

City of Newberg

City Council Meeting Minutes

April 20, 2026

Call to Order

Mayor Rosacker called the meeting to order at 6:00 PM on April 20, 2026.

Roll Call

City Recorder Rachel Thomas conducted roll call. Present: Councilor McBride, Councilor Wheatley, Councilor Yarnell Hollamon, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmon.

Pledge of Allegiance

Mayor Rosacker led the Pledge of Allegiance.

City Manager Narrative Report on March

City Manager Will Worthey presented the March 2026 narrative report, highlighting Public Works reorganization into dedicated utility teams, successful handling of a water main break by new Public Works Director Ahmad Qayoumi, and completion of 60 ADA ramps and 5 linear miles of sidewalk work. The city decommissioned five servers through cloud migration, saving \$155,000, and maintained financial stability without taking the 3% property tax increase while removing a line item from utility bills.

Public Comments

No general public comments were made.

City Hall Roof Replacement

Engineering Department's Danette Hilton presented the roof replacement project necessitated by flooding in 2024 caused by freezing pipes. The project addresses lack of insulation and open barometric shafts. Three bids were received, with FEMA funding expected to cover costs.

Motion: Councilor Carmon moved to adopt Resolution 2026-4015 for the city hall roof replacement. Councilor McBride seconded. Vote: Councilor McBride: Aye, Councilor Wheatley: Aye, Councilor Yarnell Hollamon: Aye, Councilor Kilburg: Aye, Mayor Rosacker: Aye, Councilor Turgesen: Aye, Councilor Carmon: Aye. Motion passed unanimously.

Wastewater Treatment Plant Expansion: Oxidation Ditch

City Manager Worthey and consultants from Keller Associates presented the need for wastewater treatment plant expansion due to capacity constraints and a DEQ inquiry. The capacity study revealed the need for a third oxidation ditch, additional clarifier capacity, expanded chlorine disinfection, and improved solids handling. A stress test successfully demonstrated higher clarifier capacity, reducing the need from two to one additional clarifier. The project includes transitioning from vessel composting to aerated static pile composting. Total estimated cost is approximately \$27 million, with significant SDC fund eligibility. The city has sufficient cash reserves of \$21.9 million in wastewater funds and \$15 million in SDCs to complete the project without debt.

Motion: Councilor Kilburg moved to authorize initiating the RFP process for work to increase the capacity of the wastewater treatment plant as described. Councilor Yarnell-Hollamon seconded. Vote: Councilor McBride: Aye, Councilor Wheatley: Aye, Councilor Yarnell Hollamon: Aye, Councilor Kilburg: Aye, Mayor Rosacker: Aye, Councilor Turgesen: Aye, Councilor Carmon: Aye. Motion passed unanimously.

Investment Policy

Finance Director Kady Strode presented an updated investment policy to replace the outdated 2005 version. Changes include best practices for interest rate risk, credit risk, diversification, maturity restrictions, and provisions for investing beyond three years for specific capital projects. The policy maintains conservative cash flow protection while allowing strategic investment opportunities.

Motion: Councilor Carmon moved to adopt Resolution 2026-4019 for the updated investment policy. Councilor Wheatley seconded. Vote: Councilor McBride: Aye, Councilor Wheatley: Aye, Councilor Yarnell Hollamon: Aye, Councilor Kilburg: Aye, Mayor Rosacker: Aye, Councilor Turgesen: Aye, Councilor Carmon: Aye. Motion passed unanimously.

Recreational Immunity

City Attorney James Walker presented Resolution 2026-4024 to opt into statutory recreational immunity protection for trails, public easements, and unimproved rights of way. This protection shields the city against certain negligence claims for personal injury or property damage in these areas. Cities under 500,000 population must opt in via resolution.

Motion: Councilor Carmon moved to adopt Resolution 2026-4024 for recreational immunity. Councilor Kilburg seconded. Vote: Councilor McBride: Aye, Councilor Wheatley: Aye, Councilor Yarnell Hollamon: Aye, Councilor Kilburg: Aye, Mayor Rosacker: Aye, Councilor Turgesen: Aye, Councilor Carmon: Aye. Motion passed unanimously.

Board, Committee, and Commission Appointments

City Recorder Rachel Thomas presented appointments for one planning commission position and two student commission positions. The planning commission appointment includes a new vetting process with the planning director to ensure commitment understanding.

Motion: Councilor Turgesen moved to consent to the mayor's appointments as detailed. Councilor McBride seconded. Vote: Councilor McBride: Aye, Councilor Wheatley: Aye, Councilor Yarnell Hollamon: Aye, Councilor Kilburg: Aye, Mayor Rosacker: Aye, Councilor Turgesen: Aye, Councilor Carmon: Aye. Motion passed unanimously.

River Street Ad-Hoc Committee

City Manager Worthey, City Recorder Rachel Thomas and Councilor Turgesen presented the proposal for a River Street Ad-Hoc Committee to provide community input on the River Street improvement project. Councilor Turgesen conducted extensive outreach, including door-to-door visits to 55 properties with 29 conversations. The committee was expanded from five to seven community members representing different street segments, including four from River Street and three from the community at large. Proposed members include Steven Brittell, Ted Ebor, Jacob Hiester, Mark Seger, Bob Woodruff, David Heddy, and Jim Talt.

Extensive public comment was received from River Street residents expressing concerns about property impacts, tree removal, and neighborhood character. Residents presented detailed data showing potential impacts to 63 properties, 79 trees in planter strips, and significant landscaping and yard reductions. Council members expressed support for minimizing property impacts and working with an ad-hoc committee to find a better solution if possible.

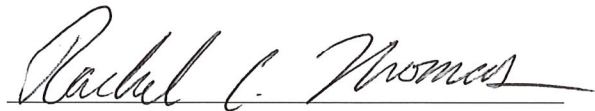
Motion: Councilor Yarnell Hollamon moved to establish an ad hoc committee for River Street led by Councilor Turgesen as amended to seven members with location change to the public safety building. Councilor Turgesen seconded. Vote: Councilor McBride: Aye, Councilor Wheatley: Aye, Councilor Yarnell Hollamon: Aye, Councilor Kilburg: Aye, Mayor Rosacker: Aye, Councilor Turgesen: Aye, Councilor Carmon: Aye. Motion passed unanimously.

The meeting was adjourned at 8:00 pm.

Attested by:



Mayor Bill Rosacker



City Recorder Rachel Thomas