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**City of Newberg
City Council
July 20, 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: Gene Piros, Julia Martinez Plancarte, Denise Bacon, Stephanie Findley, and Elise Yarnell Hollamon.

Councilors Absent: District 4 seat vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, and Community Development Director Doug Rux.

PRESENTATIONS:

Community Development Director Rux and Elaine Howard, consultant, gave a presentation on the Urban Renewal Feasibility Study. They discussed the Council Goal to create and support an Urban Renewal Plan and authority, planning documents that informed the work, Council briefings and actions, Citizens Advisory Committee work, Planning Commission briefings, final boundary, community engagement, reasons for the Feasibility Study, how the proposed area met the statute standards, financial analysis, impacts to taxing districts, project list, executive summary, and full Feasibility Study document.

John Bridges, Citizens Advisory Committee Chair, shared the Committee's perspective of this process and how it was a unanimous decision to recommend the creation of an Urban Renewal Agency.

CDD Rux explained the outreach he had done to the taxing districts, the Committee's direction, and next steps.

There was discussion regarding the consequences to the City's budget, hurdles that could derail the Urban Renewal process, growth rate and maximum indebtedness for projects, worst case scenarios, financing for the infrastructure, and sale of the mill property.

BUSINESS SESSION:

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

Councilors Absent: District 4 seat vacant

Staff Present: City Manager Dan Weinheimer, City Attorney Truman Stone, City Recorder Sue Ryan, Community Development Director Doug Rux, and City Engineer Kaaren Hofmann.

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

CITY MANAGER REPORT:

City Manager Weinheimer reported on COVID-19 relief programs, technology enhancements for staff working from home, City Council vacancy, City Committee vacancies, Council elections, Oregon City/County Management Association Conference, Equity Task Force meeting, recruitment of manager positions, community engagement, See Click Fix program, communication consultant RFP, Public Works projects, compost sales, Community Development projects, Library’s modified schedule and use, and Literary Lego Challenge.

COUNCIL APPOINTMENTS:

Action: 1) To consent to the Mayor’s appointment of members to the Housing Needs Analysis Citizens Advisory Committee for a term of July-December 2020.

Motion: Councilor Bacon

Second: Councilor Findley

Vote: 6 Yes 0 No [District 4 seat vacant]

PUBLIC COMMENTS: CM Weinheimer said there was one item on Issue Tracker, Tourism Strategy.

Kelvin Lamb, Newberg resident, discussed a crushed sewer line to his home and how the land developer had done the work incorrectly. He requested that the City reevaluate all the continued and future use of this land developer due to the poor performance in The Greens housing development, the City require all developments to have dry utility conduits inspected prior to backfill, the City send a letter to all homeowners in The Greens informing them of the situation, and the City reimburse homeowners for the repairs.

CONSENT CALENDAR:

Action: 1) Resolution 2020-3691, A Resolution to authorize the City Manager to enter into a construction contract with R.L. Reimers Company for the Creekside & Fernwood Pump Station coating project in the amount of \$121,950.00

2) Resolution 2020-3684, A Resolution authorizing PGE to move ahead with the LED Conversion on Option A and Option B street lights, move all Option C lights to Option B and to require new street light installations be Option A.

Motion: Councilor Findley
Second: Councilor Yarnell Hollamon
Vote: 6 Yes 0 No [District 4 seat vacant]

PUBLIC HEARING:

1. Resolution 2020-3690, alternative solicitation requirement
Mayor Rogers opened the public hearing and asked if there were any conflicts of interest or abstentions to declare. There were none.

City Engineer Hofmann said this was a request for an alternative method to the competitive solicitation requirements for a new solar panel system for the Wastewater Treatment Plant. She explained how this alternative method would provide time savings and cost savings, discussed the grants the City received to do the project, and explained the design build competitive solicitation process. No comments had been received prior to the hearing.

Public Comments – None. Mayor Rogers closed the public hearing.

Action: Approve Resolution 2020-3690, A Resolution authorizing an alternative method competitive solicitation requirement for a 400 KW Solar Panel System.

Motion: Councilor Findley
Second: Councilor Bacon
Deliberation: Number of potential bidders.

Vote: 6 Yes 0 No [District 4 seat vacant]

NEW BUSINESS:

1. Safe & Reliable Water Future

CE Hofmann gave a presentation on the safe and reliable water future alternatives analysis. She discussed the project overview and Phase 2 objectives. Brian Ginter, Murray Smith, explained the two water supply alternatives and the key points for each, community survey results, stakeholder interviews, and suggested next steps.

