

City of Newberg

City Council Meeting Minutes

June 15, 2026

Call to Order

Mayor Rosacker called the meeting of the Newberg City Council to order at 6:00 PM on Monday, June 15, 2026.

2. Roll Call

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

3. Pledge of Allegiance

Mayor Rosacker invited all present to stand and join in the Pledge of Allegiance.

4. City Manager Special Report

a. Follow the Money: Newberg's Budget Explained

City Manager Will Worthey opened by recognizing outgoing Human Resources Manager Alison Seiler, who had come out of retirement to assist the city during a period of organizational difficulty. City Manager Will Worthey expressed public gratitude for her service and the significant improvements she made to the city's HR systems and compliance.

City Manager Will Worthey then introduced an educational video produced entirely without outside consultants, and championed by Newberg PIO Emily Salsbury, titled Follow the Money: Newberg's Budget Explained. The video outlined the city's biennial budget cycle, covering the rate review committee process, system development charge adjustments, the master fee schedule, capital improvement planning, department budget change requests, and the budget committee's role in approving the final budget prior to the start of each new fiscal year. City Manager Will Worthey noted that the current budget system took four years to develop and credited Finance staff for their work in building it.

5. Public Comments

Three individuals were registered for public comment. Two registrants, Andre Meyer and Kathy Meyer, were not present at the time of their call and Kathy was accommodated later in the meeting. Herman Singleton addressed the council regarding his experience as a job candidate with the city.

6. Presentation

a. Asago City Exchange Program with Chehalem Valley Middle School

Exchange Program Liaison Donna Golden presented on behalf of the Chehalem Valley Middle School delegation that traveled to Asago City, Hyogo, Japan in May 2026. She noted that the sister school relationship has been ongoing for 36 years and the sister city relationship for 26 years. The delegation was formally welcomed by the Mayor of Asago City and the Superintendent of the Asago Board of Education. Activities included school visits, cultural site tours, and a trip to the Hiroshima Atomic Bomb Site Museum and Peace Memorials. Student delegates spoke individually about their experiences, including participation in after-school clubs, the emotional impact of the Hiroshima visit, cultural immersion

through host families, day trips throughout the region, and lessons in cross-cultural connection and global awareness.

Exchange Program Liaison Golden noted that the Asago delegation is expected to visit Newberg from July 31 through August 6, 2026, with a farewell celebration planned for August 6 from 4:00 to 6:30 PM. She extended an invitation to all council members to attend.

Mayor Rosacker and councilors posed questions to student delegates regarding the lasting impact of the program, language barriers, and what they hoped to share with their visiting host students about Oregon. A gift from Asago City Mayor Isamu Fujioka to Mayor Rosacker, including regional sake and a silver tumbler crafted from materials of the Ikuno Silver Mine, was formally presented. Mayor Rosacker noted that the tumbler would be displayed in City Hall alongside a similar gift from a prior year.

7. Continued Business

a. Waste Management Rate Increase

Mayor Rosacker opened the administrative public hearing on the proposed Waste Management rate increase. No members of the public registered to testify, and the hearing was closed.

Representatives from WM, including District Manager Dave Huber, Pricing Analyst Meg Gallagher, and Newberg Operations Manager Jason Willie, appeared before the council seeking approval of the rate increase previously presented at the May 18, 2026 council meeting. The residential customer base was reported to have grown modestly from 6,712 customers in 2025 to 6,731 in 2026.

Council members expressed support for the rate increase while voicing serious concerns about service quality, including long hold times when calling the customer service line, unreturned voicemails at the local office, and extended wait times at the transfer station. Councilor McBride reported that a family member waited two and a half hours at the facility for a routine drop-off.

The council also discussed the pending expansion of the transfer station facility, which requires approval from DEQ and Yamhill County. Operations Manager Willie confirmed that DEQ has up to four additional months to act, and that the city's council may also need to weigh in given the site's urban reserve designation. WM representatives indicated they are actively soliciting bids for a compactor that would speed up floor processing and reduce wait times. Councilor suggested the council send a letter to DEQ and copy relevant state legislators to help accelerate the permitting process, and also proposed writing to WM's corporate office regarding the compactor. City Manager Will Worthey indicated he would follow up with staff on these action items. The WM contract is due for renegotiation in September 2028.

Motion to approve Resolution No. 2026-4033, authorizing the Waste Management rate increase, was made by Councilor Kilburg and seconded by Councilor Yarnell-Hollamon . The motion carried unanimously.

