City of Newberg
City Council Meeting Minutes
October 5th, 2026

1. Call to Order

Mayor Bill Rosacker called the October 5, 2026 City Council meeting to order.

2. Roll Call

Present: Councilor McBride, Councilor Wheatley, Councilor Yarnell Holloman, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, Councilor Carmon

3. Pledge of Allegiance

Mayor Bill Rosacker led the Council and those present in the Pledge of Allegiance.

4. Public Comments

Mayor Bill Rosacker opened the public comment period. Nine members of the public addressed the Council during the allotted thirty-minute period, each limited to three minutes. Speakers included Bill Kolb, Elaine Koskela, Judy Brown, Ashley Aldape, Dave Brown, Jessica Abbott, Doug Root, Ximena Lozano-Van Dyke (representing Unidos Bridging Community), Melody McMaster, and Leisha Adams. Comments addressed topics including city beautification, budget management, and police support; immigration enforcement and its impact on the local community; concerns regarding a recent flagpole memorial vote; and a request to open the newly constructed pickleball courts at a local park.

5. Continued Business

5.1. River Street Request for Proposals Scope Discussion

City Manager Will Worthey presented an overview of the scope of work for the River Street Request for Proposals (RFP), noting that the scope was substantially shaped by the River Street Ad Hoc Committee and Keller Engineering's exploratory work. He acknowledged Councilor Turgesen's significant contributions to drafting the scope on a short turnaround. Key elements of the scope included: adherence to the design concept developed by the River Street Ad Hoc

Committee as the foundational design; a requirement to remain within the existing 58-foot right-of-way corridor wherever feasible; incorporation of ADA compliance, storm drainage, and traffic calming measures; a commitment to preserving tree canopy and minimizing property impacts; participation in up to six additional public meetings; formal design review workshops at 60% and 90% design completion with notification to adjacent property owners; and documentation requirements for any necessary deviation from the corridor. City Manager Will Worthey affirmed that the RFP grading rubric would reflect these requirements and that a member of the Ad Hoc Committee would participate in the scoring process.

Councilor Kilburg commended the clarity and thoroughness of the presentation relative to prior discussions. Mayor Bill Rosacker acknowledged the long planning history of the project and commended Councilor Turgesen for her community engagement efforts. Councilor Yarnell-Hollamon requested written assurance that property owners within a defined proximity would be notified and invited to the 60% design workshop, which City Manager Will Worthey confirmed would be honored.

Motion to approve the scope of work for the River Street RFP and initiate an RFP as described in the staff presentation was made by Councilor Carmon and seconded by Councilor McBride

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

Motion carried unanimously.

6. New Business

6.1. Newberg Affordable Housing Trust Fund Policy Change

Associate Planner Leanne Wagener presented proposed amendments to the resolution governing the Newberg Affordable Housing Trust Fund, as recommended by the Affordable Housing Commission following discussions at its April and September meetings. The proposed changes included: removal of the time-sensitive grant award pathway, which had seen minimal utilization; elimination of the microloan program, which was determined to be administratively burdensome and outside the appropriate scope of city staff functions; a requirement for nonprofit applicants to provide proof of 501(c)(3) status at the time of application; and general administrative edits for clarity. City Manager Will Worthey noted that the changes aligned with

the city's broader policy of not functioning as a lending institution. Leanne Wagener indicated that following Council approval, the Affordable Housing Commission would discuss issuing a new Notice of Funding Availability (NOFA) for the remaining trust fund balance at its upcoming October meeting. Mayor Bill Rosacker sought clarification confirming that non-501(c)(3) for-profit entities may still apply for grants, which Leanne Wagener confirmed.

Motion to accept the amended Newberg Affordable Housing Trust Fund policy changes as presented was made by Councilor Yarnell-Hollamon and seconded by Councilor Wheatley.

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

Motion carried unanimously.

7. Adjournment

Mayor Bill Rosacker adjourned the meeting.

Minutes of the City Council Meeting of October 5, 2026, City of Newberg, Oregon.

Prepared by:

Rachel L. Thomas

Rachel Thomas, City Recorder

Attested by:

Mayor Bill Rosacker Mayor, City of Newberg