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**City of Newberg  
City Council  
August 1, 2022  
Hybrid meeting format**

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**WORK SESSION** – Meeting called to order at 6:00 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Denise Bacon, Jefferson Mildenerger, Stephanie Findley and Peggy Kilburg.

Absent: Mike McBride

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Police Chief Jeff Kosmicki, Community Development Director Doug Rux, Public Works Director Russ Thomas, Administrative Specialist Zaira Robles Muniz.

There was discussion about the timing of a citizen petition in regard to homeless camps, setting a Special Meeting for August 10 to discuss whether the Council should put it on the November ballot, setting a precedent for the process, need for more information, and options.

There was consensus for staff to schedule a Special Meeting to discuss the options and where the petition stood as far as number of signatures.

The Council went into the Urban Renewal Session from 6:13 to 6:47 p.m.

**BUSINESS SESSION** –

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

Councilors Present: Mayor Rick Rogers, Councilors: Elise Yarnell Hollamon, Denise Bacon, Stephanie Findley, Jefferson Mildenerger, and Peggy Kilburg.

Absent: Mike McBride

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Police Chief Jeff Kosmicki, Community Development Director Doug Rux, Public Works Director Russ Thomas, Administrative Assistant Zaira Robles Muniz.

## **PRESENTATIONS**

Maryl Kunkel presented the Chehalem Valley Chamber of Commerce Quarter 4 Visitor Center Report. She discussed the significant increase in operating expenses, statistics for the Visitor Center, and benefits of the Visitor Center.

There was a request for a more detailed report and long range plan and collaborating with Taste Newberg and the Downtown Coalition.

## **PUBLIC COMMENTS**

Kath Blankenbiller was opposed to the homeless camp development due to its proximity to a school.

Nicki Sharman discussed Vittoria Square Apartments and an eviction notice she received in July due to her window AC unit. People needed help to purchase portable AC units as they were expensive for low income.

Mary McGrew also received an eviction notice because of her air conditioner. She thought the Housing Authority failed and were continuing to do so.

Cecilia ?? spoke about a late rent notice and fine as well as the poor condition of her apartment. There was no one to complain to about the apartment manager.

Beth Gardner discussed the poor and unsafe condition of her apartment and lack of a dog run. There were threats of eviction, people being moved to different apartments, and rent increases instead of decreases.

Shirlene Gar spoke about illness from the black mold in her apartment. Management was not taking care of the health hazard. There were also electrical issues and people were illegally entering her apartment and they were backdating documents.

Donna Anderson spoke about the electrical issues in her apartment.

Holly Lee supported what had been said about the apartments.

Mayor Rogers suggested sending a letter from the Council to the Housing Authority to ask when and how they would address these issues. There was consensus to send the letter.

Mayor Rogers would talk with Habitat for Humanity to see what local volunteers could do.

## **CITY MANAGER REPORT**

City Manager Worthey presented the City Manager Report including the monthly events for July 2022.

## **CONSENT CALENDAR**

Action: To approve Resolution 2022-3904, A Resolution amending the Council Guidelines and Rules adopted October 2018 by updating the provision dealing with Council Compensation in Rule 3.7; and Resolution 2022-3858, A Resolution initiating an amendment to

the Newberg Comprehensive Plan, V. Land Need and Supply chapter.

Motion: Councilor Findley  
Second: Councilor Yarnell Hollamon  
Vote: 6 Yes 0 No 0 Abstain 1 Absent [McBride]

## **PUBLIC HEARINGS**

### Resolution 2022-3843 Visitor Center Contract

Mayor Rogers opened the public hearing. He asked for any conflicts of interest or abstentions. There were none.

City Manager Worthey presented the staff report. He gave a background on the Visitor Center contract and recommended renewal of the contract for one year.

Proponents: None

Opponents: Leigh Jensen, Executive Director Taste Newberg, questioned the need for the Visitor Center. They supported the renewal for one year with the plan for the City to evaluate the true return on investment. She discussed proposed changes to the contract. She thought the TLT funds should be given to Taste Newberg and the increase in the contract should be taken out of General Fund.

Mayor Rogers closed the public hearing.

CM Worthey responded to the comments from Taste Newberg. He did not think taxpayers should cover the Visitor Center when TLT funds were increasing. He thought there was value to the Visitor Center and it was appropriate to help the Visitor Center while Taste Newberg still received the larger share of TLT funds. Staff recommended approval.

The Council discussed:

- Taking \$15,000 out of General Fund or Economic Development
- Negotiation with both parties at the table
- Other revenue sources
- How the organizations needed to resolve their differences
- The money should come from TLT
- Including the Newberg Downtown Coalition
- Less funds for Taste Newberg, however the overall TLT fund was increasing

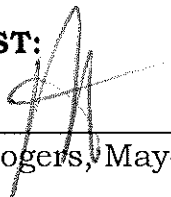
Action: To approve Resolution 2022-3843, A Resolution entering into an agreement with the Chehalem Valley Chamber of Commerce for Visitor Center Services, approving exemption for the solicitation method by the authority of the City Council as the contract review board, and approving the one year contract and operating plan.

Motion: Councilor Kilburg  
Second: Councilor Bacon

Vote: 5 Yes 1 No [Yarnell Hollamon] 1 Absent [McBride]

Meeting adjourned at 8:43 p.m.

  
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Sue Ryan, City Recorder

**ATTEST:**  
  
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Rick Rogers, Mayor