- Councilor McBride: Aye
- Councilor Wheatley: Aye
- Councilor Turgesen: Aye
- Councilor Kilburg: Aye
- Councilor Carmon: Aye
- Councilor Yarnell-Holloman: Aye
- Mayor Rosacker: Aye

b. De-annexation Resolution

See Item 8 below — the De-annexation Resolution, Public Hearing, and Order were addressed consecutively as a unified series of proceedings.

8. De-annexation Resolution

Community Development Director Scot Siegel presented the staff report on the proposed withdrawal of approximately 28.5 acres from the Newberg city limits, initiated by application from Del Boca Vista LLC on behalf of the property owners. The subject properties are located on both the north and south sides of the Newberg bypass, are zoned R2 Riverfront District, and are almost entirely within the Special Flood Hazard Area and stream corridor overlay, making urban development impractical. The area was originally annexed in 2006 as part of a larger 98-acre annexation associated with the creation of the Urban Renewal District.

Community Development Director Siegel outlined three sequential decision points before the council: (1) adopting a resolution to initiate the withdrawal process, (2) conducting a public hearing on the withdrawal, and (3) entering an order confirming the council's intent and scheduling a final public hearing. He also noted that the territory is within the Urban Renewal District and that a related amendment to the Newberg Urban Renewal Agency (NURA) board plan would be brought forward separately.

Community Development Director Siegel advised that if the territory is ultimately removed from the city and subsequently from the Urban Growth Boundary, it could provide the basis for a land exchange under Senate Bill 1537, or support the city's separate one-time UGB expansion process, without obligating the council to either option.

Mayor Rosacker called the legislative hearing to order and confirmed no conflicts of interest were declared by any council member.

Step 1 — Resolution to Initiate Withdrawal:

No public testimony was received.

Motion to adopt Resolution No. 2026-4032, declaring the council's intent to change the city boundaries by withdrawing the subject territory, was made by Councilor Carmon and seconded by Councilor Kilburg. The motion carried unanimously.

- Councilor McBride: Aye
- Councilor Wheatley: Aye
- Councilor Turgesen: Aye
- Councilor Kilburg: Aye
- Councilor Carmon: Aye
- Councilor Yarnell-Holloman: Aye
- Mayor Rosacker: Aye

a.–e. Exhibits / Presentation

Exhibits A through D and the associated presentation were included in the council packet as supporting materials for the de-annexation proceedings.

9. Public Hearings

a. De-annexation Public Hearing

Mayor Rosacker opened the public hearing. No members of the public submitted testimony. The public hearing was closed.

10. De-annexation Public Hearing

a. Presentation

Community Development Director Siegel summarized the statutory requirements under ORS 222.460, confirming that the council had provided the required opportunity for public testimony and that the next step was to enter an order confirming the council's continued intent to proceed. A final public hearing was proposed for the July 20, 2026 council meeting, at which an ordinance effectuating the de-annexation would be considered. The Newberg Urban Renewal Agency (NURA) board would also be asked at that time to consider removing the territory from the Urban Renewal Plan.

11. De-annexation Order

Step 3 — Adoption of Order:

No public testimony was received.

Motion to adopt Order No. 2026-0047, declaring that the Newberg City Council still favors the withdrawal of territory pursuant to Resolution No. 2026-4032 and fixing July 20, 2026 as the time and place for the final public hearing, was made by Councilor Carmon and seconded by Councilor Kilburg . The motion carried unanimously.

- Councilor McBride: Aye
- Councilor Wheatley: Aye
- Councilor Turgesen: Aye
- Councilor Kilburg: Aye
- Councilor Carmon: Aye
- Councilor Yarnell-Holloman: Aye
- Mayor Rosacker: Aye

12. New Business

a. Library Internet Policy

Library Director Korie Buerkle presented an informational overview of the updated Library Internet Policy. Key updates included modernization of outdated terminology (e.g., references to the "worldwide web"), alignment with the recently updated library courtesy policy, and the addition of a tech help appointment form for patrons requiring extended assistance. The Director clarified that the library is not currently experiencing problems with public computer use and that the update was a routine policy refresh. No vote was taken at this meeting; the matter was noted for a formal vote at the next council meeting.

b. Airpark Easement and Surplus of City Property

City Manager Will Worthey presented a proposal to address recurring sewer overflows related to the Springbrook sewer line. The problem stems from infiltration in an older north-south gravity sewer main, which surcharges during heavy rain events when combined with increased flows from a newer forced main serving growing development areas. Spills have resulted in sewage discharging into a regional stormwater detention pond.

