

## City of Newberg City Council Meeting Minutes July 21, 2025

### **Call to Order**

The meeting was called to order at 6:00 PM on Monday, July 21, 2025, by Mayor Rosacker.

### **Roll Call**

City Recorder Rachel Thomas conducted roll call with the following members present: Councilor McBride, Councilor Wheatley, Councilor Yarnell Hollamon, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmon.

### **Pledge of Allegiance**

The Mayor invited attendees to stand and join in the Pledge of Allegiance.

### **City Manager Report**

#### **May Statistical Report**

The City Manager Will Worthey presented the May 2025 statistical report, noting several key points:

- Planning decisions were increasing slightly with 9 combined decisions
- Only 1 housing unit was completed, though more were in the pipeline
- Other permits numbered 81, also trending upward
- Building inspections totaled 385
- Website submissions were at 30, representing questions asked of administration or other departments
- Social media engagement was 14,622, which continues to trend upward
- A record 18 public records requests were received in one month, the most in four years
- Accounts payable totaled \$1.47 million, with major expenditures including \$212,000 to Lawson Corporation for the Meridian waterline sewer replacement, \$80,000 to Yera Energy Systems for charging equipment for Public Works, and \$99,000 to Eagle Elsner for grinding inlay work
- Payroll totaled \$1.02 million
- HR reported 3 recruitments, 1 hire, 0 separations, and 6 FMLA/workers' claims
- Public Works was nearly back to full staff with only 2 positions left to fill
- IT recorded 381 service tickets, higher than normal due to moving services to the cloud, Windows 11 transitions, and network upgrades
- Library door count was 8,226 with 34,161 circulation events
- Public Safety reported 2,651 calls for service, 1,070 traffic stops, and 4 DUIIs
- Water production was 74,280,000 gallons, with wastewater treatment at 70,720,000 gallons
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- The City Manager noted that water production recently reached over 4 million gallons in one day, approaching the plant's maximum capacity of 5 million gallons per day
- Public Works completed 655 work orders

Councilor Turgesen asked about the types of records requests. Rachel Thomas responded that most were routine requests for permits, zoning information, as-built documents, and historical city information, with no concerning patterns identified.

### **Public Comments**

Sonda Martin addressed the Council regarding the recent decision to award CET funds to the SPARK program. She expressed concern that the program did not meet the minimum criteria established by the city, yet was still awarded funding.

### **Consent Calendar**

Councilor Yarnell Hollamon moved to approve the consent calendar. The motion was seconded by Councilor Kilburg.

The motion passed unanimously with all members voting in favor: Councilor McBride, Councilor Wheatley, Councilor Yarnell Hollamon, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmon.

### **New Business**

#### **Purchase of Diesel-Powered Street Sweeper**

Russ Thomas, Director of Public Works, presented a request to purchase a diesel-powered street sweeper. He explained that:

- The city has operated two street sweepers since the early 1980s
- The city recently acquired an electric street sweeper through a grant
- The second conventional sweeper has experienced transmission failure with repair costs of \$28,000, while its repaired value would only be \$40,000
- The two sweepers use different technologies - the electric one is hydrostatically driven while the conventional one uses a crosswind system
- Both types are needed for different purposes, particularly during leaf collection months
- Having two sweepers allows for continued service when one is down for maintenance
- The crosswind machine is more effective for certain conditions, including crowned streets and highway debris
- The new sweeper would be purchased through Sourcewell, a national cooperative purchasing agreement

Councilor McBride moved to adopt Resolution 2025-3980 authorizing the City Manager to purchase the Sports diesel street sweeper for a cost of \$420,631.96. The motion was seconded by Councilor Yarnell Hollamon.

The motion passed unanimously with all members voting in favor: Councilor McBride, Councilor Wheatley, Councilor Yarnell Hollamon, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmon.



