



City Council
March 16th, 2026
6pm

Newberg Public Safety Building 401 E. Third Street
Denise Bacon Community Room

Online: <https://us06web.zoom.us/j/89536547180>

[Public Comment Registration](#)

[View Slides](#)

-
- 1. Call to Order**
 - 2. Roll Call**
 - 3. Pledge of Allegiance**
 - 4. Presentation**
 - 4.1. D.A.R.E. Speech*
 - 5. City Manager Report**
 - 5.1. [Statistical Report on 2022-2025](#)
 - a. [Presentation](#)
 - 6. Public Comments**
 - 7. New Business**
 - 7.1. [City Hall Roof Replacement](#)
 - a. [Presentation](#)
 - 8. Public Hearing**
 - 8.1. [Adoption of Rates for 2027](#)
 - a. [Exhibit A – Proposed Rates](#)

Adjournment

ADA Statement: Contact the City Recorder's Office for physical or language accommodation at least 2 business days before the meeting. Call (503) 537-1283 or email cityrecorder@newbergoregon.gov. For TTY services please dial 711.

*Indicates supplementary item

REQUEST FOR COUNCIL ACTION



Date Action Requested: (March 16, 2026)

Order <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Information <input checked="" type="checkbox"/> Proclamation <input type="checkbox"/>	
Subject: CM statistics for Four Years – 2022 to 2025	Staff: Will Worthey CM Department: Administration
Work Session <input type="checkbox"/> Business Session <input checked="" type="checkbox"/>	Order On Agenda: CM report

Is this item state mandated? Yes No

If yes, please cite the state house bill or order that necessitated this action: NA

Recommendation: NA

Executive Summary: The summary of events conducted by city departments over four years.

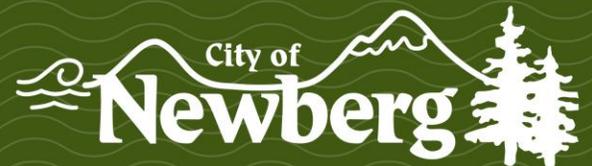
Fiscal Impact: All were conventionally budgeted items.

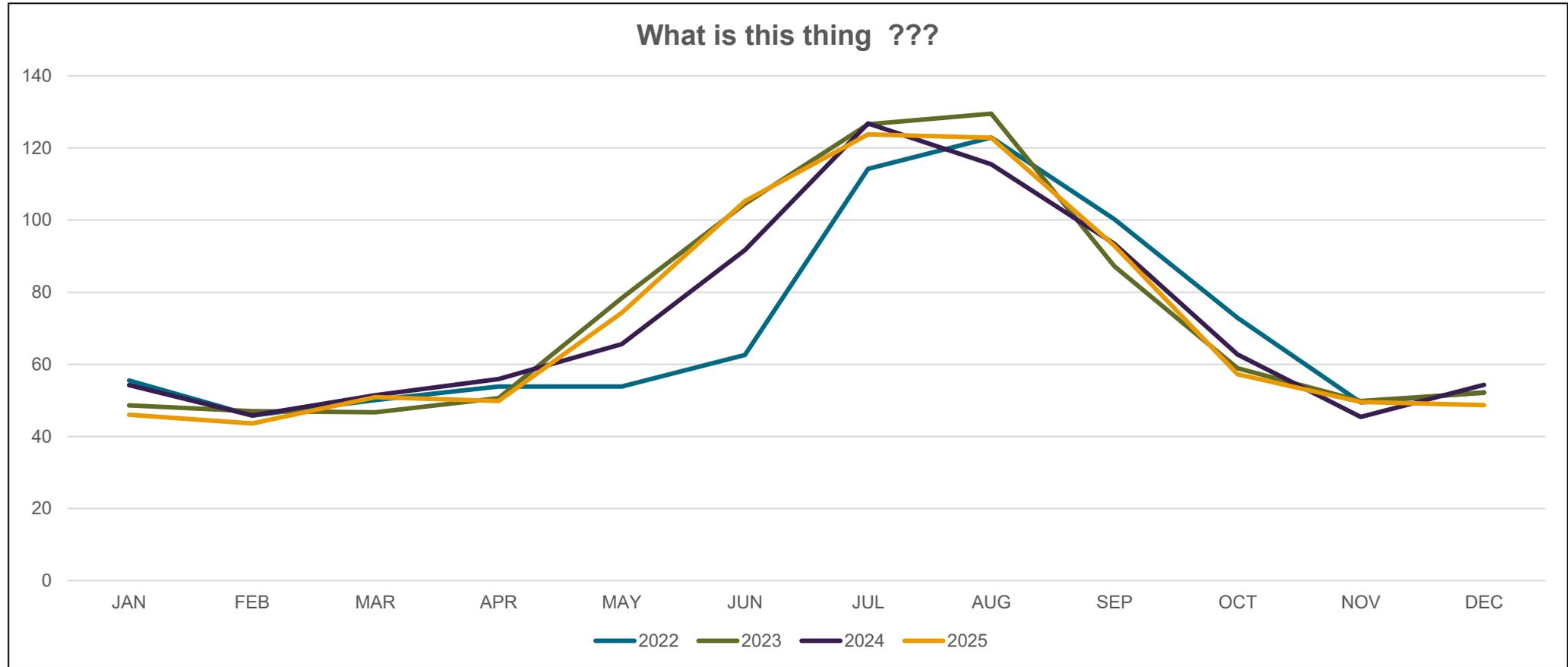
Council Goals:

Goal 4: Create and maintain a high level of transparency with our residents in order to build trust.
O1: Expand communication outreach in regard to regular city events and additional involvement with city businesses by the end of 2026.

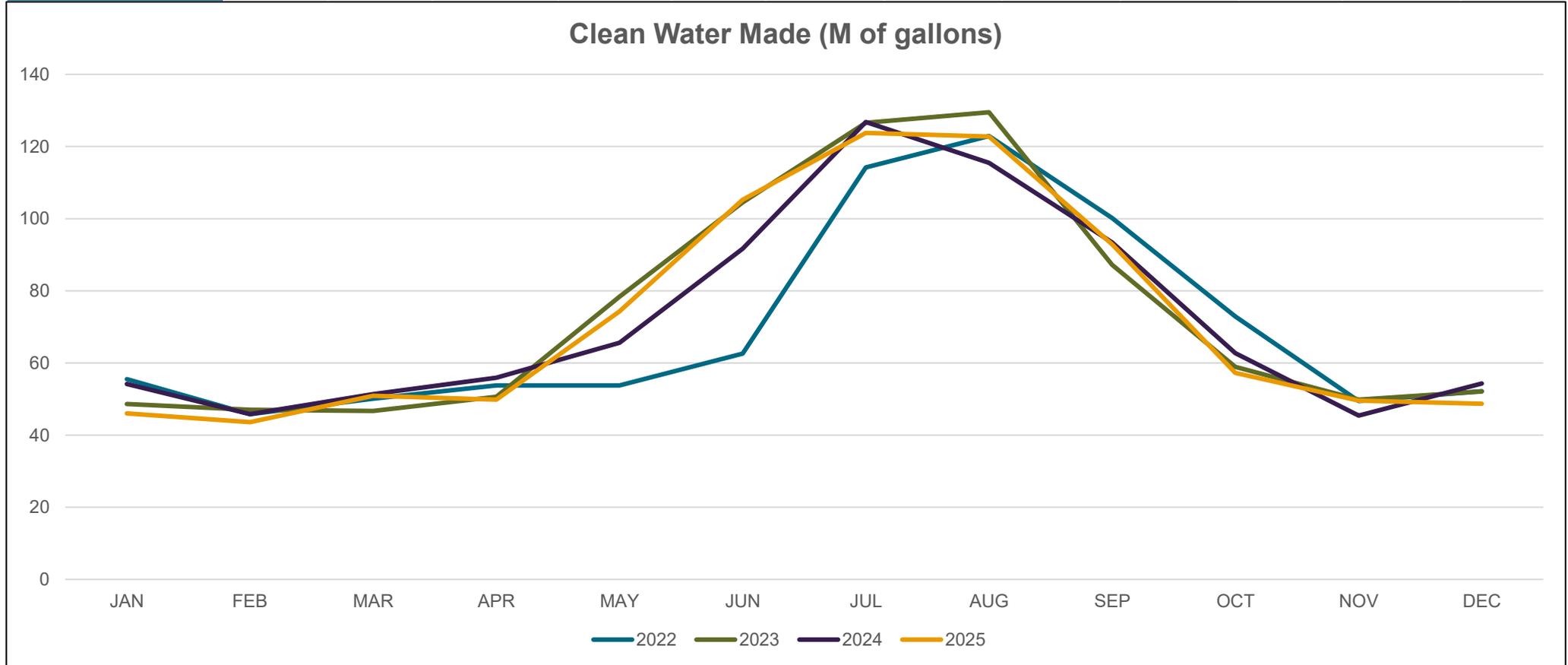
Newberg CM report

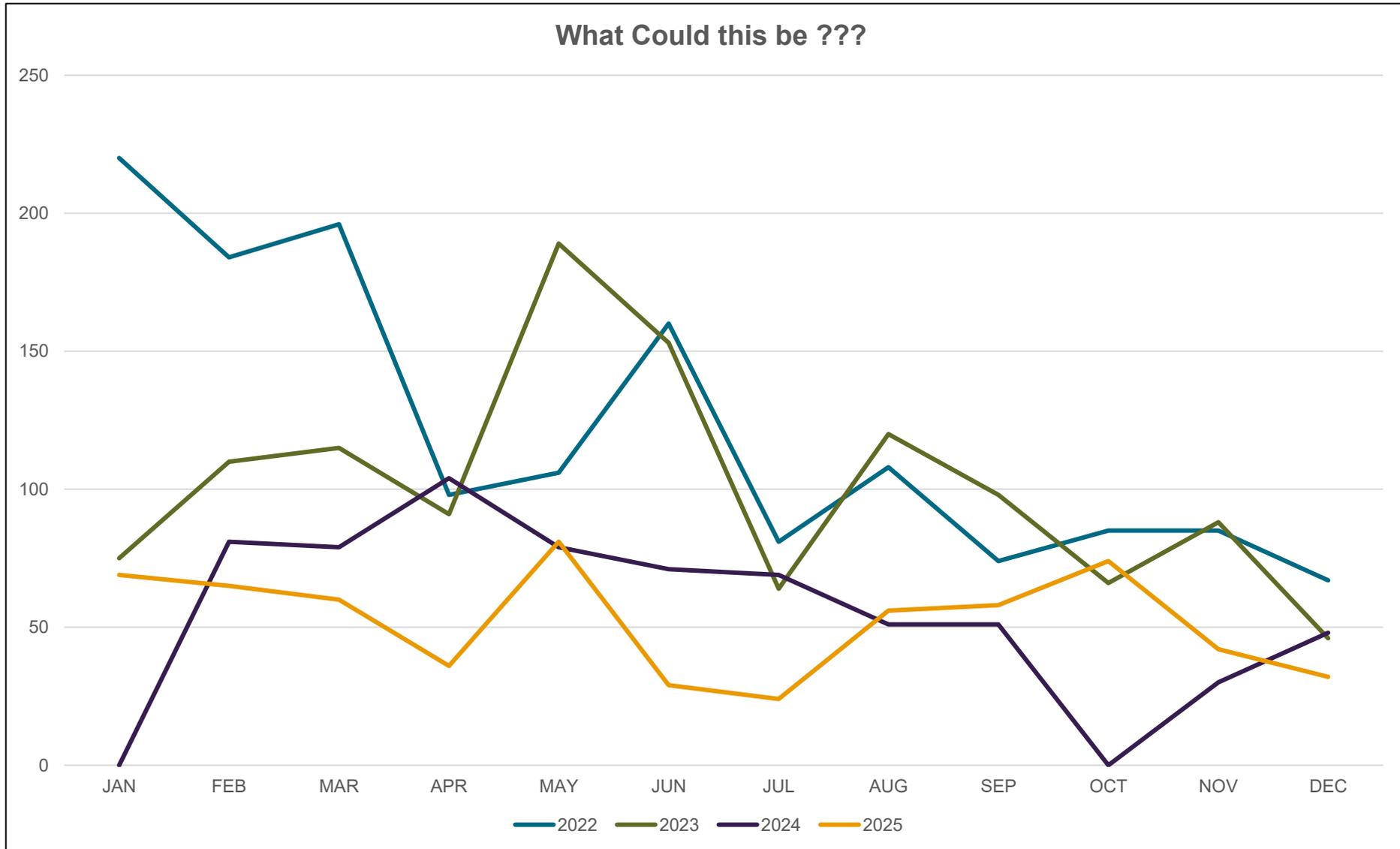
A statistics review for four years of data!



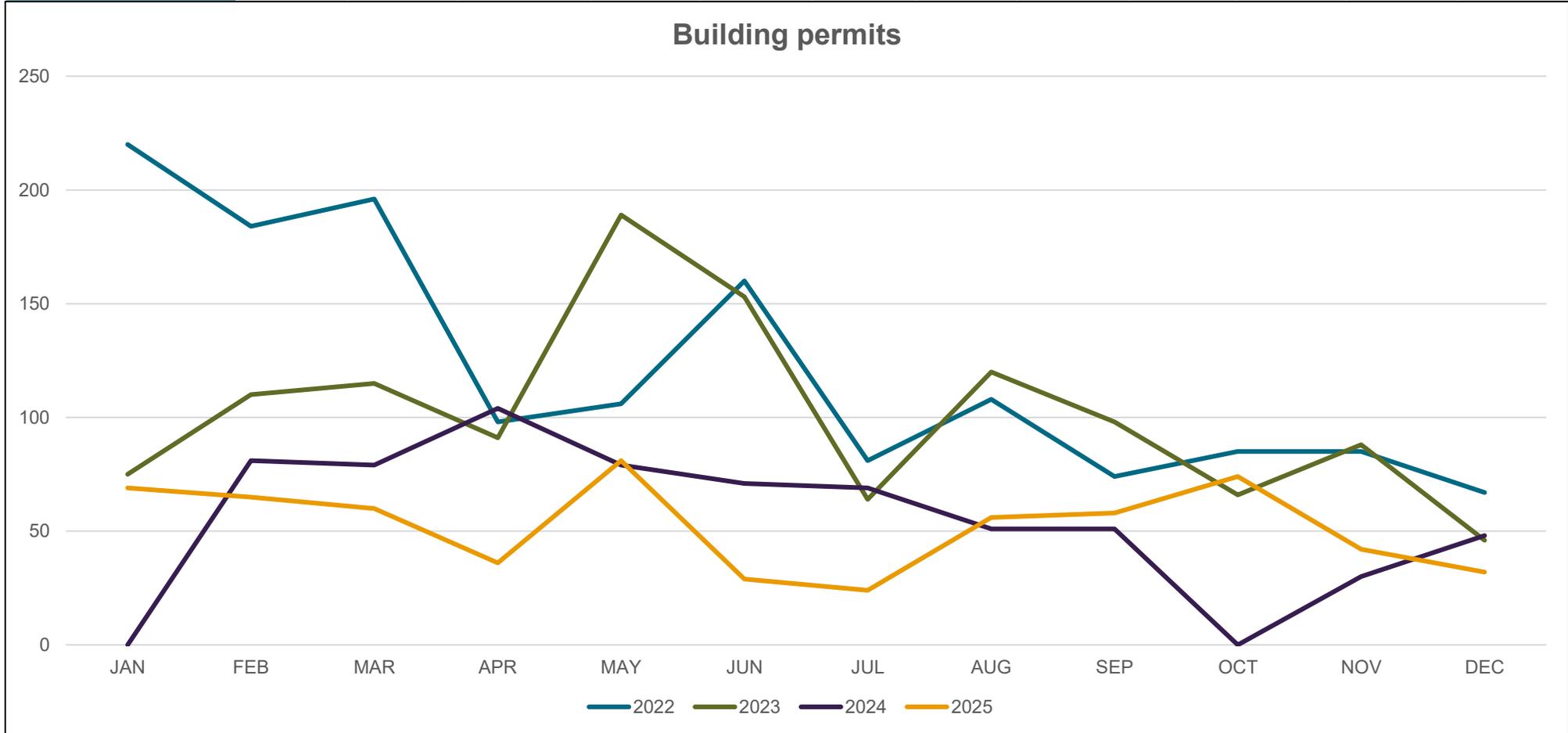


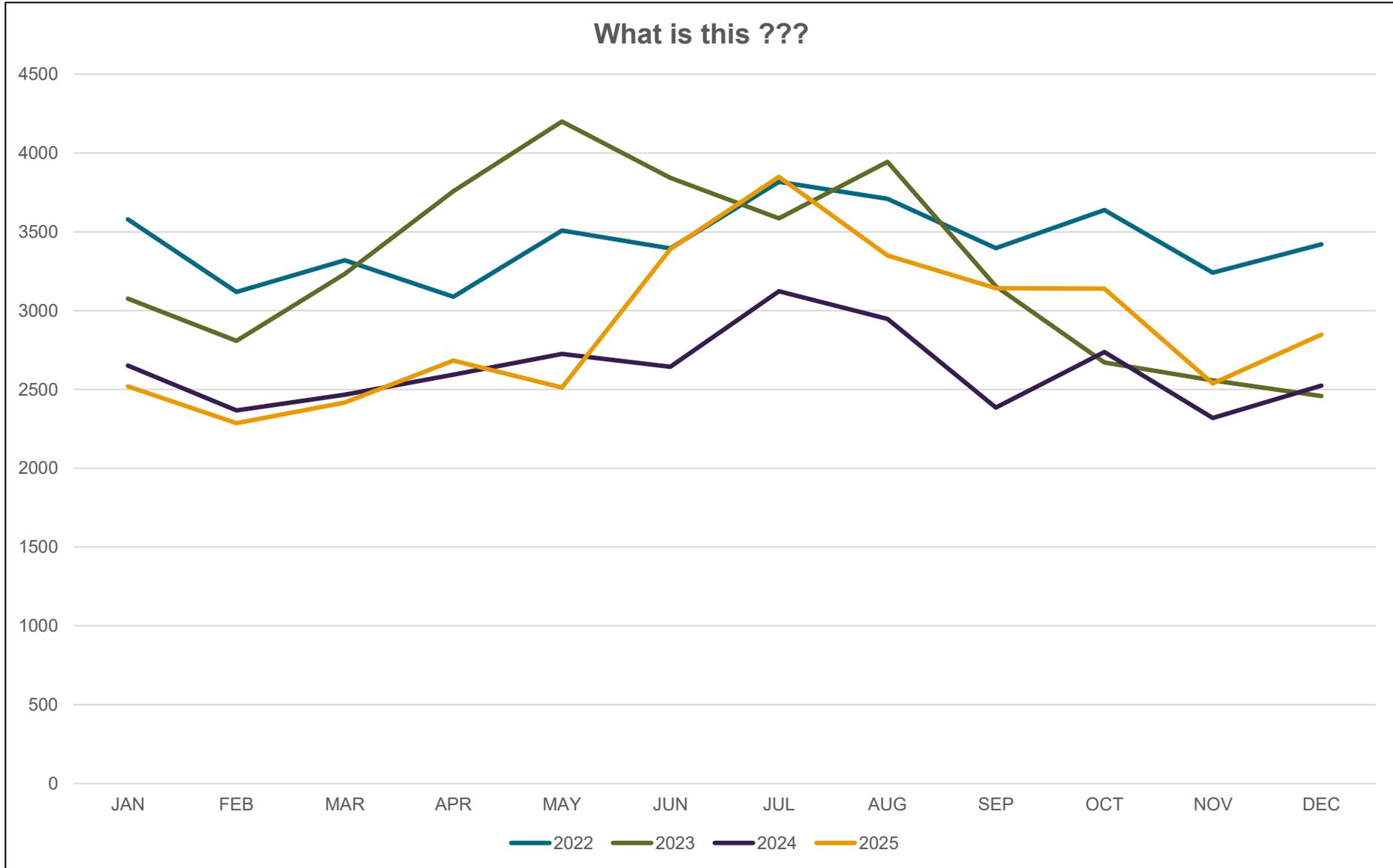
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	55.5	45.8	50.1	53.8	53.8	62.6	114.2	122.9	100.2	72.9	49.4	52.2
2023	48.6	47	46.7	50.6	78.4	104.5	126.6	129.5	87.2	58.9	49.8	52.1
2024	54.2	45.8	51.4	55.9	65.6	91.7	126.8	115.5	93.4	62.7	45.41	54.3
2025	46.01	43.6	50.9	49.808	74.28	105.22	123.77	122.8	92.9	57.27	49.55	48.68



