stone read the legal announcements.

Associate Planner Keith Leonard presented the staff report. This was a request for an annexation of an acre on NE Chehalem Drive due to a health hazard. The property was in the Urban Growth Boundary and contiguous to the existing City limits. The Comprehensive Plan designation for the property was LDR, low density residential. He discussed the annexation criteria. The right-of-way would also be annexed with the property. Utilities were available in NE Chehalem Drive and N Legacy Drive. The property would be zoned R-1 which complied with the Comprehensive Plan designation. The purpose of the annexation was to provide potable water to the current residence. The Planning Commission recommended approval of the annexation.

Public Comment: None

Mayor Rogers closed the public hearing.

CA Stone read the legal announcements. The applicant waived the 7 day period for submitting final written arguments in support of the application.

Action: Waive the second reading of Ordinance 2020-2866

Motion: Councilor Bacon

Second: Councilor Findley  
Vote: 6 Yes 0 No [District 5 seat vacant].

Action: Adopt Ordinance 2020-2866, Annexation of property at 2255 NE Chehalem Drive to be read by title only

Motion: Councilor Bacon  
Second: Councilor Martinez Plancarte  
Vote: 6 Yes 0 No [District 5 seat vacant].

**COUNCIL BUSINESS:**


Councilor Yarnell Hollamon toured the North Valley Friends tiny home project. She reported on the Community Court meeting.

Mayor Rogers reminded Council to sign up for the LOC Annual Conference.

Meeting adjourned at 9:15 p.m.

**ATTEST**

  
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Rick Rogers, Mayor

  
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Sue Ryan, City Recorder

