City of Newberg
City Council Meeting Minutes
October 19, 2026, 6:00 PM-8:23 PM

1. Call to Order
Mayor Bill Rosacker called the City Council meeting to order at the Newberg Public Safety Building, Denise Bacon Community Room.

2. Roll Call
Present:

Mayor Bill Rosacker, Councilor McBride, Councilor Wheatley, Councilor Elise Yarnell-Hollamon, Councilor Kilburg, Councilor Turgesen, Councilor Carmen

Absent: None

A quorum was established.

3. Pledge of Allegiance
The Pledge of Allegiance was recited.

4. City Manager Statistical Report on August
4.1. Presentation
City Manager Will Worthey presented the monthly statistics through the end of August 2026:

- Planning and building: 7 housing-unit building permits, 58 other building permits, and 375 building inspections.
- Community engagement: 33 website engagement forms and 36,284 social media engagements.
- Public records: 19 public records requests, about three times the normal monthly volume.
- Finance: $3.57 million in accounts payable payments and $1.13 million in payroll expenses, including several large capital projects.
- Human resources: 3 advertised positions, 3 hires, 5 separations, and 5 workers' compensation or other claims.
- Service and facilities: 246 city service tickets and 6 after-hours on-call events. Staff noted that grid instability had damaged equipment, including HVAC controllers.
- Library: 9,558 visitors and 35,981 circulation events.
- Public safety: 2,265 calls for service, 808 traffic stops, 607 citations and warnings, 8 impaired-driving incidents, 794 9-1-1 calls, and 3,541 non-emergency calls.
- Utilities: 125.9 million gallons of water produced, 78.93 million gallons of sewage treated, and 536 work orders completed.

City Manager Worthy then read a statement responding to public allegations about city staff and council members. He stated that:

- ARPA awards were made through a scored, transparent process in which budget committee members voted on projects, and no staff member selected the recipients.
- Opioid settlement funds were used to keep the winter shelter open, a decision made after discussion with the Mayor.
- Public records requests had been handled with integrity, and the only redactions were sensitive personally identifiable information.
- The city has received clean independent audits with no findings for five years, and the 2026 audit was in progress.
- He had reported the matter to the city's ethics committee chair.

5. Public Comments

The following people addressed the Council: Maryl Kunkel, Amanda Beha, Leisha Adams, James Wolfer, Ken Yarnell, Kristen Stoller, Rebecca Wallace, Reverend Casey Banks, Melody McMaster, Elaine Koskella, Brandon Slyter, and Larry Hampton.

6. Continued Business

6.1. Flagpole Maintenance

Staff presented Resolution 2026-4051, which formalizes the Flagpole Maintenance Policy and Procedure (Exhibit A). The policy addresses abandoned materials left at the flagpole after memorials or vigils. It implements the framework approved at the September 21 meeting under Resolution 2026-4049, and staff made no formal recommendation. In response to questions from Mayor Rosser, staff explained the framework and displayed the policy.

> Motion to adopt Resolution 2026-4051, adopting the Flagpole Maintenance Policy and Procedure, was made by Councilor Peggy Kilburg and seconded by Councilor Wheatley. The motion carried 6-1.

7. New Business

7.1. Public Works Workplan Presentation

City Manager Will Worthey noted that the presentation was the result of about nine months of reorganization and development of key performance indicators (KPIs) for each division. Public Works Director Ahmad Qayoumi introduced the presentation and a video on the value of public works. Division supervisors then presented their work plans:

- Streets: Over 4,000 signs, three acres of mowing, and two miles of gravel road. The division needs about 5,900 hours for the six-month period against 5,796 available, a shortfall of 129 hours.
- Sewer collections and stormwater: Sewer collections has a shortfall of 64 hours and plans new clean-out installation and lateral inspection programs. Stormwater has a shortfall of 1,108 hours and is addressing years of deferred maintenance.
- Water distribution: The division needs 13,458 hours against 11,648 available, a gap of about 1,810 hours.
- Water and wastewater treatment: The water plant is a regulatory-compliance operation, and the wastewater plant operates at 99% removal efficiency. The compost program has been running since 1994, and the reuse water system treats effluent to Class A standard.
- Plant mechanics and fleet: Staff presented asset inventories and maintenance programs for plant mechanics and for fleet, which maintains over 300 city assets including 91 vehicles.

In response to Councilor Turgesen's question about staffing, Public Works Director Ahmad Qayoumi stated that efficiency gains were nearly exhausted and that at least three to four additional staff would be needed to meet bare minimum needs. Councilor Turgesen noted that this should inform the biennial budget process. Councilor McBride described the presentation as the clearest he had seen during his time on the Council. City Manager Worthey added that the work plans were developed at his request. No action was taken.

7.2. Mill Site Discussion

Councilor Elise Yarnell-Hollamon presented an economic strategy proposal for the former mill site, a 125-acre contiguous industrial property. Her presentation covered the following:

- Three businesses had inquired about the site: a box retailer, an affordable housing developer, and a manufacturer that went to Wilsonville.
- She proposed a three-track marketing model (large-scale manufacturing, a 20-40 acre manufacturer with mixed use, and a smaller yard-based manufacturer) supported by city tools such as grants, system development charge (SDC) support, urban renewal funds, and frontage improvements.
- She recommended that the city take on pre-site readiness work, grant writing, and convening of state and regional partners, and consider a formal contract with SEDCOR for regional solutions.
- She stated that she opposed a data center on the site.
- She asked for no general fund dollars, fee increases, or tax increases.
- She said she and City Manager Worthey had met with the property owner's representatives, and she asked that any frustration with the presentation be directed at her rather than the City Manager.

City Manager Worthey clarified that he had provided data upon request and that SDC reductions, labor assistance, and infrastructure work would depend on the specific development. He advised against ever bargaining away water SDCs.

Councilor Wheatley asked how the city could know what infrastructure was needed without a specific user. Councilor McBride cautioned against spending money to prepare the site before a user is identified and supported seeking a seat at the table with the owner. Mayor Rosacker noted that any development would require a use-specific transportation study and that he could not share confidential details of the DCI discussions. He read a statement from Tim Murphy of DCI stating that the decision not to purchase the mill site was due solely to the condition of the site and not to the city. Mayor Rosacker thanked Councilor Yarnell Hollamon for the work but expressed concern that it came during an election cycle. Mayor Rosacker also stated that the Council would continue to move forward with staff. No formal action was taken.

8. Adjournment

There being no further business, Mayor Bill Rosacker adjourned the meeting.

Prepared by:

Rachel C. Thomas

Rachel Thomas, City Recorder, City of Newberg

Attested By:

Bill Rosacker, Mayor, City of Newberg