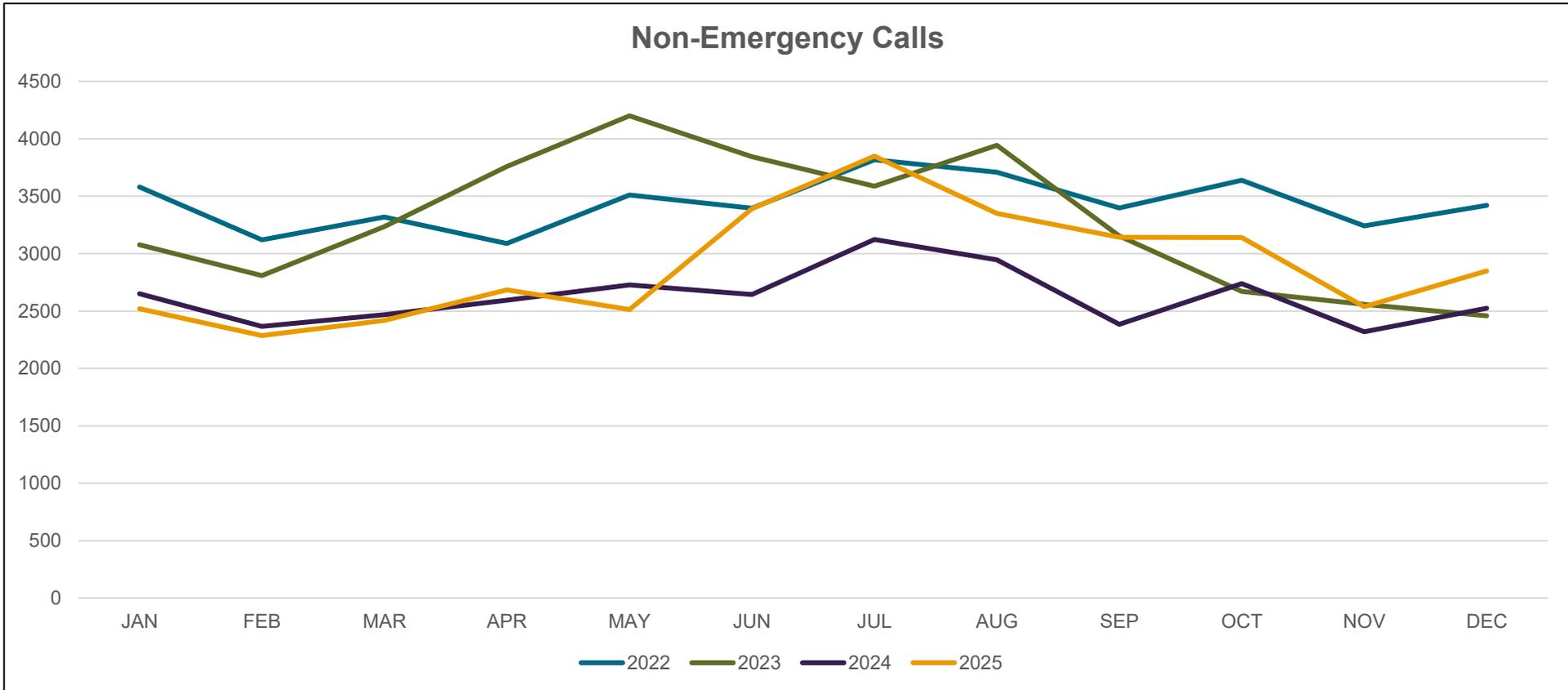


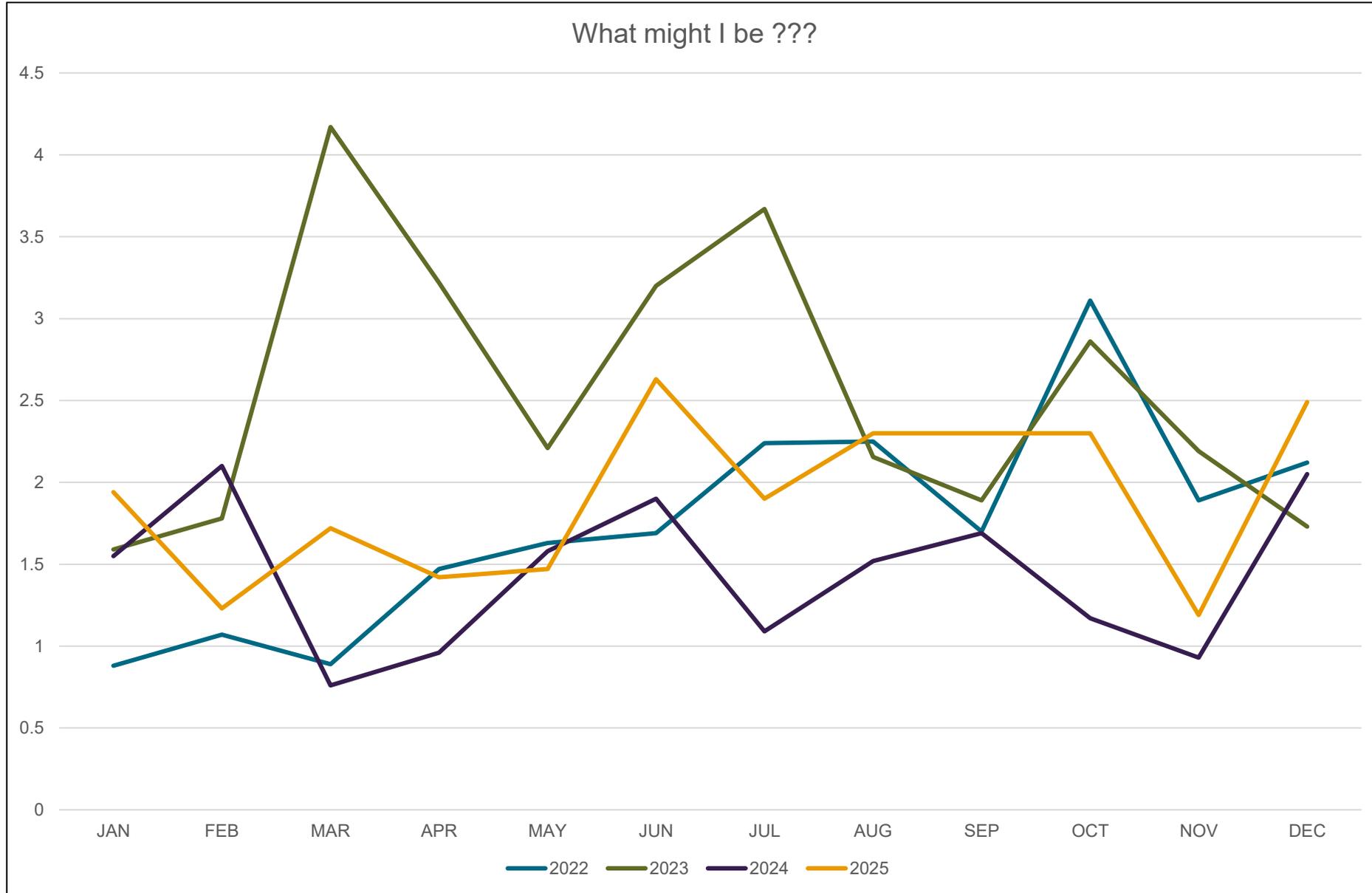
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	220	184	196	98	106	160	81	108	74	85	85	67
2023	75	110	115	91	189	153	64	120	98	66	88	46
2024	0	81	79	104	79	71	69	51	51	0	30	48
2025	69	65	60	36	81	29	24	56	58	74	42	32



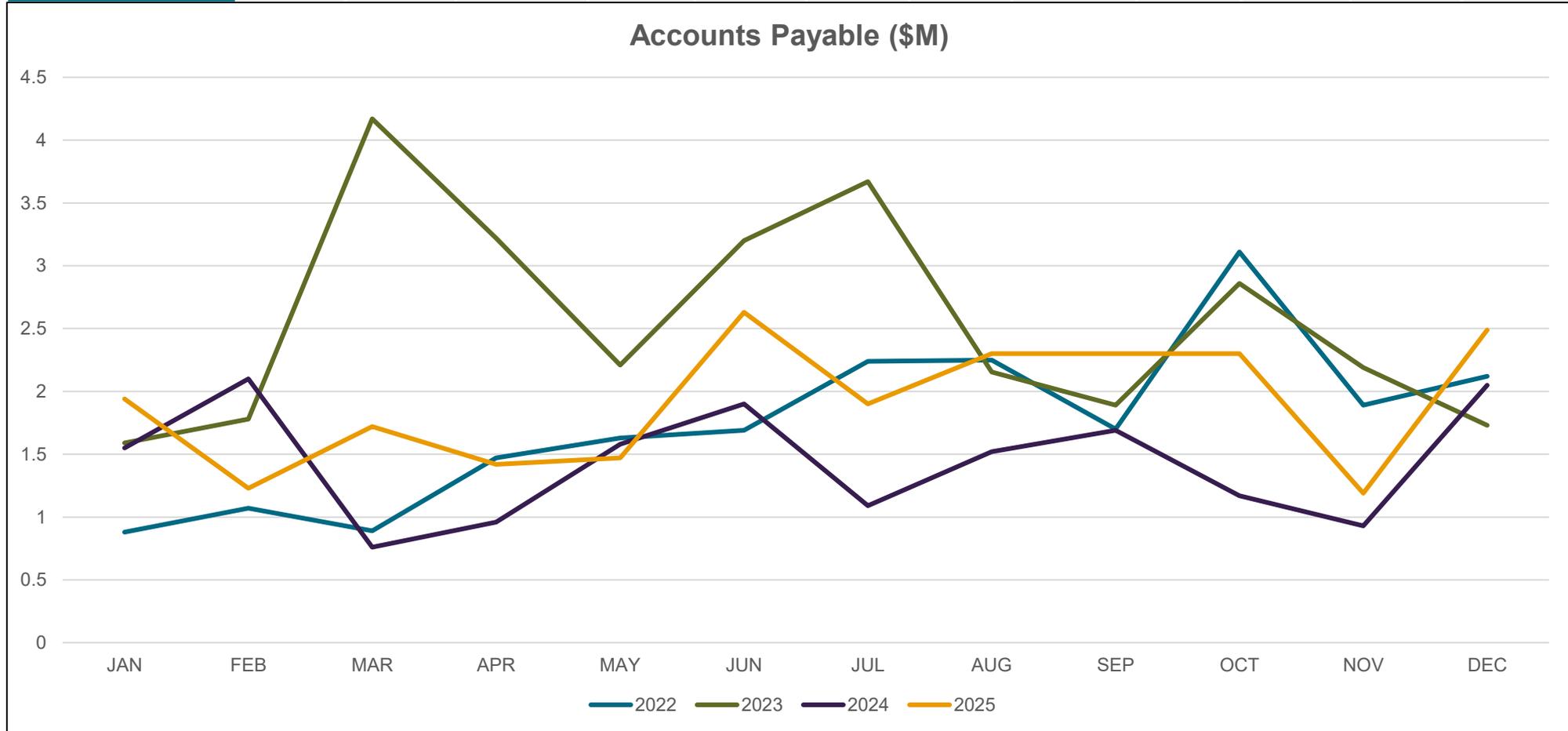


Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	3579	3119	3319	3088	3509	3395	3817	3709	3397	3638	3241	3420
2023	3076	2808	3234	3758	4200	3843	3586	3944	3154	2671	2557	2458
2024	2651	2367	2467	2593	2726	2644	3123	2947	2385	2738	2319	2524
2025	2520	2286	2417	2683	2512	3391	3849	3349	3142	3140	2538	2848

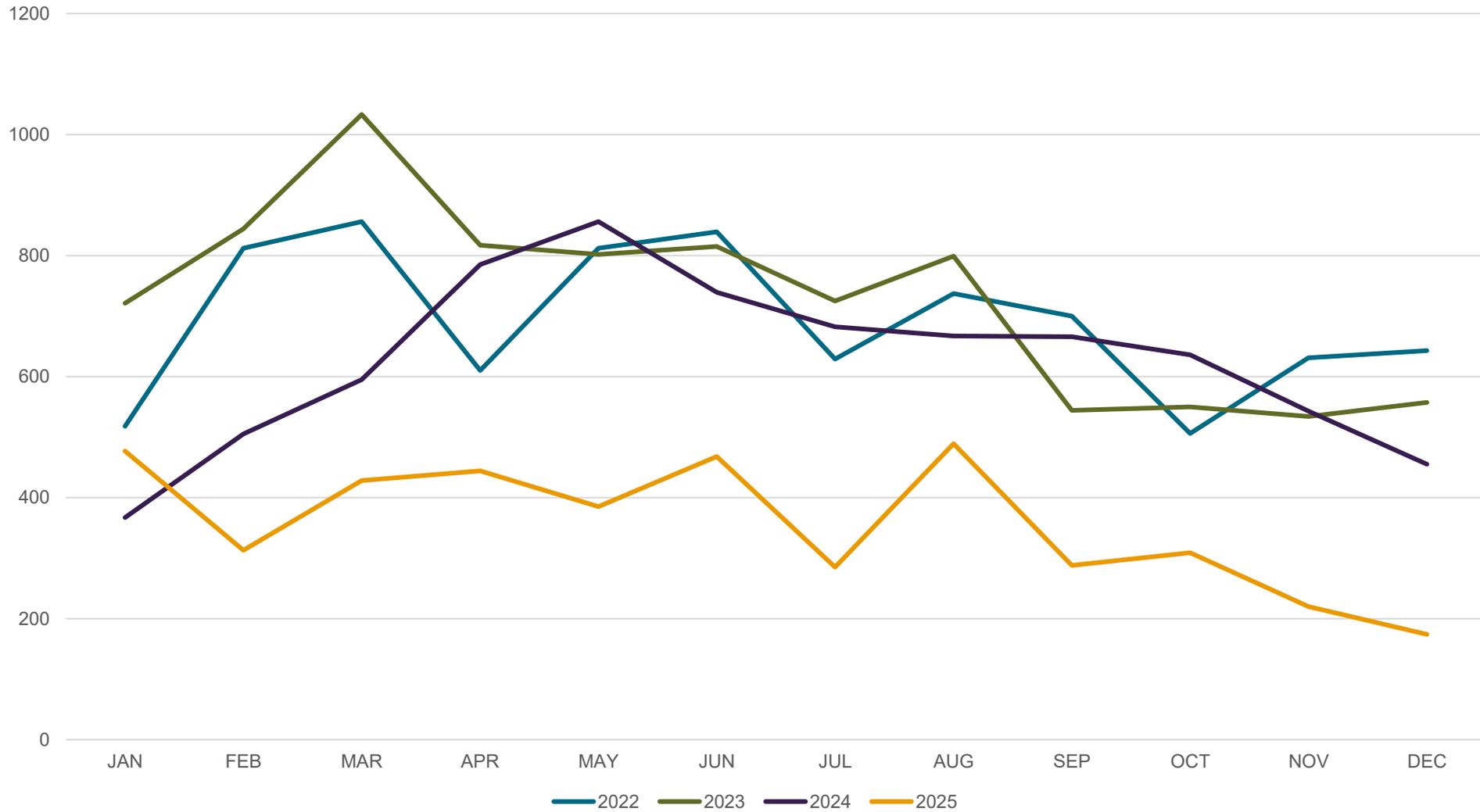




Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	0.88	1.07	0.89	1.47	1.63	1.69	2.24	2.25	1.7	3.11	1.89	2.12
2023	1.59	1.78	4.17	3.22	2.21	3.2	3.67	2.155	1.89	2.86	2.19	1.73
2024	1.55	2.1	0.76	0.96	1.58	1.9	1.09	1.52	1.69	1.17	0.93	2.05
2025	1.94	1.23	1.72	1.42	1.47	2.63	1.9	2.3	2.3	2.3	1.19	2.49