### **Purchase of CCTV Pipe Inspection System and Vehicle**

Russ Thomas also presented a request to replace the city's 12-year-old closed circuit televised pipe inspection system. He explained:

- The current system is technologically obsolete after 13-14 years of use
- The city has over 90 miles of wastewater collection pipe, 38 miles of wastewater service laterals, and 77 miles of stormwater piping that needs inspection
- The current system requires operators to manually enter codes for every defect they observe in pipes
- New AI capabilities would multiply inspection capabilities by 4-8 times, allowing a day's work to be completed in an hour
- The new system would include a lateral launch camera that can inspect pipes extending from the main line into properties
- This capability is important for addressing the city's inflow and infiltration problems in older pipes
- The existing system could be marketed to smaller communities to recover some value
- The purchase would be made through Sourcewell pricing
- Mr. Thomas noted that most pipe inspection equipment is not made in the United States, with components coming from France, Belgium, and Japan

Councilor Yarnell Hollamon moved to adopt Resolution 2025-3981 authorizing the City Manager to approve the purchase of one EnviroSite Rover CCTV pipe inspection system and vehicle from True North Equipment Company in the amount of \$396,634.03. The motion was seconded by Councilor McBride.

The motion passed with all members voting in favor: Councilor McBride, Councilor Wheatley, Councilor Yarnell Hollamon, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmon.

### **Resolution Authorizing Application for DLCD Housing Planning Assistance Grant**

Scot Siegel, Community Development Director, and Leanne Wagner, Associate Planner, presented Resolution 2025-3982 requesting authorization to submit an application for a housing planning assistance grant to the Oregon Department of Land Conservation and Development.

Mr. Siegel explained that:

- In October 2024, the Council had approved Resolution 3952 to reset the schedule for compliance with statewide housing goals
- DLCD approved the city's request for a new schedule, with deadlines to adopt a housing capacity analysis by the end of 2027 and a housing production strategy by the end of 2028
- The grant application needed to be submitted now to be included in the state's 2025-2027 biennium funding
- DLCD staff had indicated Newberg was well-positioned for the grant due to its upcoming 2027 deadline
- The approach would involve direct assistance through one of the state's pre-approved consultants rather than a city procurement process
- The city would scope the project with the state but would have input on which consultant would be assigned



Councilor Turgesen asked about the notification timeline. Ms. Wagner explained that applications were due by August 4th, and while no specific notification date was provided, Mr. Siegel added that DLCD would likely move quickly due to being in the current fiscal year and the city's state-mandated deadlines.

Councilor Carmon moved to adopt Resolution 2025-3982, and the motion was seconded by Councilor Wheatley. The motion passed unanimously with all members voting in favor:

Councilor McBride, Councilor Wheatley, Councilor Yarnell Hollamon, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmon.

### **Rail Spur Removal Discussion**

City Manager Will Worthey presented a discussion item regarding potential removal of a rail spur from the CDC-owned property line to the railroad crossing at Highway 99. He shared:

- Staff saw advantages in seeking removal to enable more economical street repairs in the future
- The affected areas included the rail line along Blaine Street and the southern curved section
- The process would begin with ODOT Rail and could take at least a year to get a meaningful response
- Early steps would include informing the Community Development Corporation (CDC) of the city's intent
- Estimated costs included staff time, \$5,000-6,000 for legal expenses and GIS mapping, and potentially \$50,000 for engineering work
- Actual removal would cost approximately \$6,000 per thousand square feet, combined with grinding inlay to fix the road
- The street in question was not on the worst streets list and not scheduled for repairs until at least 2027

Russ Thomas clarified that the right-of-way is owned by the city while the rail line itself is owned by Union Pacific Railway. He explained that the line was previously leased to the mill through Portland Western (a Genesee and Wyoming rail company), but with the demolition of the mill, the lease agreement for maintenance had ceased to exist. He noted that the rail line from First Street to Ninth Street had been reconstructed with concrete ties on a compacted rock and concrete base.

Councilor Turgesen asked about extending the removal beyond Highway 99. Will Worthey responded that the current focus was on the section most likely to need repairs sooner.

Mayor Rosacker expressed support for spending approximately \$5,000 to begin scoping the project but not proceeding further until knowing what would happen with the CDC property. He noted Jim Talt's public comment that CDC was advertising the property as having a rail spur.

Councilor Yarnell Hollamon agreed with the Mayor's approach, supporting preliminary scoping but not wanting to spend significant funds until knowing the future of the mill site.

Councilor McBride suggested waiting entirely and perhaps setting money aside, noting concern about interfering with CDC's marketing of the property with rail access for potential manufacturing tenants.

After discussion, the Council reached consensus to authorize spending up to \$5,000 for preliminary scoping but to wait on further action until more information about the mill site's future became available.

**Adjournment**

The meeting was adjourned at 7:07 PM.



Rachel Thomas, City Recorder

Attested By:



Bill Rosacker, Mayor