

City of Newberg

City Council Meeting Minutes

July 20, 2026

1. Call to Order

Mayor Bill Rosacker called the City Council Meeting to order on Monday, July 20, 2026 at 6:30 PM in Newberg, OR.

2. Roll Call

Present: Councilor Mike McBride, Councilor Robyn Wheatley, Councilor Elise Yarnell-Hollamon, Councilor Peggy Kilburg, Mayor Bill Rosacker, Councilor Jeri Turgesen, Councilor Derek Carmon

Absent: None

3. Pledge of Allegiance

Mayor Bill Rosacker led the Pledge of Allegiance.

4. City Manager Statistical Report on May

a. Presentation

City Manager Will Worthey presented the statistical report for May 2026. Key highlights included 7 building permits for housing units and 84 other permit types issued, with 300 building inspections conducted. Social media engagement reached 29,264 events, representing one of the highest totals on record. Public safety recorded 2,377 calls for service, 781 traffic stops, 644 citations and warnings, and 6 DUI arrests. Water production totaled 79.38 million gallons. Public Works completed 1,421 work orders. Library activity remained strong with 7,889 door count entries and 32,834 circulation events. An anomalous spike in 911 calls was noted as attributable to a software ghost-calling issue, requiring staff to answer calls with no one on the line.

Councilor Peggy Kilburg inquired about compost availability. The City Manager confirmed that compost supplies had been reduced following disbursement to prepare the 4th of July festival field but were expected to increase again.

A question was raised regarding how dispatchers distinguished ghost calls from genuine emergencies. Police Chief noted that the calls were not tracked to a specific address, but all calls required staff time to answer and evaluate.

5. Public Comments

a. Written Comment #1

Two residents provided public comment during this portion of the meeting.

Leisha Adams, Newberg resident and former rate review committee member, addressed the council regarding the role and utilization of city advisory committees and commissions. She expressed concern that committees were not consistently consulted prior to decisions affecting their areas of responsibility, citing discussions around Illinois Street and the River Street Ad Hoc Committee. She urged the council to

genuinely engage with volunteer advisory bodies and cautioned against using them to deflect accountability for ill-informed decisions.

Jim Talt, Newberg resident and former Citizen Advisory Committee member, provided a firsthand account of the March 9th River Street town hall meeting. He characterized the meeting as professionally conducted and well-attended, noting that the core issue was not inadequate public outreach but rather community dissatisfaction with the initial design concepts. He noted that an improved design concept was evolving and expressed confidence in the River Street Ad Hoc Committee's ongoing progress under Councilor Turgesen's guidance.

6. Proclamation

a. Old Fashioned Festival

Mayor Bill Rosacker read and presented a proclamation declaring July 23–26, 2026 as Newberg Old Fashioned Festival Week in the City of Newberg. The proclamation recognized the festival's community tradition, celebration of local history, and this year's theme of "Then and Now," marking 100 years of Newberg together. The festival Queen and Princess Court were present and received the proclamation. Mayor Bill Rosacker also announced the return of a pie-eating contest, to be held at approximately 1:00 PM on Saturday at the pancake feed area.

7. Public Hearing

a. De-Annexation of Property from City Limits

Mayor Bill Rosacker opened the public hearing for Ordinance No. 2026-2945, concerning the de-annexation of four parcels from the City of Newberg.

Presentation

Planner James Dingwall presented the staff report, recommending adoption of Ordinance No. 2026-2945 to detach Yamhill County Tax Lots 3230B2300, 3230B6000, 3230B6100, and 3230B1400 from the City of Newberg. The parcels, totaling just over 20 acres, were originally annexed in 2006 and are zoned R-2 Medium Density Residential within the Riverfront District. Development of the parcels has been deemed economically infeasible due to significant flood hazard and stream corridor overlays and the prohibitive cost of extending utilities. The annual tax revenue derived by the city from these parcels was confirmed at \$312.09, with the Urban Renewal Agency receiving \$28.70.

Staff noted that a preliminary legal description had been submitted to the Oregon Department of Revenue for review, and that minor changes to the legal language—not the tax lots themselves—may require a subsequent council action. Additionally, the de-annexed parcels will remain within the Urban Growth Boundary until removed through a future process, and may be considered as a candidate for a land swap under Senate Bill 1537 options to be brought before council at a later date.

No public testimony was received. Mayor Bill Rosacker closed the public hearing.

Motion to adopt Ordinance No. 2026-2945 by title only and waive the second reading was made by Councilor Peggy Kilburg and seconded by Councilor Derek Carmon.

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

Motion carried unanimously, 7-0.

8. New Business

a. Waste Management Queuing Lanes

Mayor Bill Rosacker opened the legislative public hearing to consider a recommendation to Yamhill County regarding proposed queuing lane improvements at the Newberg Waste Management Transfer Station.

e. Presentation

Associate Planner Jeremiah Cromie presented the staff report, recommending adoption of Resolution No. 2026-4037, which would serve as the City's recommendation to Yamhill County to approve four new queuing lanes at the Waste Management Transfer Station located at 2904 Northeast Winooski Road. The project is situated within the Urban Growth Boundary and Urban Reserve Area, requiring the City's recommendation under the Newberg Urban Growth Management Agreement prior to county approval. Staff included recommended conditions such as exterior cameras to display queue lengths and sidewalk improvements on the Urban Growth Boundary parcel.