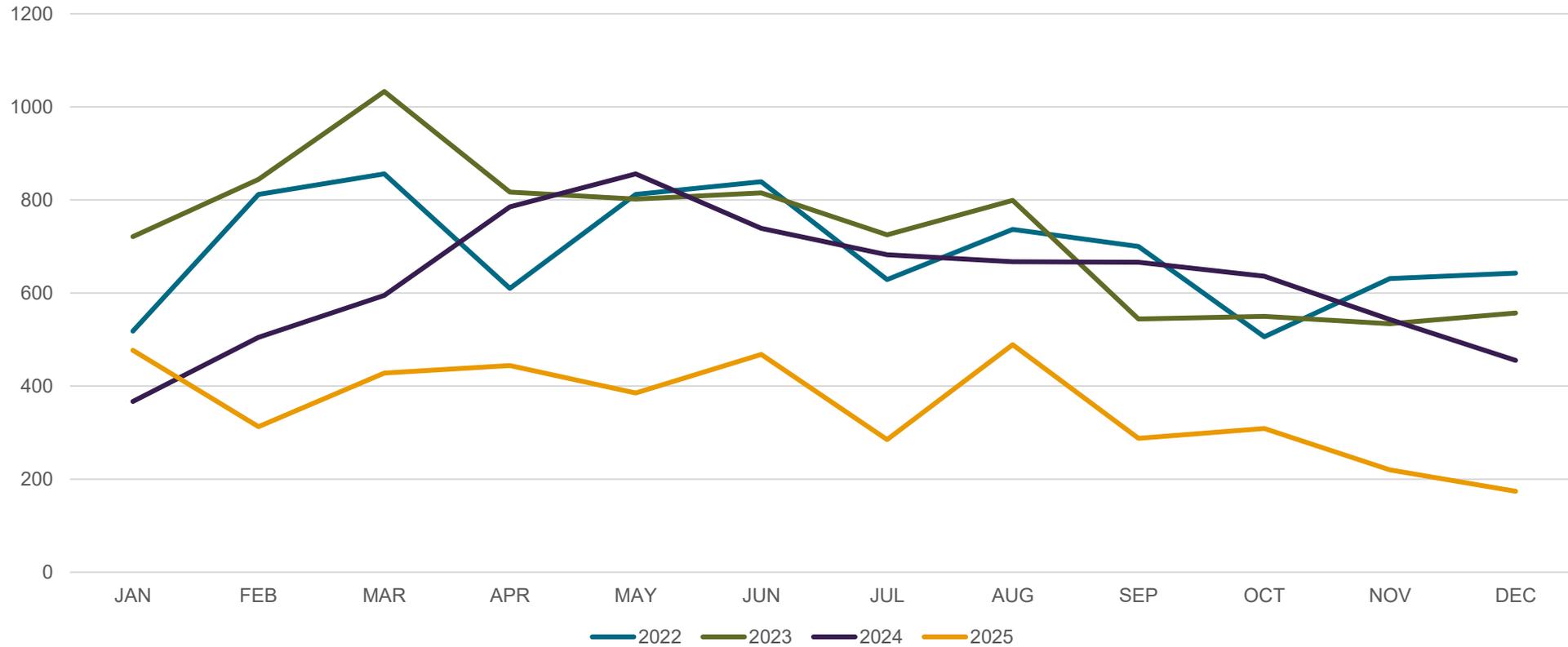


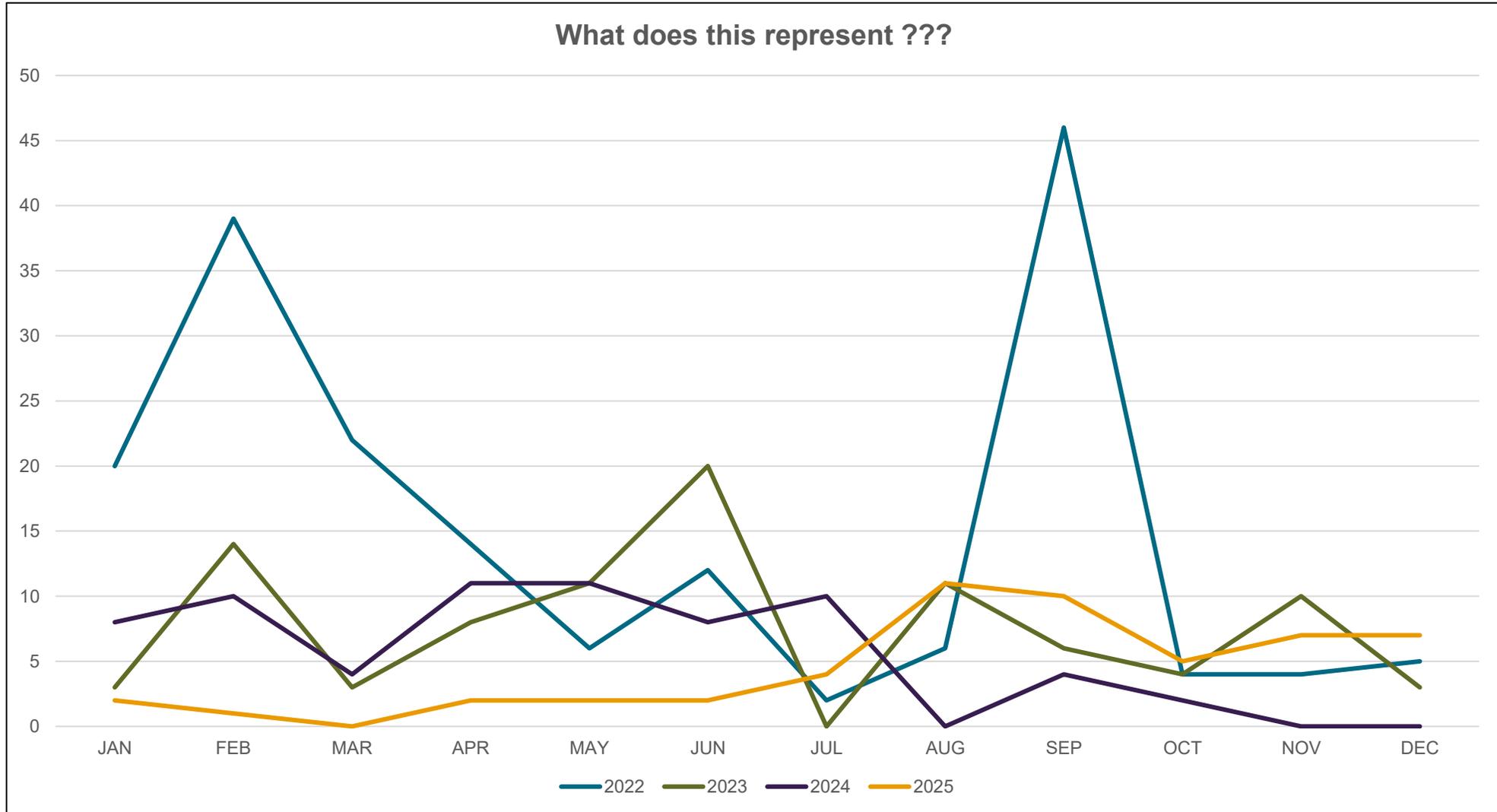
What data is this ???



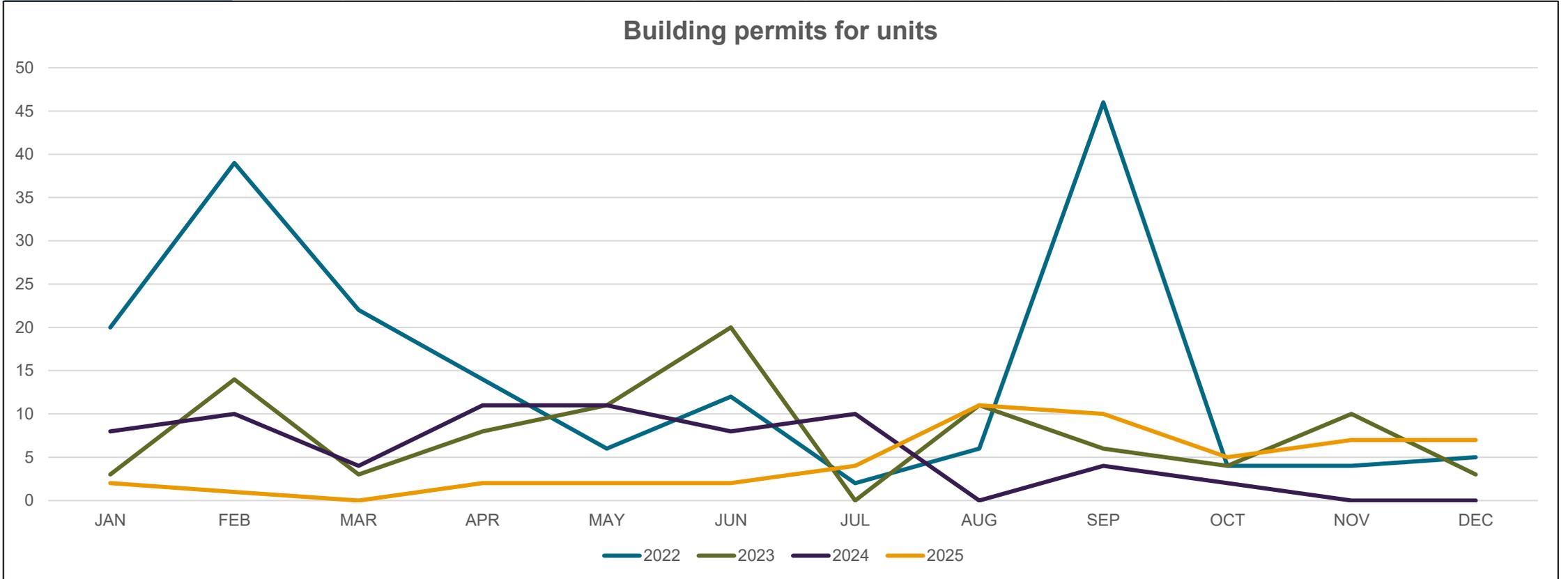
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	518	812	856	610	812	839	629	737	700	506	631	643
2023	721	844	1033	817	802	815	725	799	544	550	534	557
2024	367	505	595	785	856	739	682	667	666	636	543	455
2025	477	313	428	444	385	468	285	489	288	309	220	174

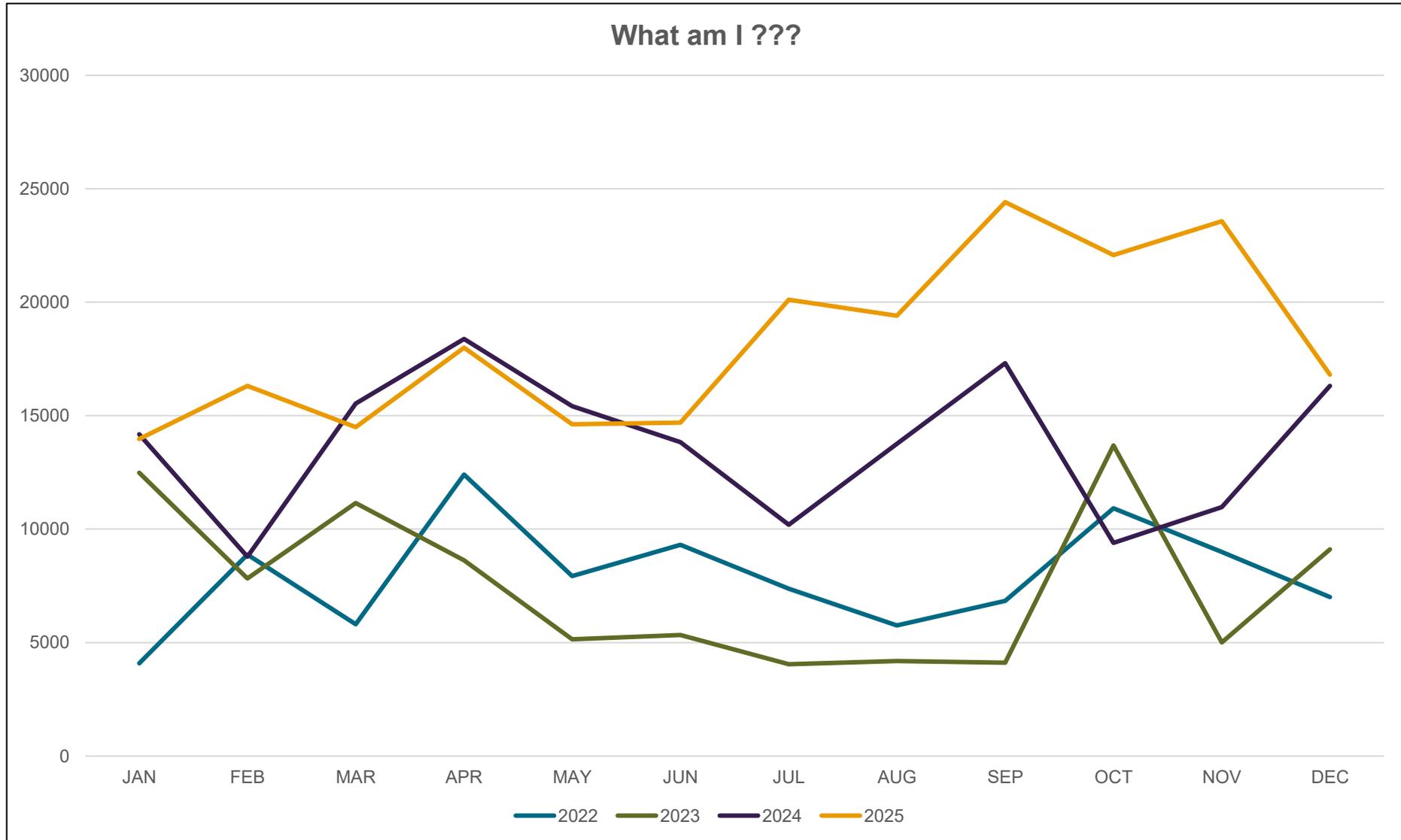
Building Inspections

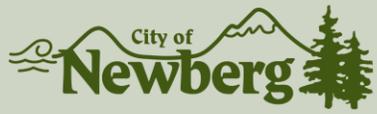




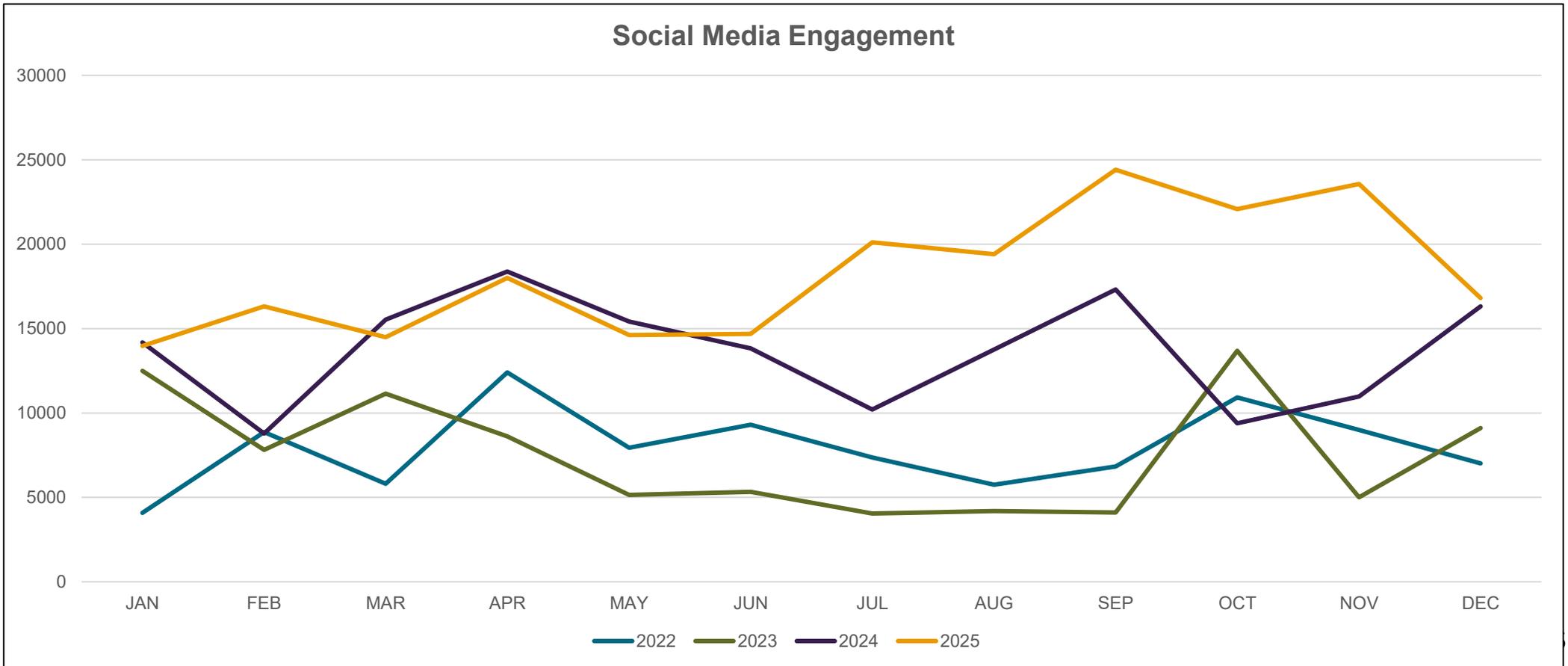
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	20	39	22	14	6	12	2	6	46	4	4	5
2023	3	14	3	8	11	20	0	11	6	4	10	3
2024	8	10	4	11	11	8	10	0	4	2	0	0
2025	2	1	0	2	2	2	4	11	10	5	7	7