Andy McCaskill, HDR, reviewed the water system seismic resilience assessment, seismic resilience goals, water system backbone map, and analysis of the Pipeline Bridge, Water Treatment Plant, water system backbone and distribution systems, and water distribution and storage. Ronan Igloria, GSI Solutions, gave an evaluation criteria overview and discussed the application of the criteria for the two alternatives including ownership, resilience, implementation schedule, source water quality, operational complexity, and life cycle cost. He gave a summary of the evaluation scoring which showed that the local Willamette River option would provide better value from a control and cost basis. Mr. Ginter explained the

recommendations to prioritize the local Willamette alternative for Phase 3 and to continue to engage with McMinnville Water & Light and Yamhill County Regional Water Authority on the regional Willamette alternative.

Action: To advance to Phase 3 on the Local Willamette Alternative. Phase 3 includes: securing water rights and property; preliminary engineering; public education and outreach on water supply; and engaging the City of Dundee for potential local partnership.

Motion: Councilor Findley
Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No [District 4 seat vacant]

Action: To continue to engage with McMinnville Water and Light and the Yamhill County Regional Water Authority on the Regional Willamette alternative.

Motion: Councilor Yarnell Hollamon
Second: Councilor Piros

Vote: 6 Yes 0 No [District 4 seat vacant]

CE Hoffman discussed the next steps for the project.

2. Resolution 2020-3685, Urban Renewal Agency.

Community Development Director Rux explained the process for the Urban Renewal Feasibility Study, proposed Urban Renewal area, financial analysis, growth scenarios, community engagement, and outreach to the overlapping taxing districts.

Action: Resolution 2020-3685, A Resolution accepting the Newberg Urban Renewal Feasibility Study and directing staff to prepare for City Council consideration the appropriate documentation to establish an Urban Renewal Agency.

Motion: Councilor Martinez Plancarte
Second: Councilor Yarnell Hollamon

Vote: 6 Yes 0 No [District 4 seat vacant]

3. Council Goal: Diversity, Equity and Inclusion

CM Weinheimer discussed the Council Goal to further develop an operational culture that adopted and cherished diversity, equity, and inclusion as core values. Some suggestions for the goal were: listening to the community, fostering a dialogue on race, gender, sexual orientation, and ability, training for City staff, Equity Task Force made up of City and community members, hiring an equity consultant, and policy, procedure, and system evaluation and action. He discussed past issues of inequality

and unconscious bias and the requests from citizens since George Floyd's death. He thought the City could be a catalyst and focus on internal operations as well as engagement with the community. He asked for guidance on how to accomplish the goal.

There was discussion regarding focusing on the audit and evaluation of the City's current practices and policies across every department, hiring a professional to give training to City staff and facilitate community discussions, how this was a long term goal, creating a vision for ten years from now and making steps to get there, need for more diverse neighborhoods, Council providing a united front, need for creating safe spaces for public opinions, holding each other accountable, Newberg becoming a model for others to follow, bringing other voices to the table, importance of making data available to the public, and City Committees needing to represent the community better.

CM Weinheimer would move forward with hiring a consultant to do the assessment, publish the data, and provide staff training.

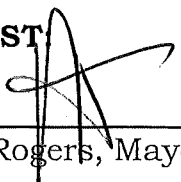
Maryl Kunkel suggested the Council adopt an anti-racism resolution to move the conversation forward. The City should hire a consultant to facilitate the policy and procedure evaluation and there should be ongoing conversations with people of color that might better inform the City on next steps now and in the future. The equity lens needed to be used for all things, not only staffing but development and City code. She also suggested a Citizens Review Board as oversight for the Police Department for a safe place for people to file a complaint.

COUNCIL BUSINESS:


1. Council Committee Reports - Mayor Rogers discussed the creation of a new committee dealing with housing issues. He encouraged people to apply. Councilor Yarnell Hollamon discussed how Visit Newberg was working hard.
2. Councilor Piros resignation - Councilor Piros said this was his last Council meeting. He was resigning due to personal health reasons.

The Council thanked him for his service.

Meeting adjourned at 9:20 p.m.

ATTEST


Rick Rogers, Mayor



Sue Ryan, City Recorder

