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**City of Newberg
City Council
April 4, 2022
Hybrid meeting format**

WORK SESSION –

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

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Mike McBride, Jefferson Mildenberger, and Stephanie Findley.

Absent: District 2 seat vacant.

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Finance Manager Kady Strode, Police Chief Jeff Kosmicki, Public Works Director Russ Thomas, Administrative Assistant Zaira Robles Muniz.

Council Business Items: Mayor Rogers said the Council would discuss the District 2 vacancy at their next meeting.

TVF&R: Cassandra Ulven of Tualatin Valley Fire & Rescue delivered the annual State of the District Report. She discussed staffing, opportunities to improve, bond measure, incidents in Newberg, new Charbonneau station, Community Health and Resource Management Pilot, wildfire training, legislative efforts, and safety training.

There was discussion regarding the pilot project and reducing mental health calls, recommendations for fireworks this year, qualifications for fire fighters, and fire academy and education.

NERPS: Presenters included from One Digital: Mary Caballero and Haley Wienecke; and from Principal: Tonya Hirte and Benjamin Miller.

They gave an actuarial review and summary of NERPS as of December 31, 2021. They discussed capital market assumptions, plan provisions, allocating plan costs, market value asset gains and losses, unfunded actuarial accrued liability, actuarially determined contribution, portfolio and strategic asset allocation, and portfolio performance.

There was discussion on:

- Funded ratio
- Increased projected payroll percentage and effect on the budget

- Projected contribution rate
- Planning for future funding

BUSINESS SESSION –

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

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Mike McBride, Jefferson Mildenberger, and Stephanie Findley.

Absent: District 2 seat vacant.

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Administrative Assistant Zaira Robles Muniz, Finance Manager Kady Strode, City Engineer Kaaren Hofmann, Interim Library Director Korie Buerkle, Police Chief Jeff Kosmicki, Public Works Director Russ Thomas, and Community Development Director Doug Rux.

COUNCIL APPOINTMENTS:

Action: To consent to the Mayor’s appointment of Raquel Peregrino de Brito to the Budget Committee for a term of April 5, 2022 to December 31, 2024.

Motion: Councilor Findley

Second: Councilor Bacon

Vote: 6 Yes 0 No 1 Absent [District 2 seat vacant]

PRESENTATIONS

Interim Library Director Korie Buerkle introduced Mr. Andries and gave a background on the Cultural District.

Sean Andries, Executive Director of the Chehalem Cultural Center, delivered the annual report on the Newberg Cultural District. He discussed the activities and events that took place last year and those coming up in the next year. He also listed the Executive Board members and their role in the District.

There was discussion regarding parking concerns.

CITY MANAGER REPORT

CMPT Worthey reported on the monthly events from March 2022. The Council discussed adding administering NARCAN to employee safety training.

PUBLIC COMMENTS

Mayor Rogers said an email had been forwarded to the Council from a Yvette Heryford on Sunday.

CONSENT CALENDAR

Action: To approve Resolution 2022-3820, A Resolution seeking approval of separation of a probationary employee in the Public Works Department.

Motion: Councilor Yarnell Hollamon

Second: Councilor Bacon

Vote: 6 Yes 0 No 1 Absent [District 2 seat vacant]

PUBLIC HEARING – Ordinance 2022-2896 Urban Renewal Plan

Mayor Rogers opened the public hearing. He asked for any declarations of conflicts of interest or abstentions. Councilor Bacon and Mayor Rogers said they lived within the Urban Renewal District.

Community Development Director Rux explained the role of the Council in this process. Consultant Elaine Howard gave an Urban Renewal 101 briefing including impacts to taxing districts and local school districts, and division of tax revenue.

CDD Rux explained the development of the Urban Renewal Plan and Report, work of the Ad Hoc Citizens Advisory Committee, public engagement, and district subareas. The District would be 540 acres in size. The maximum indebtedness amount was \$125.8 million over a 30 year period. It would include the downtown and riverfront areas with connections to Blaine and River streets. Ms. Howard discussed the impact to the City and duration provision.

CDD Rux said the Ad Hoc Committee recommended adoption of the Plan. He described the consult/confer process with the other taxing districts and Comprehensive Plan chapters and additional documents that had been reviewed. The Planning Commission also recommended adoption.

There was discussion regarding administration costs.

Proponents: John Bridges, Ad Hoc Committee Chair, said this tool was necessary to do the projects in the Urban Renewal Plan. He shared taxing district representatives were on the committee and gave input on the projects. The main focus was to create jobs in the City and they had negotiated it to be a 30-year plan.

Opponents: None

Mayor Rogers closed the public hearing. City Attorney Walker conducted the first reading by title only of the ordinance.

Resolution 2022-3814 Rate Review Hearing:

Mayor Rogers opened the public hearing. He asked for any declarations of conflicts of interest or abstentions. Councilor Mildenerger said his wife was on the Rate Review Committee. Mayor Rogers was related to the Chair of the Committee.

Consultant Deb Galardi discussed the rate review process, prior annual revenue increases, national utility bill and CPI trends, 2022 rate review findings, rate increase factors, utility revenue requirements, near term capital investment priorities, current rate capital funding vs. projected costs, water system summary, sanitary sewer system summary, stormwater system summary, and Transportation Utility Fee summary. She then reviewed the recommended increases and typical bill impact. The increases for 2023 and 2024 would be: water rate increase of 4% for both years, sewer rate increase of 3.5% for both years, stormwater rate increase of 7.5% for both years, and TUF rate increase of 4% for both years. These recommendations supported a foundation for financial resiliency.

Proponents: None
Opponents: None

Mayor Rogers closed the public hearing.

The Council discussed:

- The need for moderate increases
- How additional growth might affect rates
- Utility assistance
- Additional transparency

Action: To approve Resolution 2022-3814, A Resolution adopting new monthly water, wastewater, stormwater, and transportation utility fee rates for the City of Newberg effective January 1, 2023, and January 1, 2024.

Motion: Councilor Findley
Second: Councilor Bacon
Vote: 6 Yes 0 No 1 Absent [District 2 seat vacant]

COUNCIL BUSINESS

Mayor Rogers discussed positive activities in the City.

Meeting adjourned at 8:48 p.m.



Sue Ryan, City Recorder

ATTEST:


Rick Rogers, Mayor