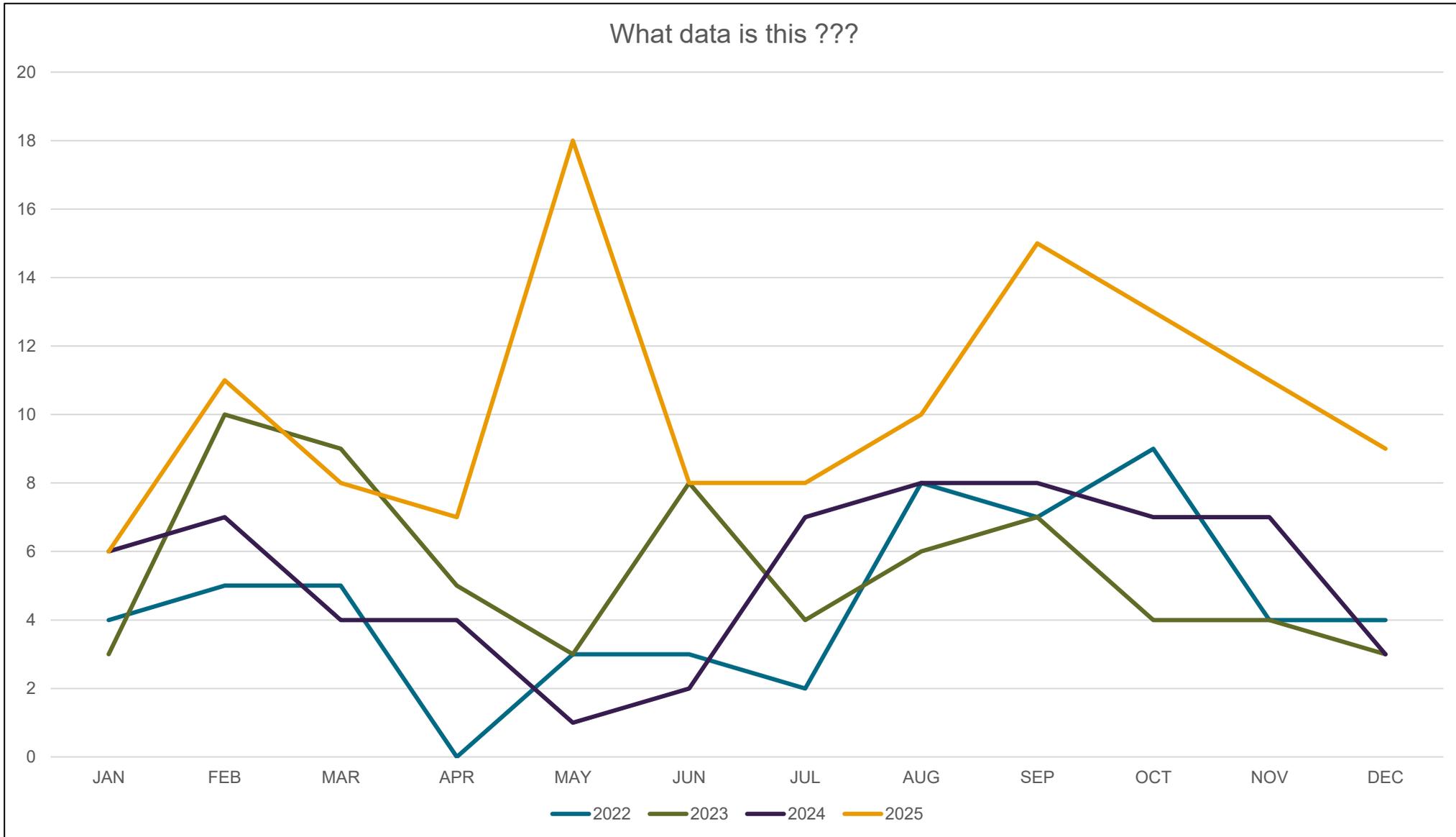


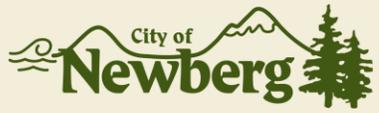


Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	4087	8876	5809	12405	7936	9305	7373	5756	6836	10919	8997	7011
2023	12490	7822	11148	8624	5148	5332	4047	4193	4113	13687	5013	9113
2024	14183	8784	15531	18381	15417	13827	10198	13760	17314	9389	10973	16318
2025	13973	16318	14492	17996	14622	14693	20113	19406	24410	22073	23570	16805

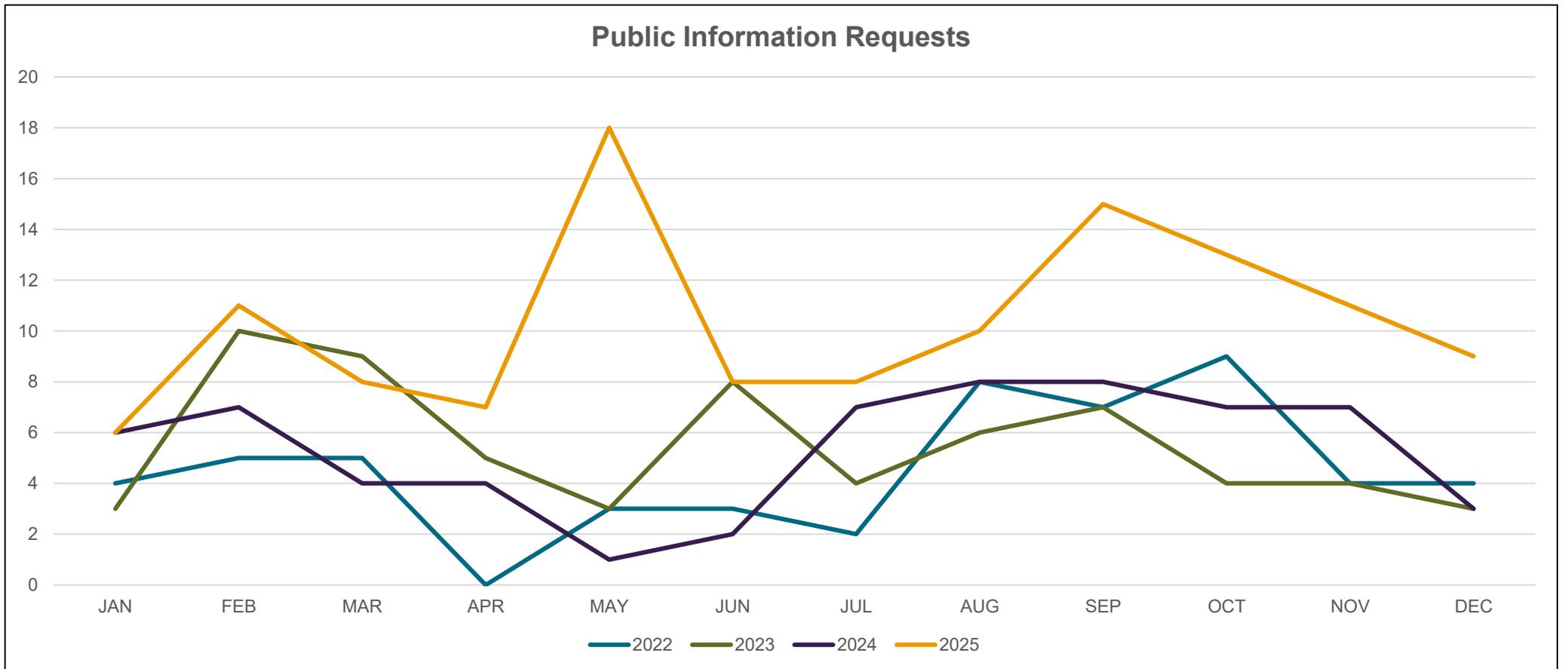


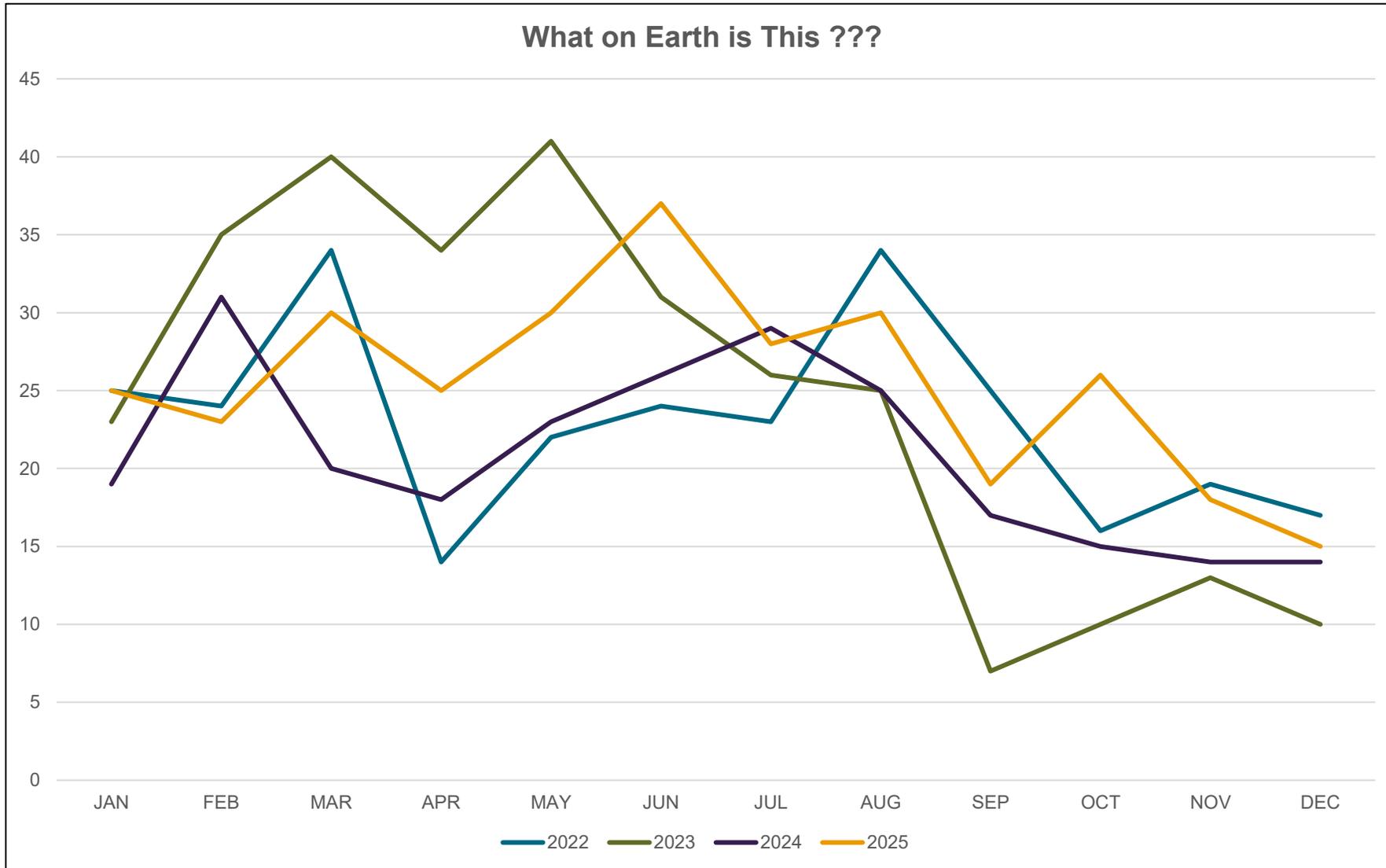
What data is this ???



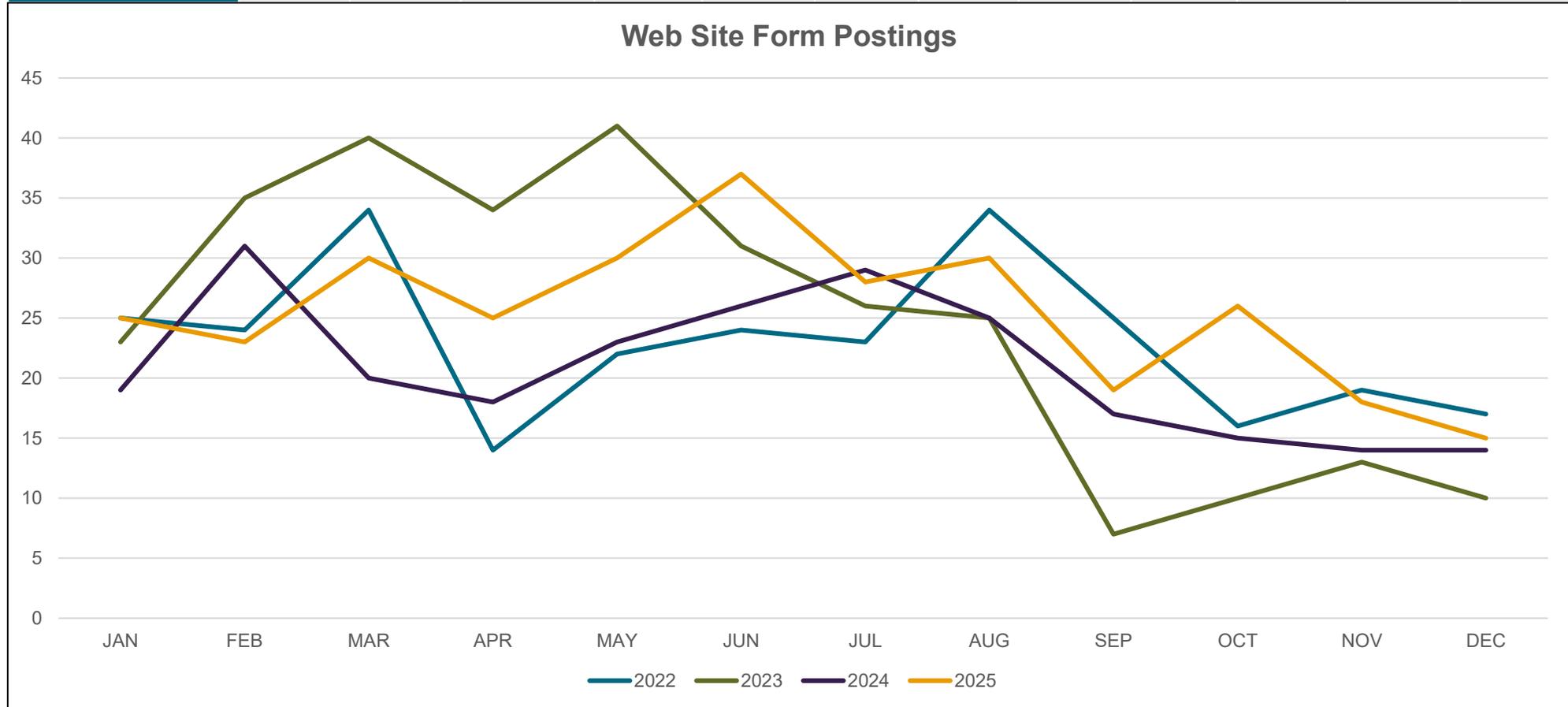


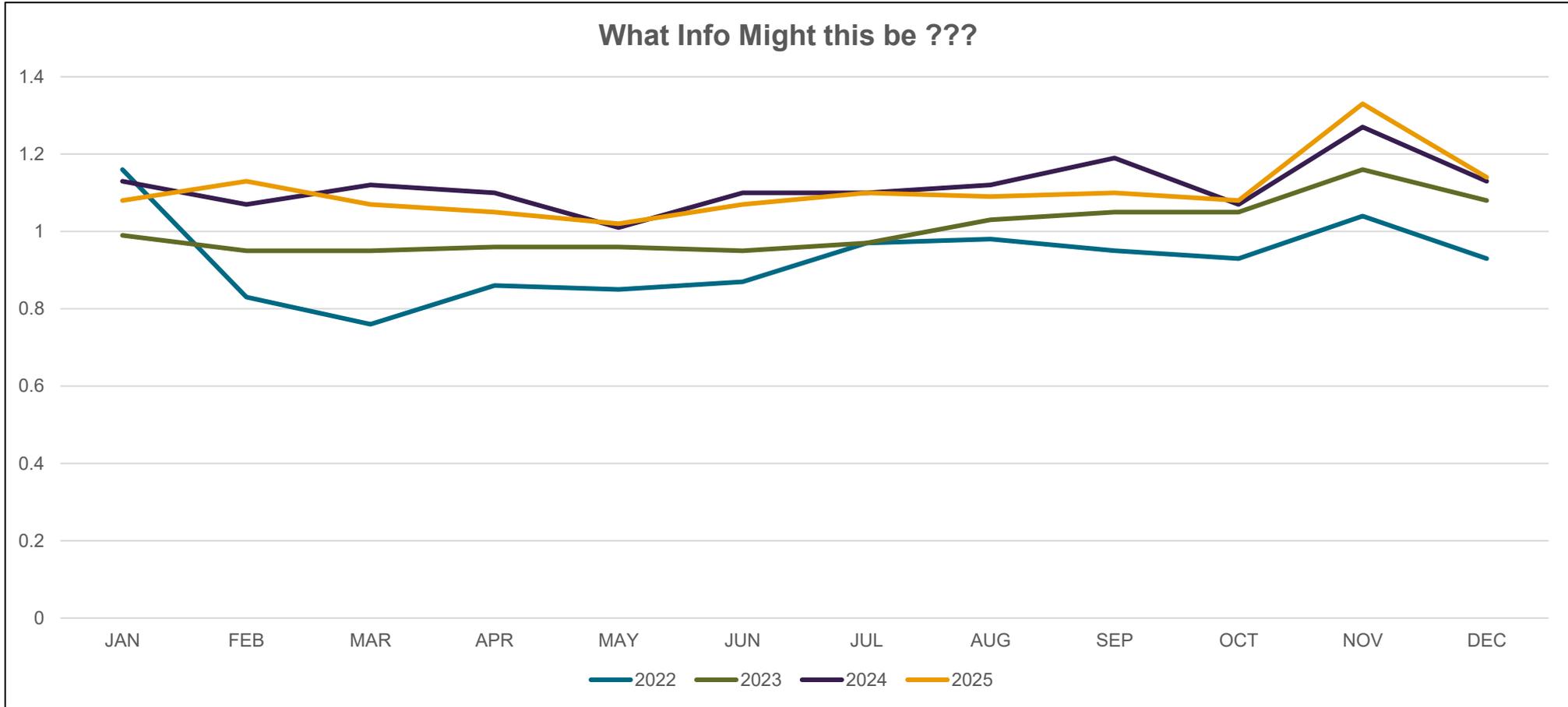
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	4	5	5	0	3	3	2	8	7	9	4	4
2023	3	10	9	5	3	8	4	6	7	4	4	3
2024	6	7	4	4	1	2	7	8	8	7	7	3
2025	6	11	8	7	18	8	8	10	15	13	11	9



