

City of Newberg

City Council Meeting Minutes

May 04, 2026

1. Call to Order

Mayor Rosacker called the May 4, 2026 City Council meeting to order at 6:00 PM.

2. Roll Call

Present: Mayor Rosacker, Councilor McBride, Councilor Wheatley, Councilor Yarnell-Hollamon, Councilor Kilburg, Councilor Turgesen Absent: Councilor Carmon

3. Pledge of Allegiance

Mayor Rosacker led the Pledge of Allegiance.

4. City Manager Narrative Report on April

a. Presentation

City Manager Will Worthey presented the monthly narrative report covering April 2026 activities across all city departments. Key highlights included: near-substantial completion of the water plant covers; paused pre-design on the River Street project pending public engagement and the newly formed ad hoc committee; commencement of inflow and infiltration lateral repairs in the Vittoria neighborhood; finance department preparations for the supplemental budget and master fee schedule; onboarding of a new emergency manager and new IT systems administrator Corey Mallon; receipt of an \$11,000 historic preservation grant; active library programming including summer reading preparations; and public works completion of 15,000 feet of water main flushing, 248 water meter replacements, and approximately 14,980 linear feet of sewer line video inspection. City Manager Worthey also reported on a water main service line break on April 21 caused by contractor during excavation on Main Street, which required emergency repairs through 4:00 AM on April 22; the contractor will be billed for associated costs. Additional highlights included HR training events, web content accessibility updates, Arbor Day participation, and Officer Anderson's graduation from DPSST Academy.

Councilor McBride inquired about the frequency and process for flushing water mains. Public Works Director Qayoumi responded that water quality is continuously monitored against EPA standards, and systematic flushing by isolated area is conducted as needed, with repeat flushing performed if quality standards are not met following an initial flush.

5. Public Comments

No public comments were received.

6. Continued Business

6.1. SB 1537 One-Time Urban Growth Boundary Expansion

Planner James Dingwall updated the council on the SB 1537 one-time Urban Growth Boundary (UGB) expansion. DLCDD's new interpretation confirms that rural residential land inside the UGB qualifies as "developed land," helping Newberg demonstrate the need for land, with a prior achievement in affordable housing demonstration. HB 4035 increased UGB expansion size from 100 to 150 net buildable acres,

including commercial and open spaces. The expected process involves issuing a public notice on June 1, accepting applications until July end, reviewing in August, and conducting a public site selection from September to October, ending with a council hearing in October. The expansion is limited to one contiguous site, with potential joint participation by multiple landowners. A minimal site size threshold is optional. City Manager Worthey emphasized the selection's impact on industrial growth. Staff stated the city's eligibility is confirmed once the public notice is issued, with no obligation to select a site. Proposed fees: \$214 site submittal fee, combined comprehensive plan, UGB amendment refinement fee, and a possible refundable adoption fee.

Motion to approve Resolution No. 2026-4023, directing staff to conduct public notice for a formal solicitation for the SB 1537 one-time Urban Growth Boundary expansion and establishing associated fees, was made by Councilor Kilburg and seconded by Councilor Wheatley. The motion carried unanimously.

Member	Vote
Councilor McBride	Aye
Councilor Wheatley	Aye
Councilor Yarnell- Holloman	Aye
Councilor Kilburg	Aye
Mayor Rosacker	Aye
Councilor Turgesen	Aye

7. New Business

7.1. De-annexation Item

Planner James Dingwall presented a potential de-annexation overview for four parcels, about 29 acres, in the Riverfront Subdistrict, originally annexed in 2006 and zoned R-2 Medium Density Residential. Development is limited by overlays and infrastructure issues. The applicant agrees development under city standards isn't feasible and aims for limited single-family homes under county standards. The de-annexation process requires a council resolution and hearings in June and July. The parcels in Newberg's Urban Renewal Area might need a minor boundary amendment, awaiting legal advice. A recommended approval condition is for property owners not to contest future UGB removal. Councilor Kilburg supported the de-annexation, noting no negative effect on the Riverfront Master Plan, as area development potential has been mostly met. No action was sought; the presentation was to assess Council views before formal hearings.

7.2. Right of Way and Street Closure Ordinance

Planner Jeremiah Cromie reviewed proposed amendments to the Newberg Municipal Code, prompted by issues during the 2025 Wednesday Night Market application, highlighting code ambiguities in street closures. A team from police, public works, capital engineering, and Tualatin Valley Fire & Rescue developed key changes: Chief of Police as the authority on non-construction street closures; criteria for arterial and collector street closures needing police approval; using OpenGov for multi-department application reviews; setting submission timelines; limits on dumpster/storage container placements; and aligning frontage improvement requirements with HB 2658. No fees are planned due to minimal staff burden expected, especially with the new permitting system. The Wednesday Night Market in 2026 will use the adjacent gravel lot off of College St. instead of closing the road. Council supported these changes, appreciating the Chief of Police's authority. City Manager Worthey supported the no-fee recommendation. This will be formalized in an ordinance for adoption.