Discussion addressed the City's role in the approval process, the feasibility of annexing the transfer station property into the city, and the broader context of industrial land needs. Community Development Director Scot Seigel clarified that annexation is a consensual process, and while the City would welcome such a conversation with Waste Management, it was not part of the current application. The City Manager noted that land use implications, including potential land swaps, would be brought back to council as part of broader planning discussions.

Piper Crawford, Civil Project Engineer for Waste Management, testified that the new lanes could accommodate approximately 19 additional vehicles with trailers based on a turning study. Dan Valdi, project manager, confirmed that the existing entry lanes would be converted to exit lanes, with construction anticipated to begin in October 2026 and complete by early summer 2027 at the latest.

f. Waste Management Transfer Station Upgrades Presentation

Waste Management Public Sector Manager Dave Huber and District Manager Jason Willie provided an operational update following concerns raised at the June 15th council meeting. Improvements implemented since July 2nd include activation of a rear unloading area (the "Z wall") capable of staging seven vehicles simultaneously with flagger direction, securing three additional trailers from their third-party hauler, and extending operational hours to 5:30 AM–8:00 PM for employees with public hours of 7:00 AM–5:00 PM year-round beginning in August. Five additional 53-foot trailers are expected by end of October 2026. Staffing offers are pending for an additional equipment operator and two scale house attendants.

Mayor Bill Rosacker and Councilor Mike McBride acknowledged a marked improvement in traffic conditions on Winooski Road since July 2nd. Councilor Yarnell-Hollamon commended Waste Management for its responsiveness and raised the matter of the joint legislative committee on solid waste for the Willamette Valley, suggesting the council consider a joint letter to secure a seat at that table. She also requested ongoing KPIs including average wait times by day and hour, comparative data with regional transfer stations, and tracking of missed residential pickups. Waste Management staff confirmed they would begin collecting wait time data immediately and would return in a few months with a formal update.

Motion to adopt Resolution No. 2026-4037 by title only and waive the second reading was made by Councilor Robyn Wheatley and seconded by Councilor Derek Carmon.

- Councilor McBride: Aye

- Councilor Wheatley: Aye
- Councilor Yarnell-Hollman: Aye
- Councilor Kilburg: Aye
- Mayor Rosacker: Aye
- Councilor Turgesen: Aye
- Councilor Carmon: Aye

Motion carried unanimously, 7-0.

g. Library Internet Policy

Library Director Korie Buerkle presented the updated Library Internet Policy, noting it had been reviewed by legal counsel and previously approved by the Library Advisory Board. Minor changes made by legal counsel necessitated returning the policy to the Library Advisory Board at their September 2026 meeting. No substantive concerns were raised.

h. Appendix A: Internet Policy 2026

Motion to adopt the updated Library Internet Policy was made by Councilor Peggy Kilburg and seconded by Councilor Yarnell-Hollamon.

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

Motion carried unanimously, 7-0.

9. Intergovernmental Agreement to Provide Court Services for Dundee

a. Exhibit A: Intergovernmental Agreement

Finance staff and Police Court staff presented the proposed intergovernmental agreement under which the City of Newberg would absorb municipal court processing for the City of Dundee. The arrangement was described as administratively efficient given that Newberg officers are already issuing citations within Dundee under the shared police department agreement, and Dundee's court currently meets only once per month compared to Newberg's weekly court schedule. Dundee's citation volume ranges between 25 and 100 per month, compared to Newberg's 500 to high-600s, and staff indicated the additional volume would not require new FTE based on consultation with the court administrator.

The revenue-sharing structure proposed a flat monthly payment of \$3,200 to Dundee, representing approximately 70% of the \$55,000 average annual citation revenue derived from the last three years, with Newberg retaining the remaining 30% as an administrative fee. The agreement is to be evaluated after one year.

Councilor Yarnell-Hollamon raised questions about whether staff capacity had been accurately assessed and whether the 70/30 split appropriately reflected Newberg's administrative burden, given the city's provision of all police and court services. Staff noted that the agreement expressly provides for re-evaluation after one year and that the court administrator had no significant concern about the additional workload.

Motion to adopt Resolution No. 2026-4039 was made by Councilor Derek Carmon and seconded by Councilor Yarnell-Hollamon.

- Councilor McBride: Aye
- Councilor Wheatley: Aye
- Councilor Yarnell-Hollman: Aye
- Councilor Kilburg: Aye
- Mayor Rosacker: Aye
- Councilor Torgesen: Aye
- Councilor Carmon: Aye

Motion carried unanimously, 7-0.

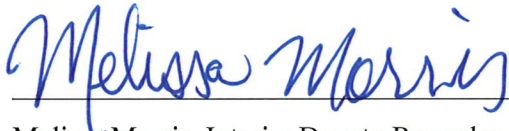
10. Adjournment

Mayor Bill Rosacker adjourned the meeting at 7:54 PM.

Attested by:

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

Bill Rosacker, Mayor, City of Newberg

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

Melissa Morris, Interim Deputy Recorder, City of Newberg