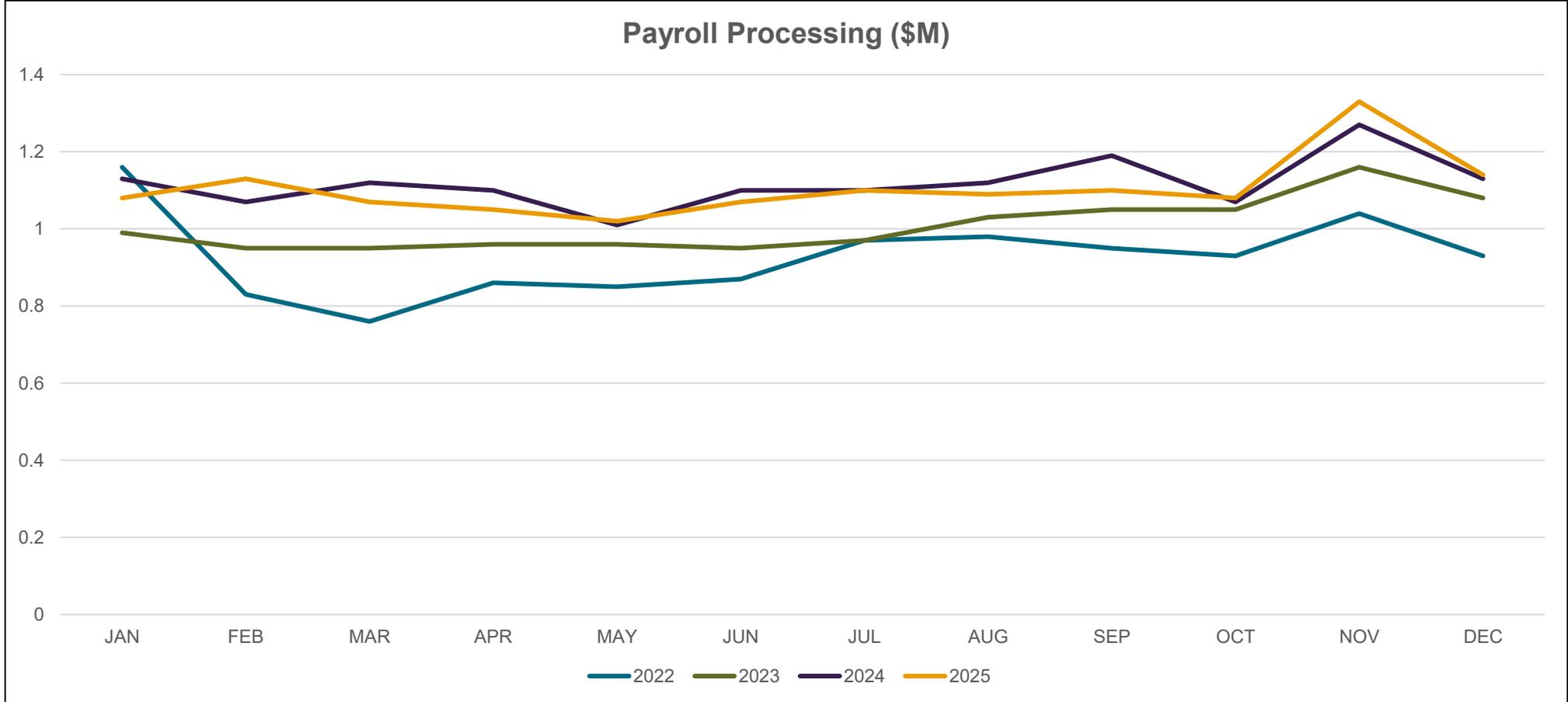


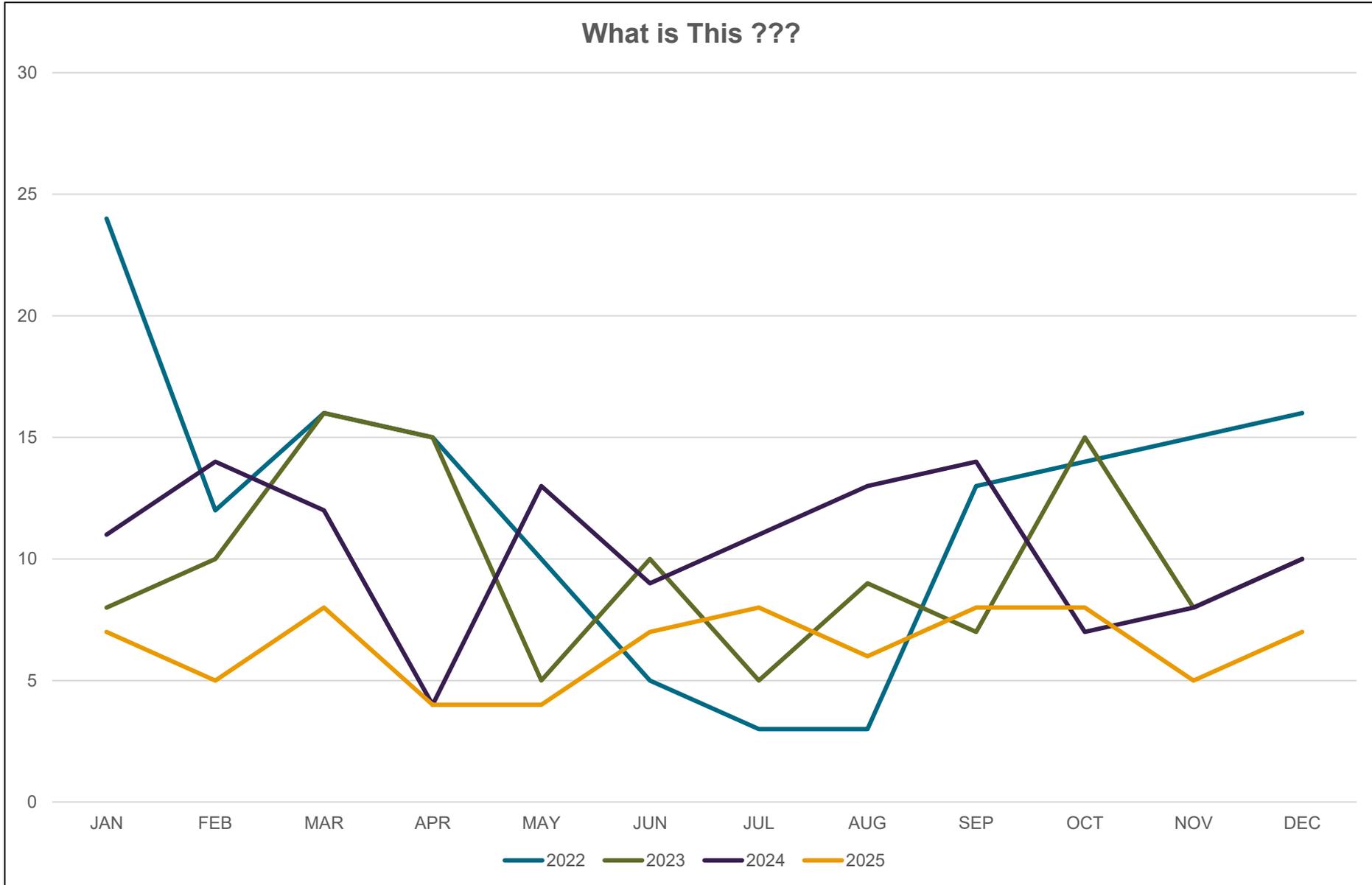
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	25	24	34	14	22	24	23	34	25	16	19	17
2023	23	35	40	34	41	31	26	25	7	10	13	10
2024	19	31	20	18	23	26	29	25	17	15	14	14
2025	25	23	30	25	30	37	28	30	19	26	18	15



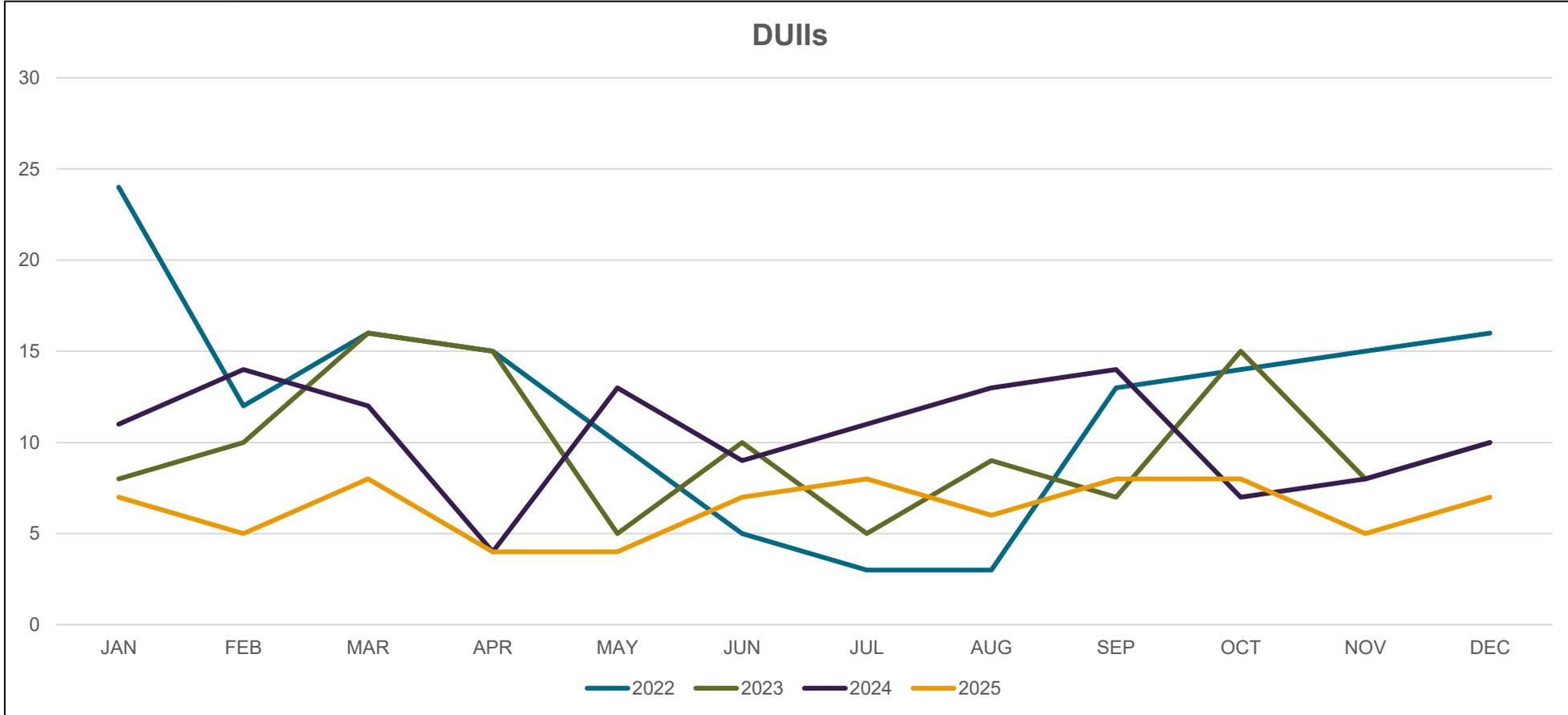


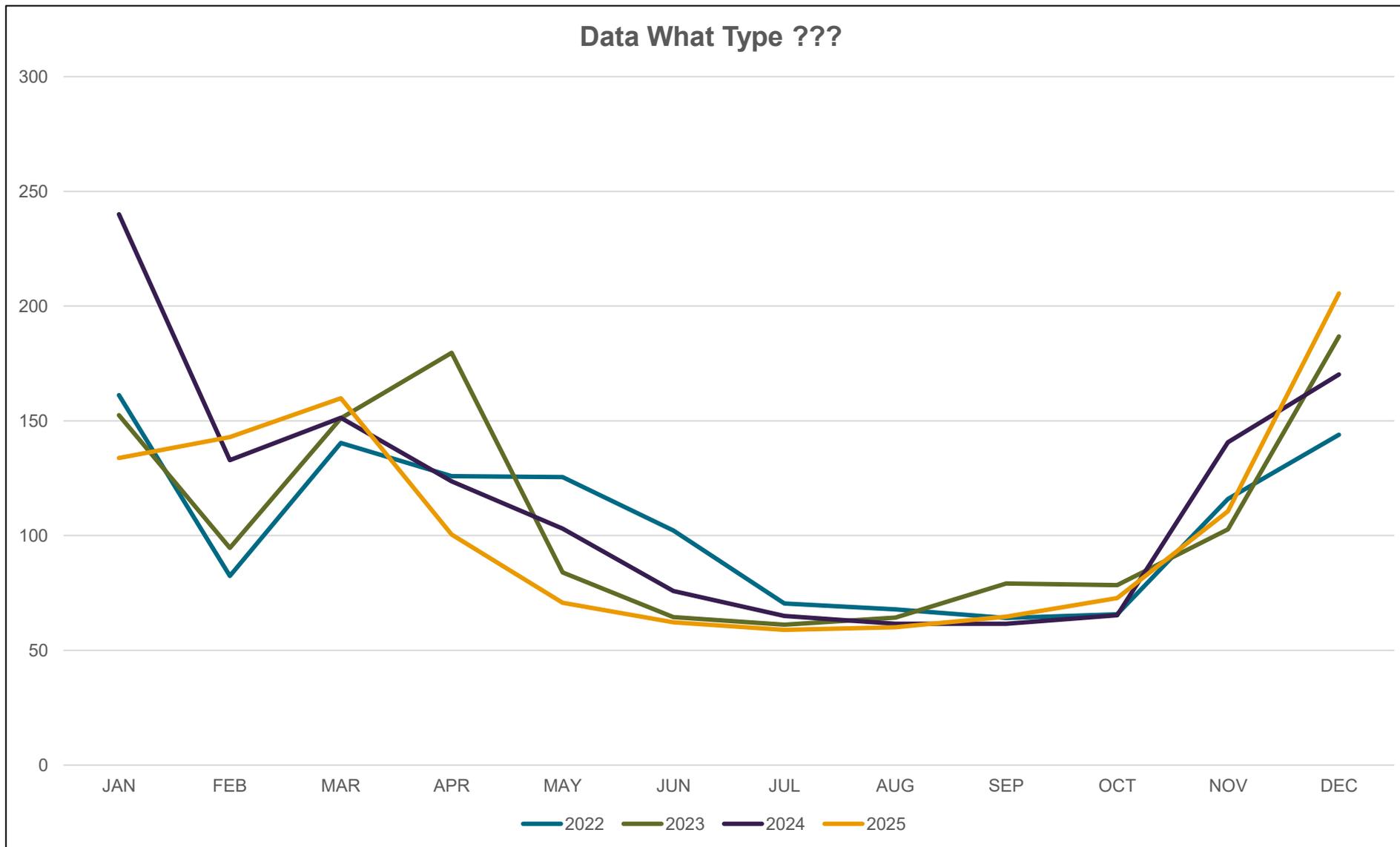
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	1.16	0.83	0.76	0.86	0.85	0.87	0.97	0.98	0.95	0.93	1.04	0.93
2023	0.99	0.95	0.95	0.96	0.96	0.95	0.97	1.03	1.05	1.05	1.16	1.08
2024	1.13	1.07	1.12	1.1	1.01	1.1	1.1	1.12	1.19	1.07	1.27	1.13
2025	1.08	1.13	1.07	1.05	1.02	1.07	1.1	1.09	1.1	1.08	1.33	1.14