7.3. Poysdorf Travel Diplomatic Mission Declaration

City Recorder Rachel Thomas presented Resolution No. 2026-4025, noting that Oregon ethics law (ORS Chapter 244) permits city officials to accept travel, lodging, food, and gift-in-kind items in connection with officially sanctioned economic development travel without incurring an ethics violation, but OGEC encourages a formal council declaration to formalize the acceptance. The resolution declares the 2026 Newberg delegation visit to Poysdorf, Austria an officially sanctioned economic development and fact-finding trip.

Council discussed the distinction between this resolution—which addresses acceptance of outside funding and gifts—and routine conference travel covered by city funds. Council expressed consensus that the city should provide budget support for one council representative (preferably the Mayor) to attend, without spousal travel funded by the city. City Manager Worthey affirmed his understanding of Council's direction to use the community support budget to cover one delegate's reasonable expenses.

Motion to adopt Resolution No. 2026-4025, declaring the 2026 Newberg delegation visit to Poysdorf, Austria an officially sanctioned economic development trip, allowing city officials to accept coverage of reasonable expenses and gifts in kind, and authorizing the City Manager to use city funds to cover reasonable expenses for one City Council representative to attend, was made by Councilor Yarnell-Hollamon and seconded by Councilor Turgesen. The motion carried unanimously.

Member	Vote
Councilor McBride	Aye
Councilor Wheatley	Aye
Councilor Yarnell- Holloman	Aye
Councilor Kilburg	Aye
Mayor Rosacker	Aye
Councilor Turgesen	Aye

8. Public Hearing

8.1. Elections Deadline Code Change

Mayor Rosacker opened the legislative public hearing. No public comments were received. No conflicts of interest were declared. The public comment period was closed.

City Recorder Rachel Thomas presented the staff report, explaining that HB 4024, passed in fall 2025, requires incumbent elected officials to file nomination papers seven days earlier than non-incumbents. With the city's existing code setting a filing deadline 80 days prior to the general election, the resulting incumbent deadline created significant confusion and diverged substantially from state filing deadlines. Staff recommended amending Newberg Municipal Code Section 2.05.060 to align the city's filing deadline with the state of Oregon's filing schedule, eliminating competing deadlines and the need for future code amendments.

Council deliberated and moved to approve the ordinance, waiving the second reading.

Motion to adopt Ordinance No. 2026-2943, amending Newberg Municipal Code 2.05.060 to align election filing deadlines with the State of Oregon, and to waive the second reading, was made by Councilor Yarnell-Hollamon and seconded by Councilor Kilburg. The motion carried upon roll call vote as follows:

Member	Vote
Councilor McBride	Aye
Councilor Wheatley	Aye
Councilor Yarnell- Holloman	Aye
Councilor Kilburg	Aye
Mayor Rosacker	Aye
Councilor Turgesen	Aye

9. Council Business

9.1. River Street Ad-Hoc Committee Member Appointment

Mayor Rosacker noted that Councilor McBride's appointment to the River Street Ad-Hoc Committee had been inadvertently omitted from the prior resolution and brought the appointment forward for formal approval.

Motion to approve the appointment of Councilor Mike McBride to the River Street Ad-Hoc Committee was made by Mayor Rosacker and seconded by Councilor Turgesen. The motion carried unanimously.

Member	Vote
Councilor McBride	Aye
Councilor Wheatley	Aye
Councilor Yarnell- Holloman	Aye
Councilor Kilburg	Aye
Mayor Rosacker	Aye
Councilor Turgesen	Aye

9.2. Council Rules Amendment

City Recorder Rachel Thomas presented a proposed amendment to the Council Rules addressing the process for adding items to the agenda. Under the existing rules, a councilor may request an item in writing; if the Mayor declines, the councilor may bring the request to a council meeting and, with support of one other councilor, have it added that same evening. The proposed change would require that any such item be placed on the next meeting's agenda rather than being added immediately, allowing staff adequate preparation time. Council agreed on an additional provision that a majority of the full Council could, if necessary, vote to add an item to the same evening's agenda.

Motion to adopt Resolution No. 4026, amending the Council Rules to require that agenda items requested by councilors be added to the next meeting's agenda, unless a majority of Council votes to add the item to the same evening's agenda, was made by Councilor Turgesen and seconded by Councilor Kilburg. The motion carried unanimously.

Member	Vote
Councilor McBride	Aye
Councilor Wheatley	Aye
Councilor Yarnell- Holloman	Aye
Councilor Kilburg	Aye
Mayor Rosacker	Aye
Councilor Turgesen	Aye

Councilor Wheatley reported that she had followed up with Senator Ron Wyden's field representative regarding the Safe Streets federal grant program for paving gravel roads. The application window is currently open and she had forwarded the link to City Manager Worthey, who confirmed that staff is already working on an application. Mayor Rosacker noted the grant's eligibility criteria and expressed support for the effort.

The meeting was adjourned by Mayor Rosacker.

Attested by:

A handwritten signature in black ink, appearing to read "Walter Rosacker", written over a horizontal line.

Mayor Rosacker Mayor, City of Newberg

A handwritten signature in blue ink, appearing to read "Rachel C. Thomas", written over a horizontal line.

Rachel Thomas City Recorder, City of Newberg