City Manager Will Worthey proposed a new sewer line route through Sportsman's Airpark — an idea credited to former staff member Russ Thomas — as an alternative to the existing alignment along Highway 219, which would require costly and disruptive ODOT-permitted road closures. The proposed route through Greenfield land would allow for a straighter alignment, better hydraulic capacity, lower disruption, and the ability to bore under the state highway. A preliminary cost estimate from Keller

Engineering placed the project at approximately \$4 to \$5 million. The existing line would be retained to serve industrial businesses along the current corridor, providing system redundancy.

Following two rounds of negotiations, Sportsman's Airpark has agreed in principle to an easement arrangement on the following terms: a cash payment of \$90,000 in perpetuity for access and maintenance rights, and transfer of two small city-owned parcels located south of the runway that were previously identified as surplus during the 2023 city land inventory. City Manager Will Worthey noted that these parcels are within the airfield overlay zone, cannot support development, and carry liability to the city with no practical use.

Council members expressed strong support for moving forward. City Manager Will Worthey sought authorization to initiate formal legal steps, including the surplus declaration and easement agreement, in coordination with the city attorney.

Motion to authorize the City Manager to proceed with contractual actions to obtain a sewer easement through Sportsman's Airpark, including initiation of a land surplus action for the adjacent city-owned parcels, was made by Mayor Rosacker and seconded by Councilor Yarnell-Hollamon. The motion carried unanimously.

- Councilor McBride: Aye
- Councilor Wheatley: Aye
- Councilor Turgesen: Aye
- Councilor Kilburg: Aye
- Councilor Carmon: Aye
- Councilor Yarnell-Holloman: Aye
- Mayor Rosacker: Aye

c. Street Seats Program Review

Community Development Director Siegel provided a review of the Street Seats pilot program, originally established in 2015 and extended three times since. The program allows on-street parking spaces in the downtown C3 zone to be converted to outdoor dining areas. Activity under the program has been minimal; the most recent installation was in front of Ruddick & Wood restaurant, which was removed following the restaurant's closure, and the new tenant has not expressed interest in reinstating it. Only one other application was ever considered.

Community Development Director Siegel presented three options: allow the program to expire in August 2026, extend it for another two years, or allow it to go dormant while retaining the ability to bring individual requests to council on an ad hoc basis.

Council discussion was substantive and divided. Councilor Yarnell-Hollamon expressed a desire to conduct outreach to newer downtown businesses before sunsetting the program, and raised a separate but related concern about an unregulated motorcycle parking arrangement in front of a downtown business that she felt was being treated inconsistently with how other businesses' requests for dedicated parking had been handled. She proposed a council work session to review the parking study and consult downtown businesses. Councilor Kilburg, Councilor Carmon and Councilor Turgesen favored a two-year extension on the grounds that it cost nothing administratively and preserved an available tool for businesses. Councilor McBride favored sunsetting the program, noting low demand and suggesting that renewed interest could be addressed at a future date. Councilor Wheatley indicated concern about downtown parking availability and, if the program were extended, expressed a preference for establishing a lease or fee beyond the existing \$150 application fee. Mayor Rosacker stated opposition to allowing exclusive use of public street space by private businesses and indicated he would vote against extension.

The motion to direct staff to extend the program for two years passed 4 to 3.

Motion to direct staff to return with a resolution extending the Street Seats pilot program for an additional two years was made by Councilor Kilburg and seconded by Councilor Yarnell-Hollamon. The motion carried 4-3.

- Councilor McBride: Nay
- Councilor Wheatley: Nay
- Councilor Turgesen: Aye
- Councilor Kilburg: Aye
- Councilor Carmon: Aye
- Councilor Yarnell-Holloman: Aye
- Mayor Rosacker: Nay

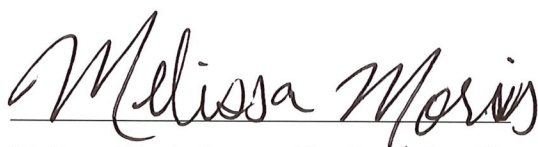
16. Adjournment

Mayor Rosacker adjourned the meeting at 8:21

Attested by:

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

Mayor Rosacker, City of Newberg

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

Melissa Morris Deputy City Recorder, City of Newberg