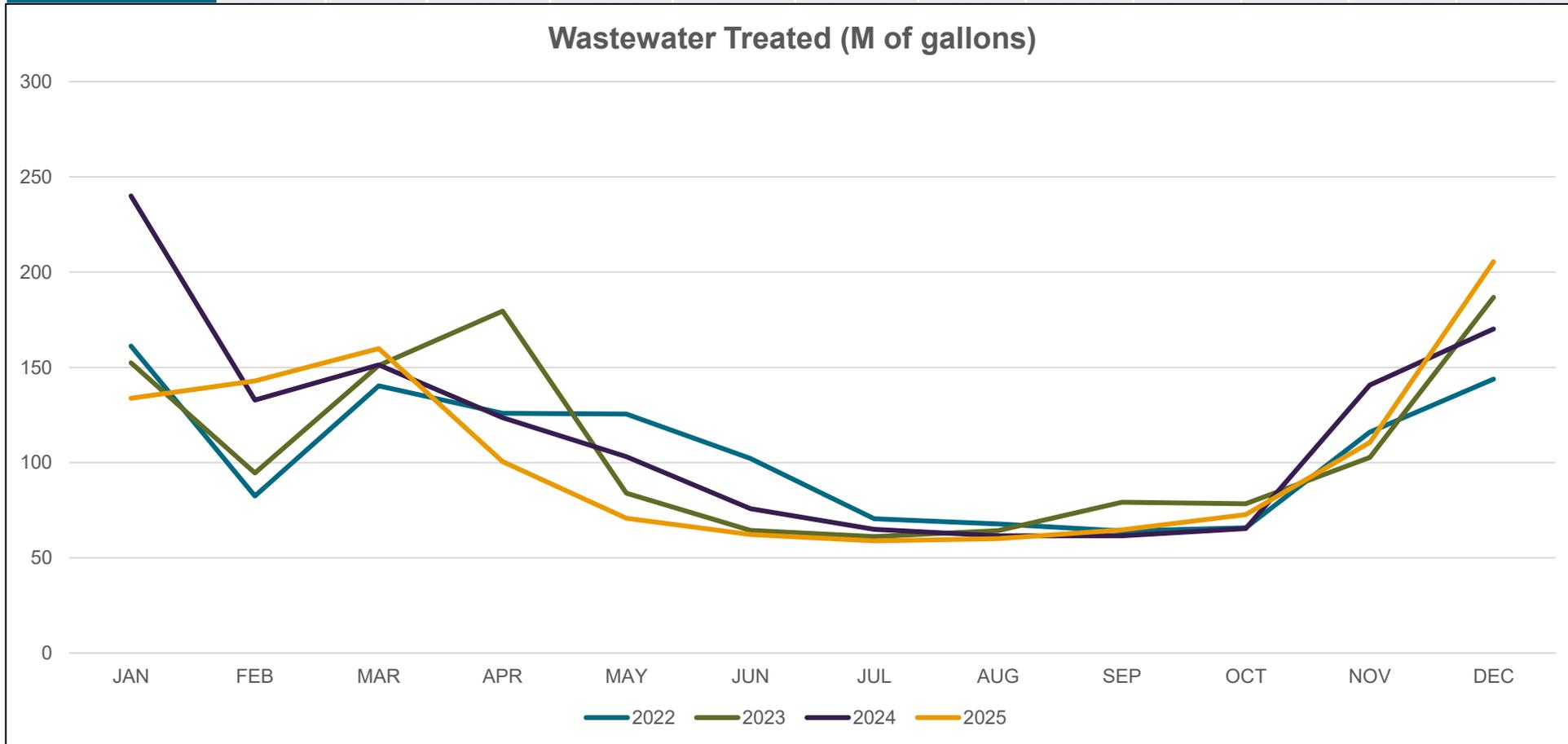


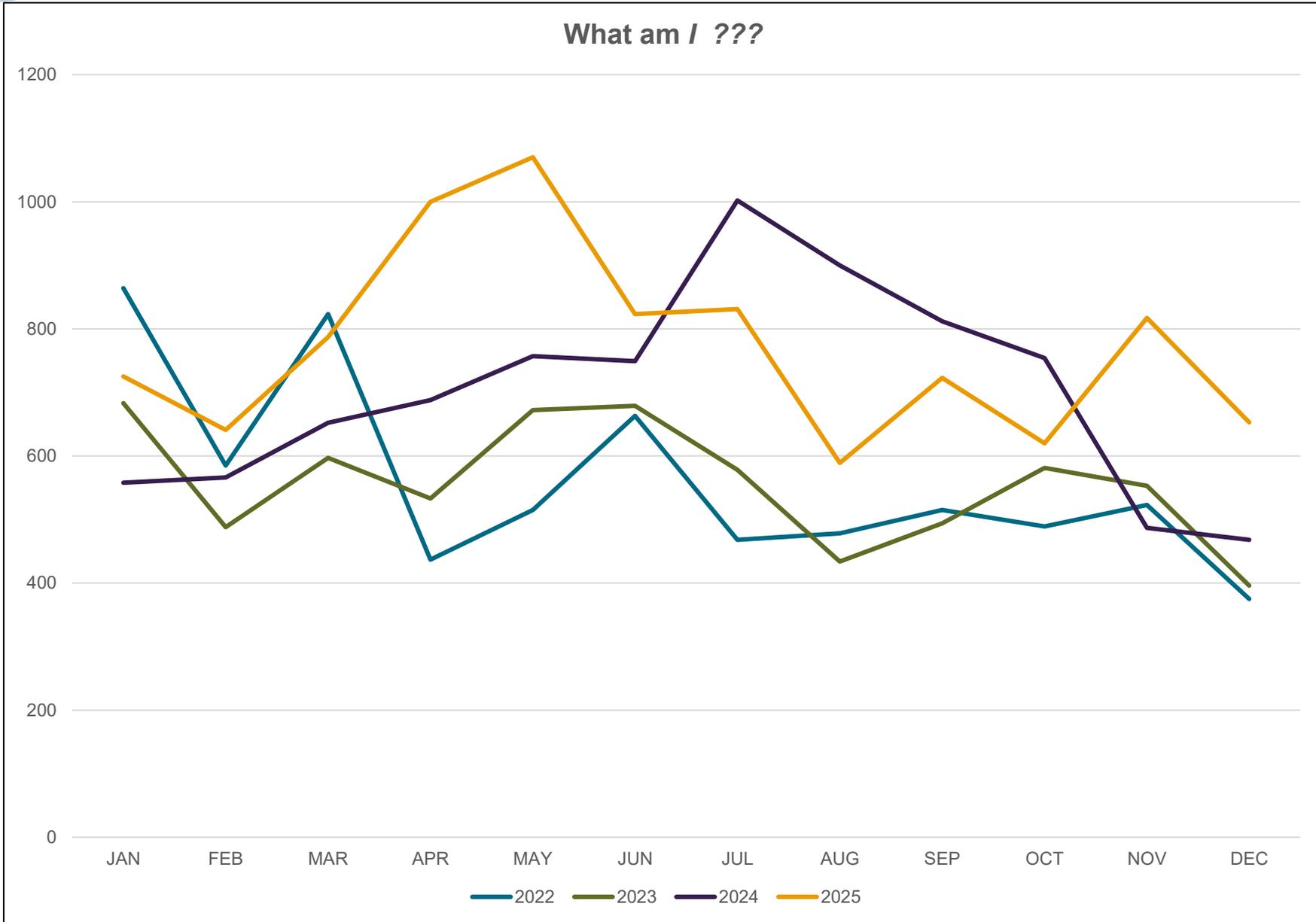
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	24	12	16	15	10	5	3	3	13	14	15	16
2023	8	10	16	15	5	10	5	9	7	15	8	10
2024	11	14	12	4	13	9	11	13	14	7	8	10
2025	7	5	8	4	4	7	8	6	8	8	5	7



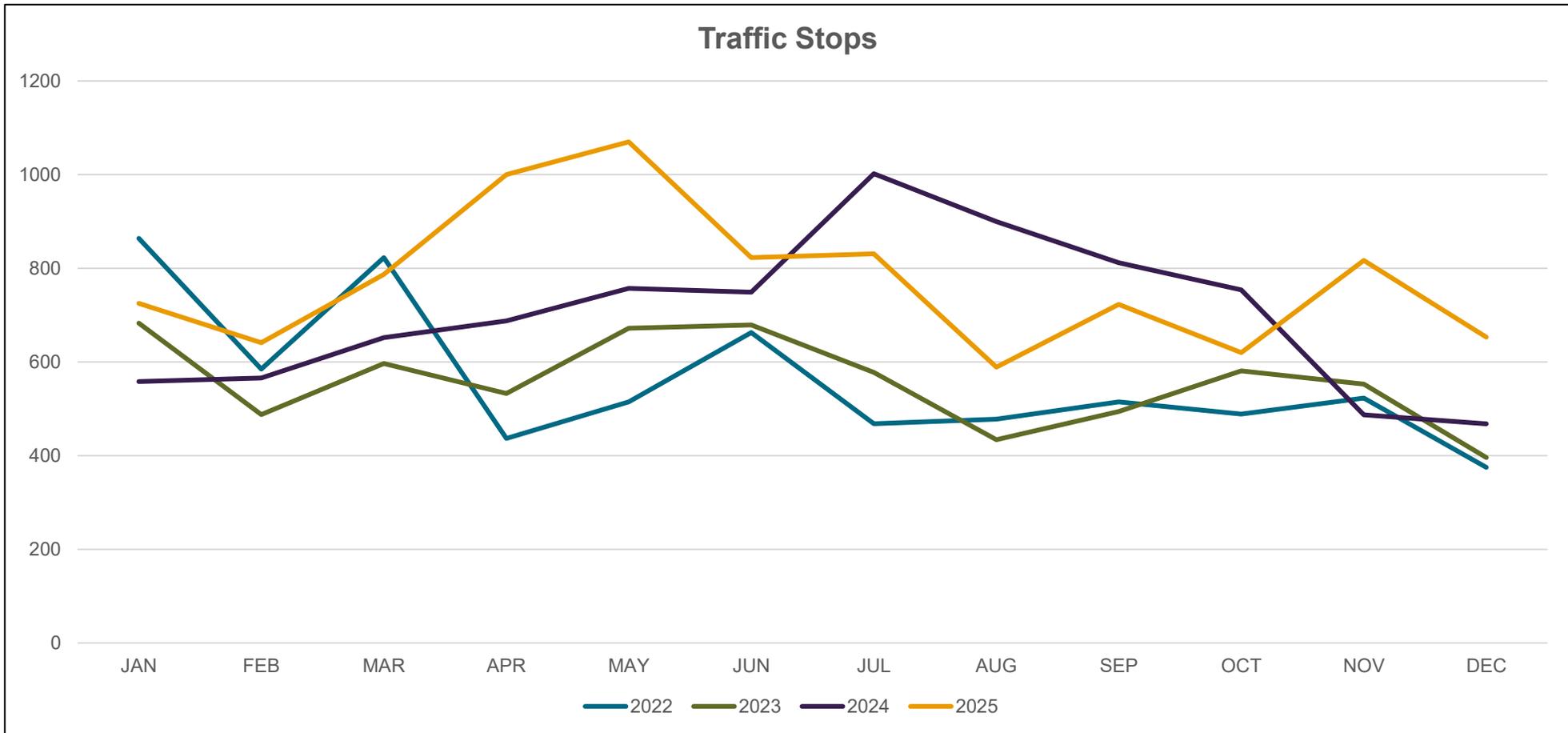


Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	161.2	82.4	140.366	125.852	125.508	102.172	70.453	67.81	64.097	65.72	115.99	143.9
2023	152.42	94.61	151.08	179.59	83.9	64.438	61.156	64.209	79.175	78.415	102.67	186.78
2024	240.02	132.9	151.3	123.6	103.06	75.8	65	61.57	61.57	65.29	140.7	170.223
2025	133.75	142.9	159.8	100.5	70.72	62.19	58.9	60.05	64.7	72.73	110.6	205.5

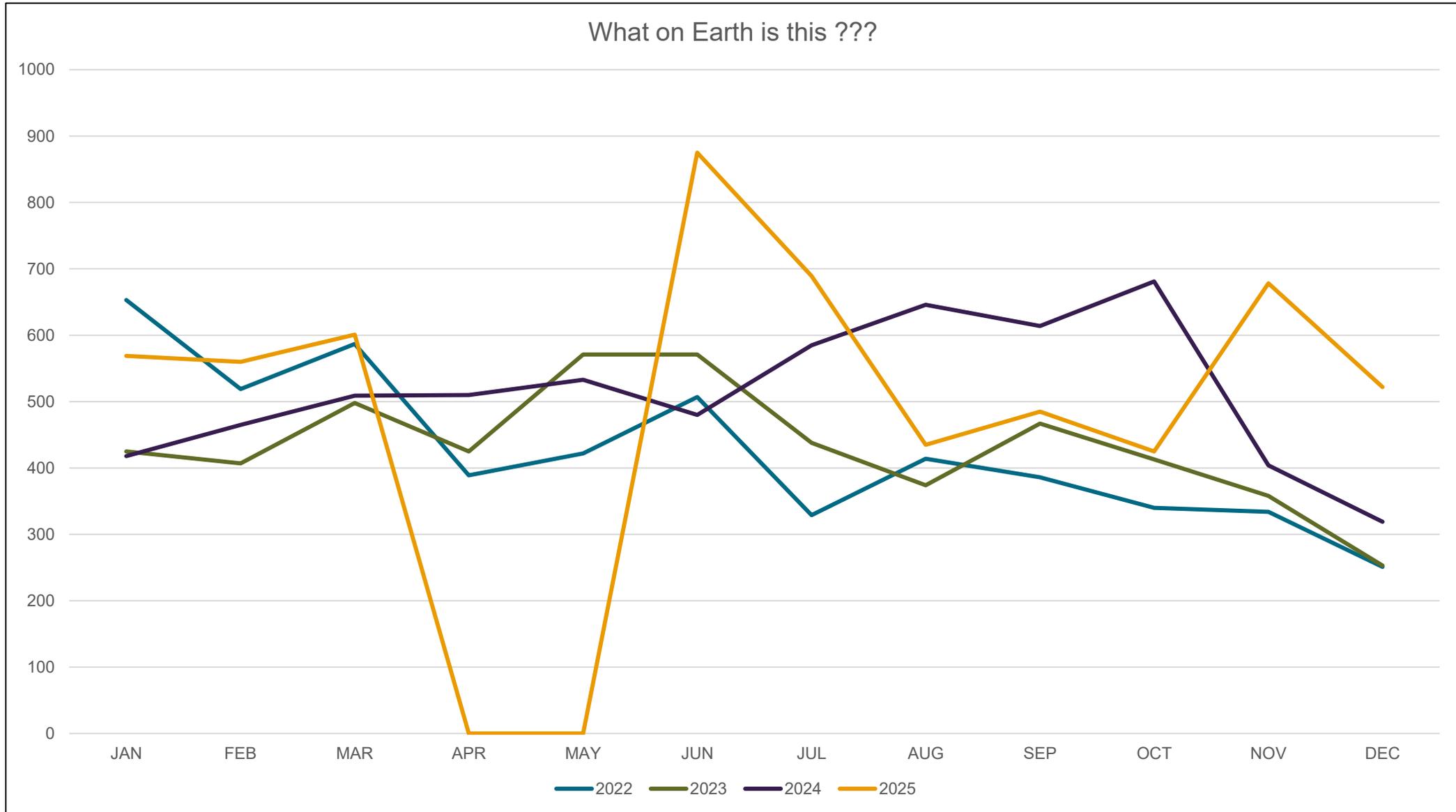




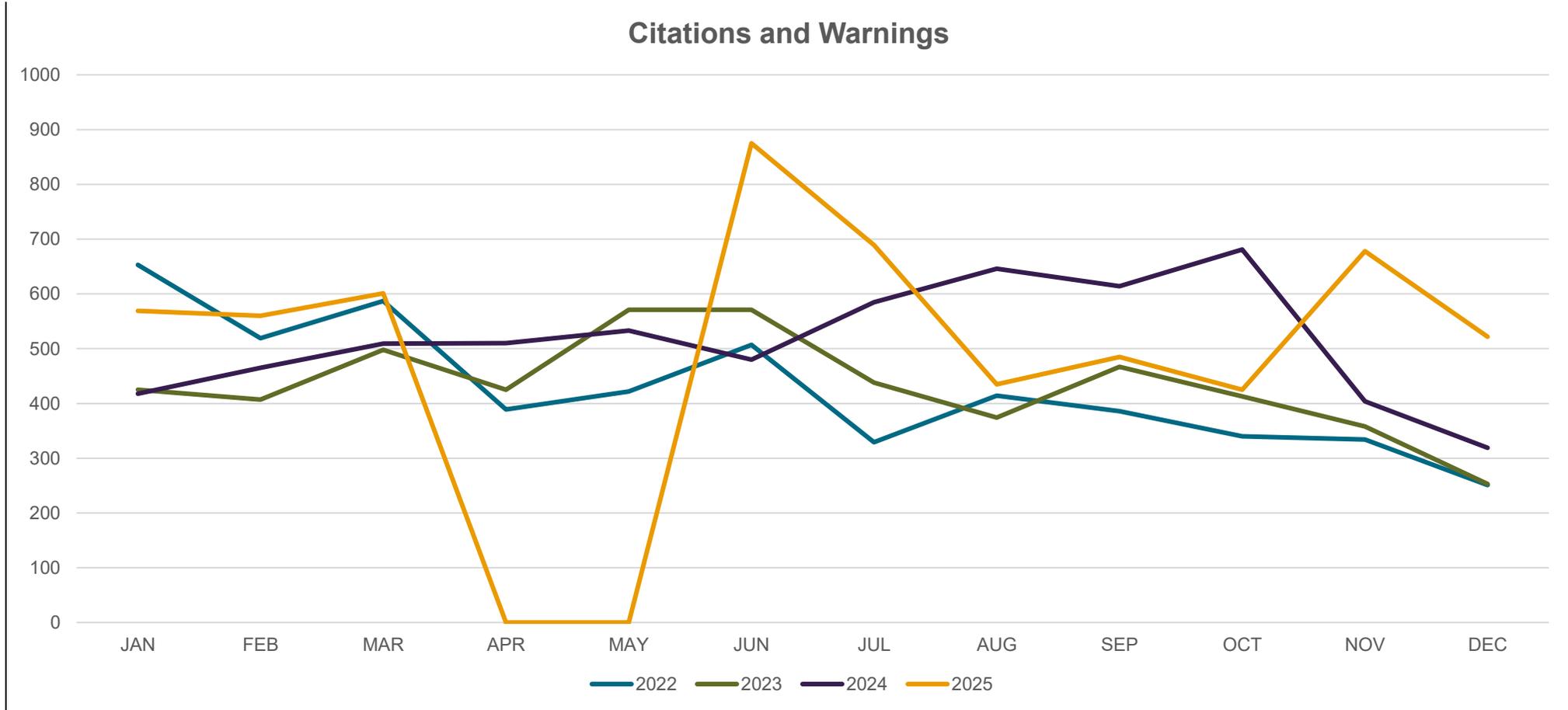
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	864	585	823	437	515	663	468	478	515	489	523	375
2023	683	488	597	533	672	679	578	434	494	581	553	396
2024	558	566	652	688	757	749	1002	900	812	754	487	468
2025	725	641	787	1000	1070	823	831	589	723	620	817	653

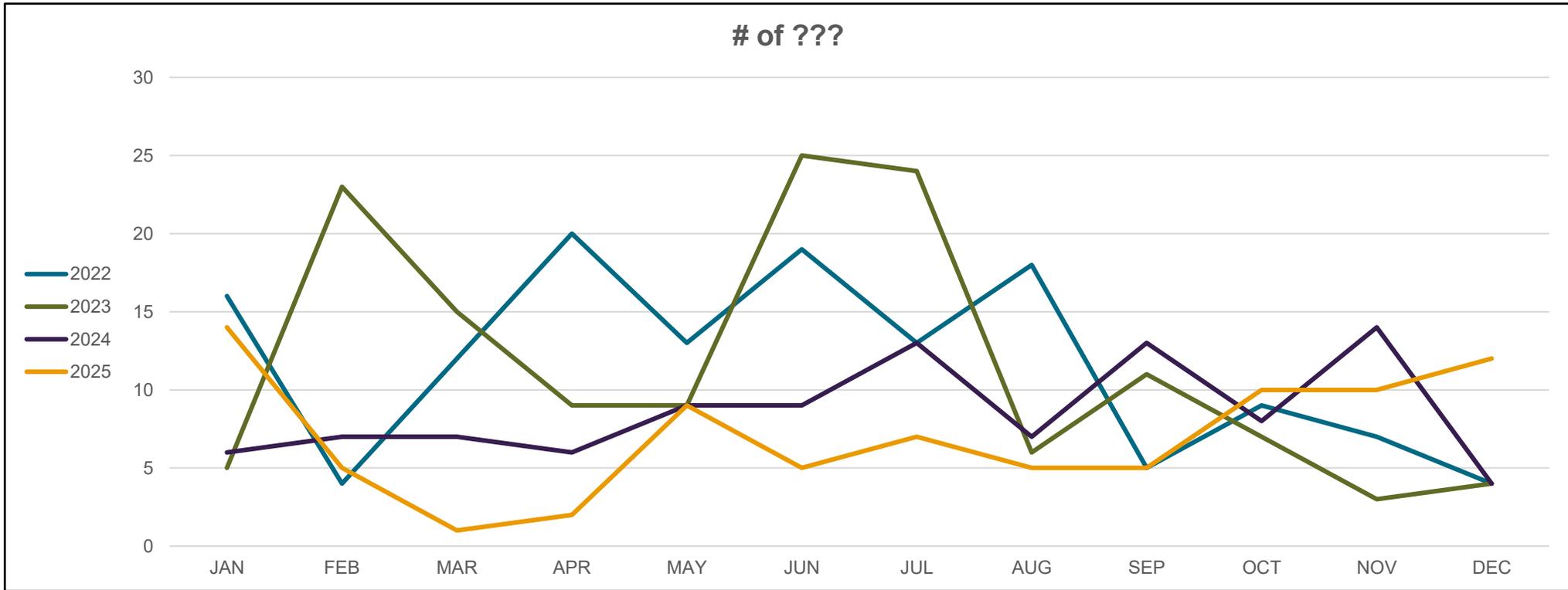


What on Earth is this ???

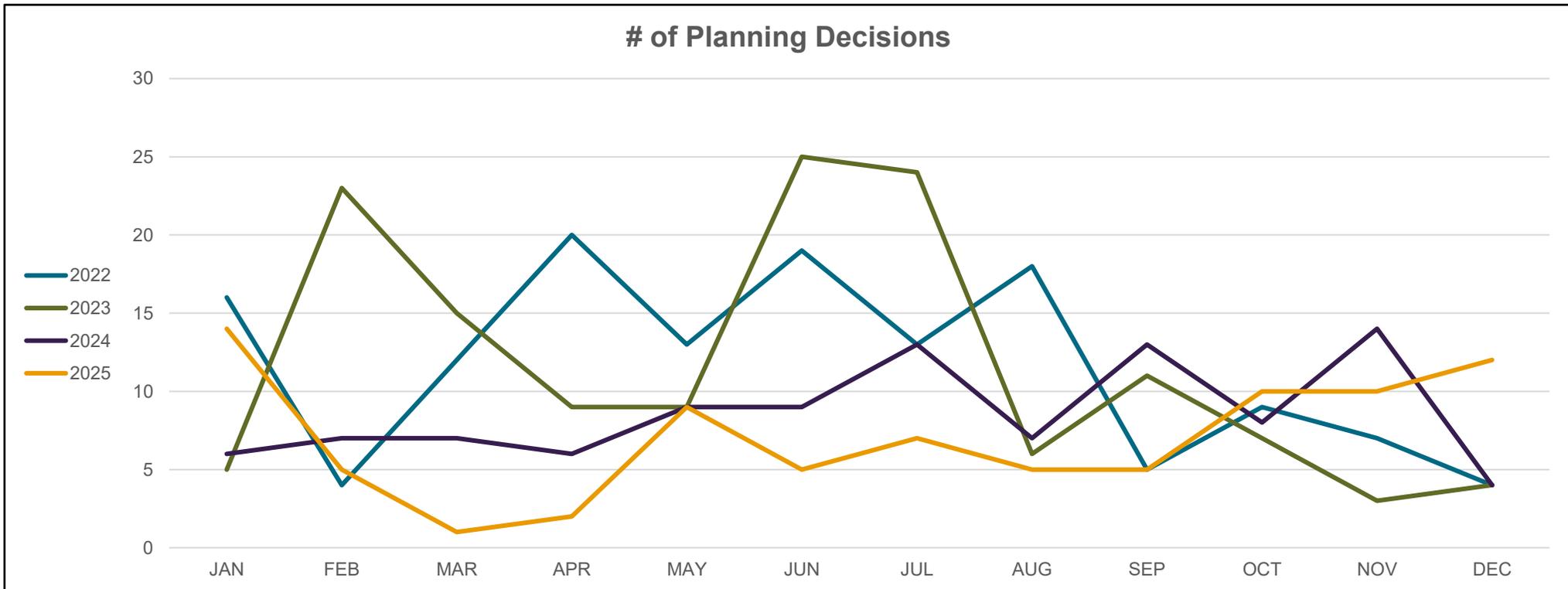


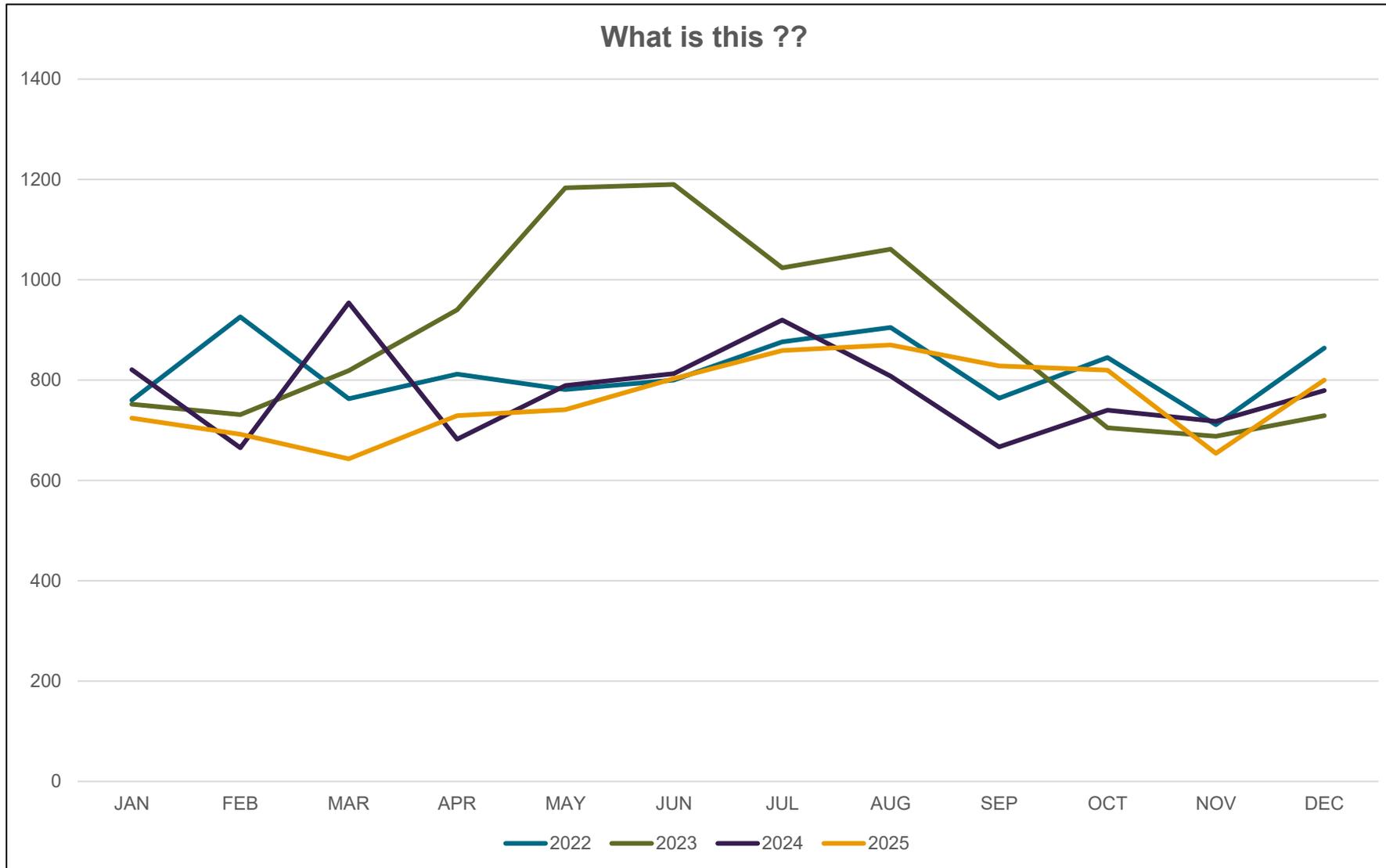
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	653	519	587	389	422	507	329	414	386	340	334	251
2023	425	407	498	425	571	571	438	374	467	413	358	253
2024	418	465	509	510	533	480	585	646	614	681	404	319
2025	569	560	601	0	0	875	689	435	485	425	678	522



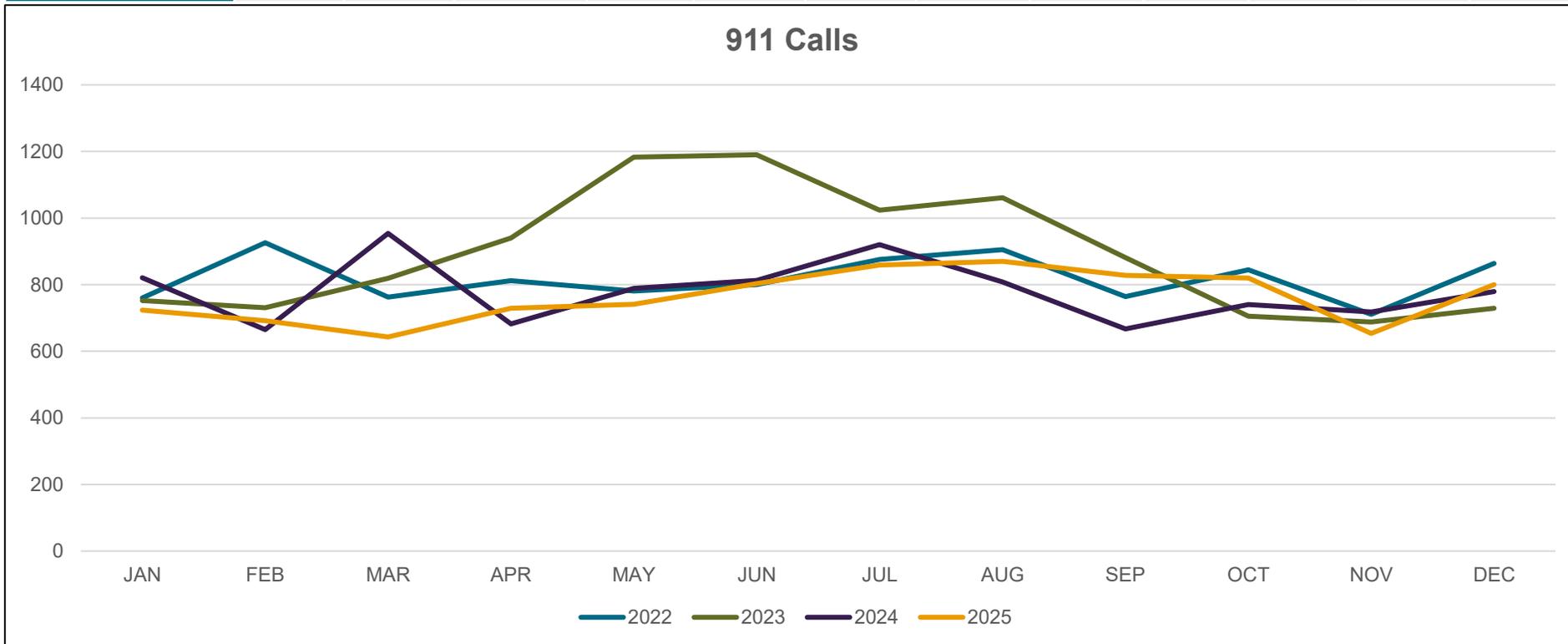


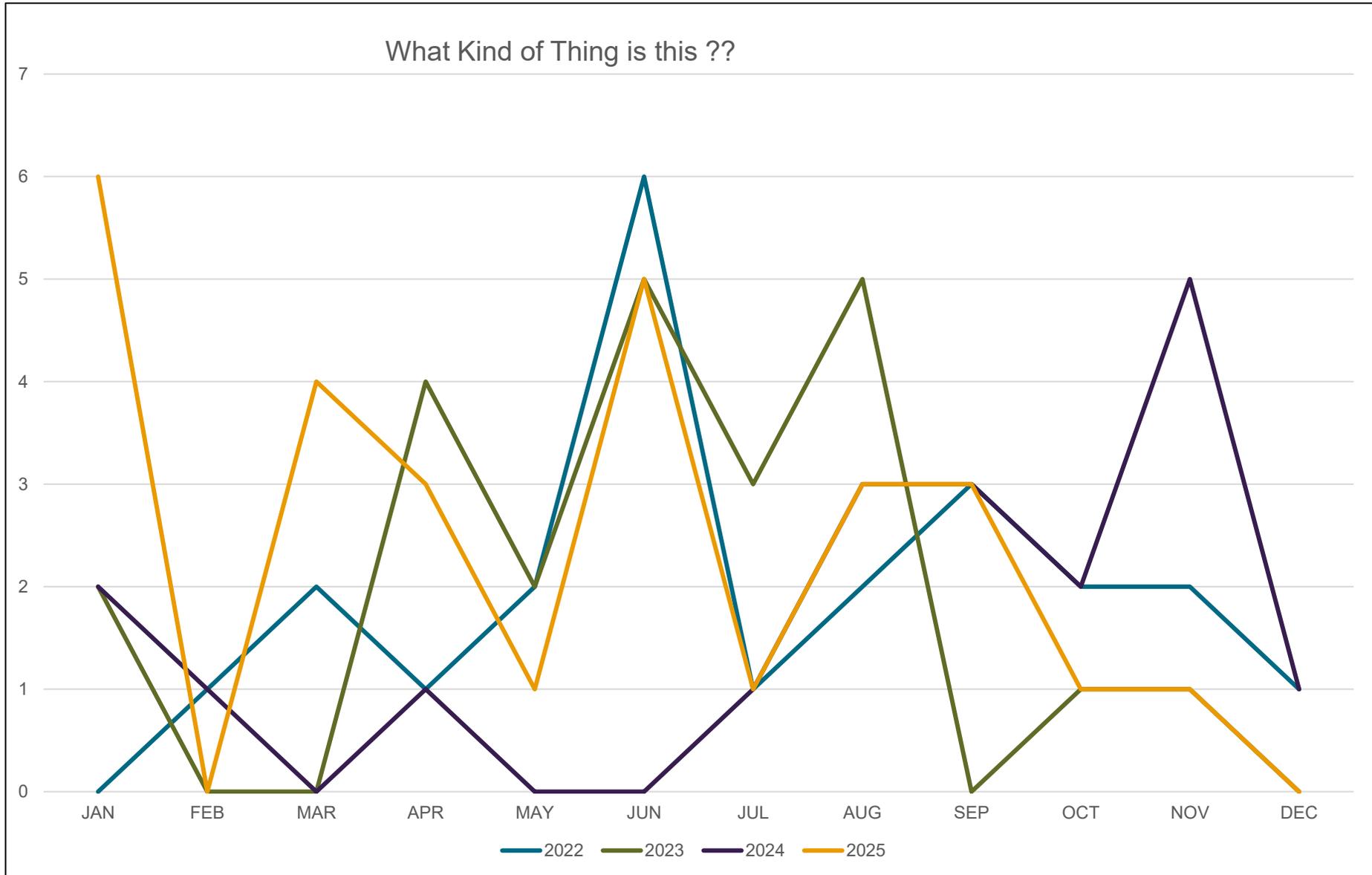
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	16	4	12	20	13	19	13	18	5	9	7	4
2023	5	23	15	9	9	25	24	6	11	7	3	4
2024	6	7	7	6	9	9	13	7	13	8	14	4
2025	14	5	1	2	9	5	7	5	5	10	10	12





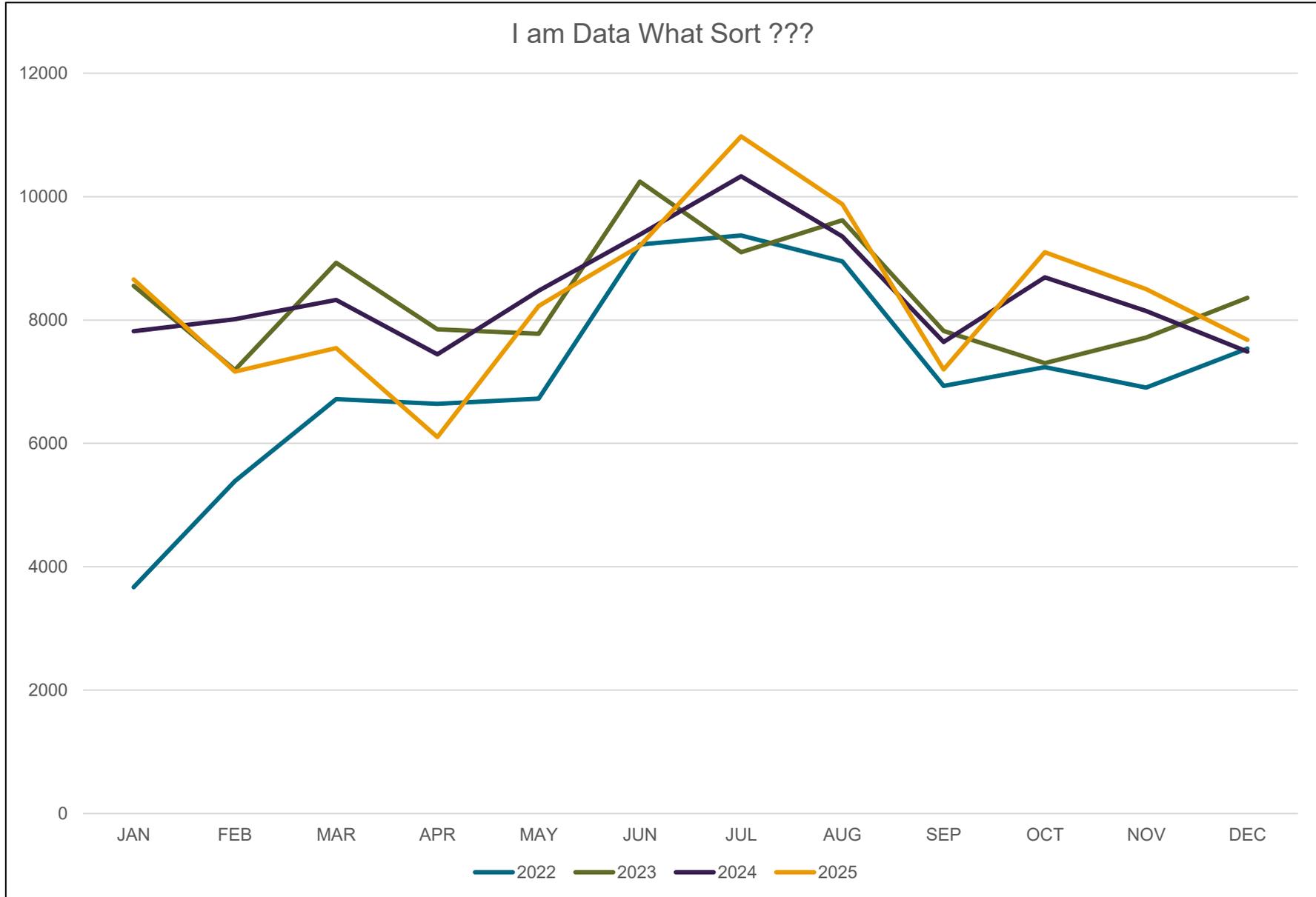
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	760	926	763	812	781	800	876	905	764	845	711	864
2023	752	731	819	940	1183	1190	1024	1061	881	705	688	729
2024	821	665	954	682	789	813	920	808	667	740	718	779
2025	724	692	643	729	741	803	859	870	828	820	654	800



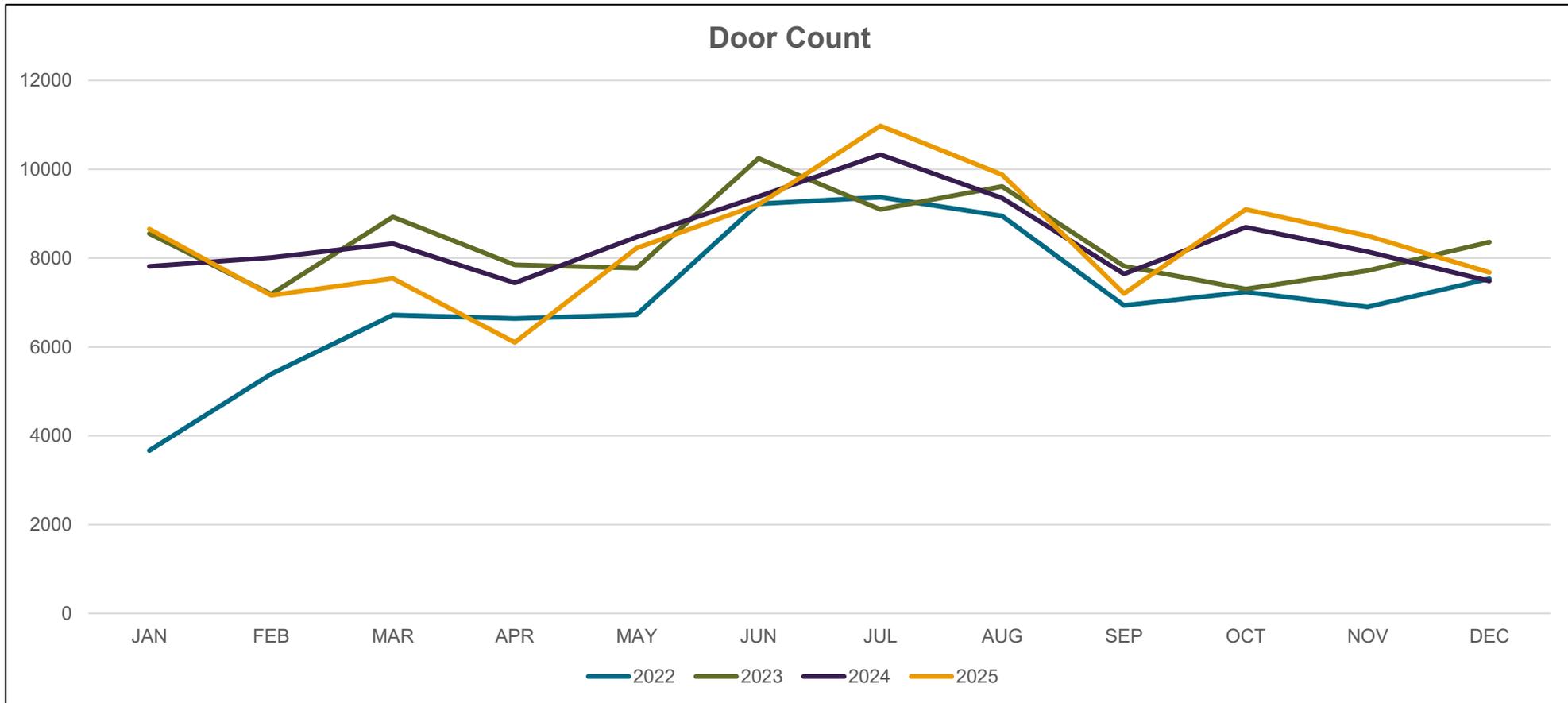


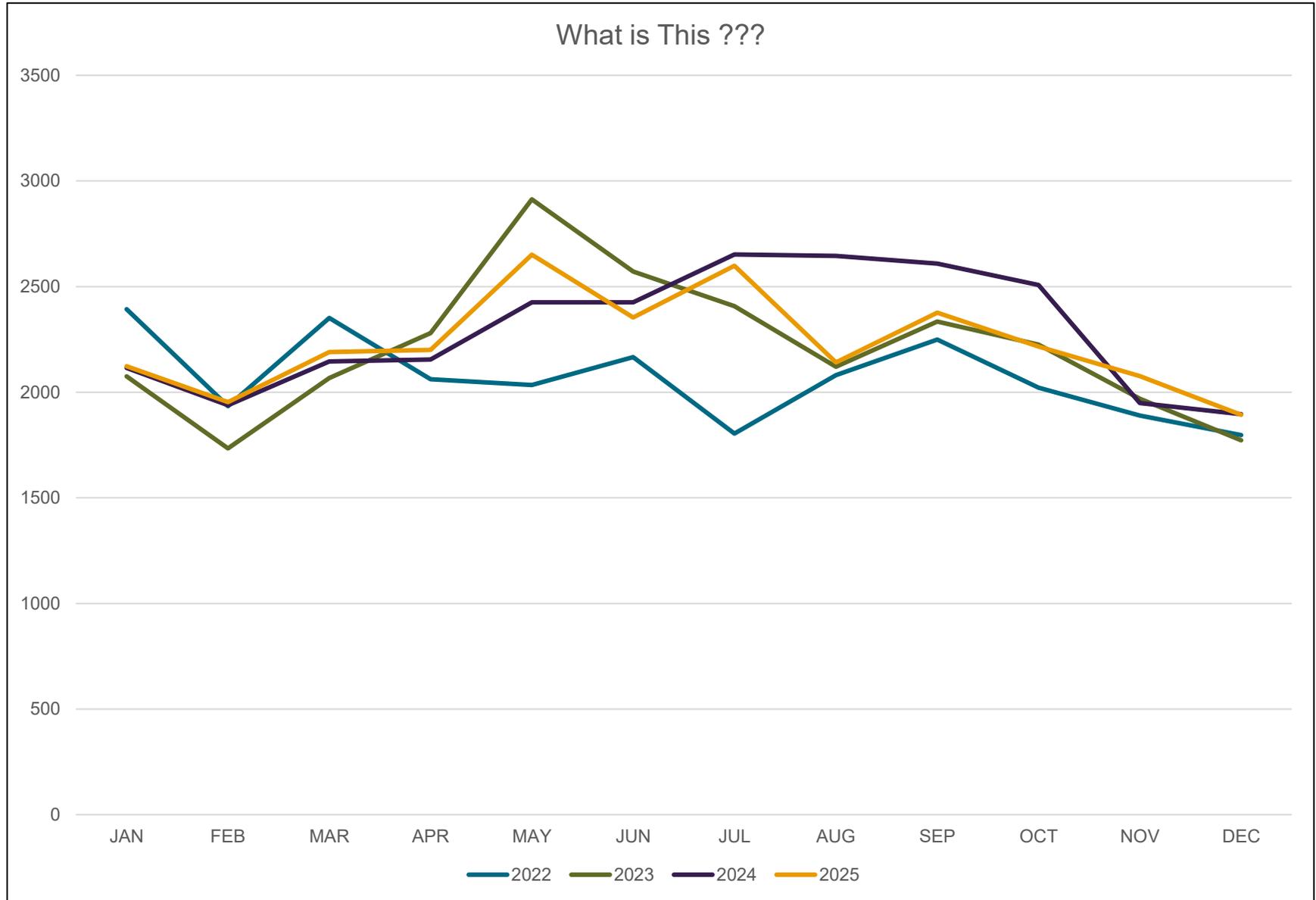
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	0	1	2	1	2	6	1	2	3	2	2	1
2023	2	0	0	4	2	5	3	5	0	1	1	0
2024	2	1	0	1	0	0	1	3	3	2	5	1
2025	6	0	4	3	1	5	1	3	3	1	1	0



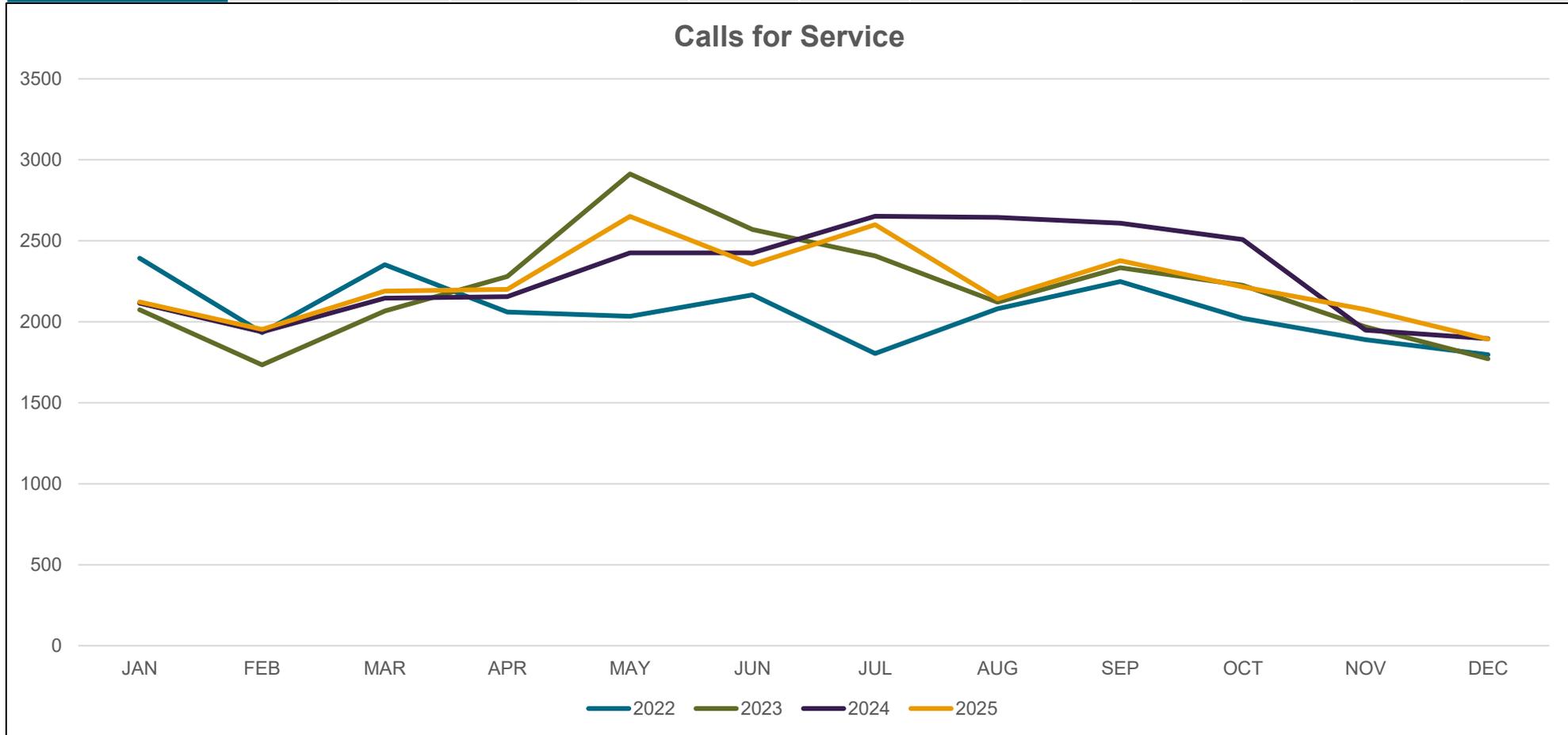


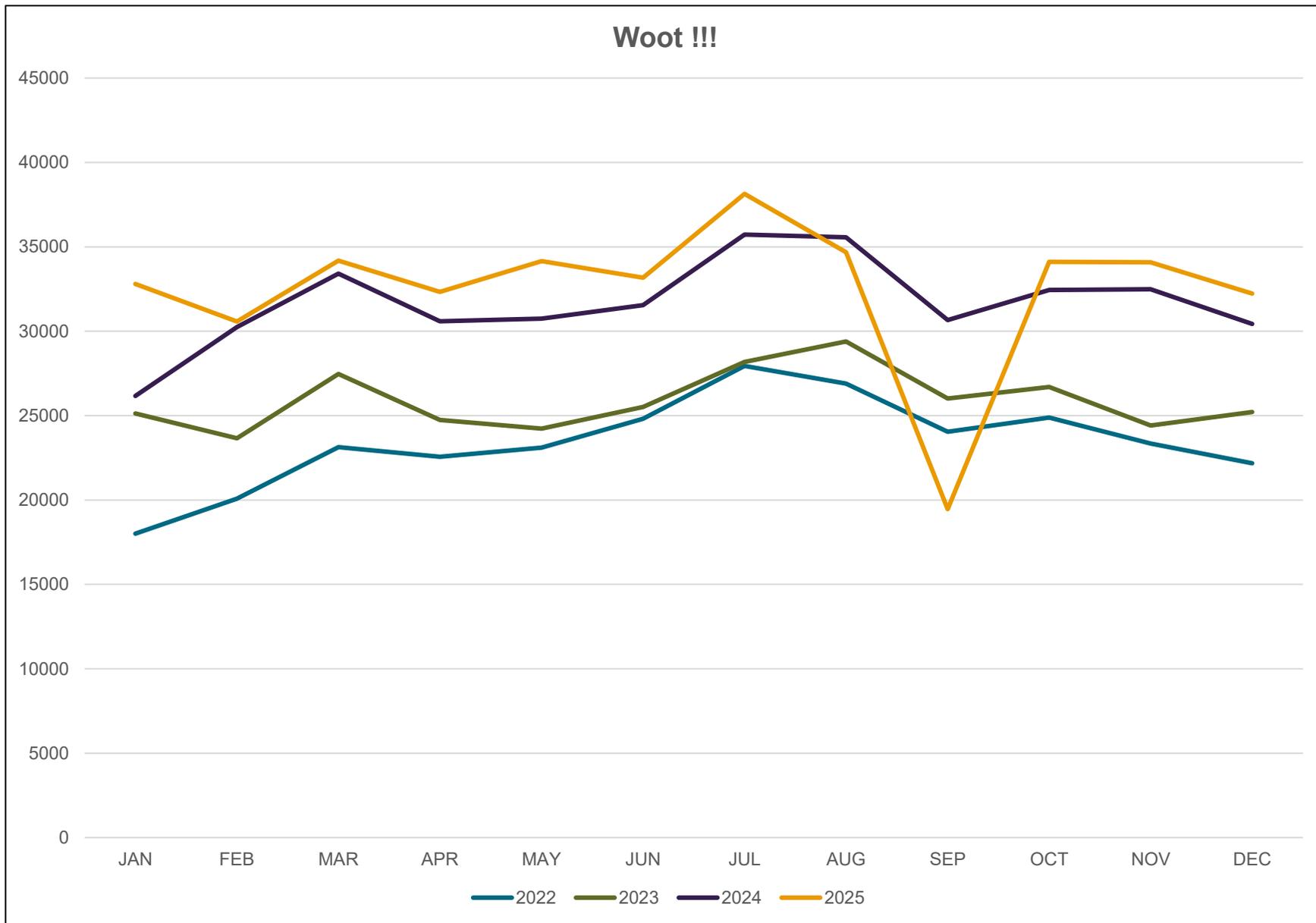
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	3670	5390	6720	6641	6724	9225	9371	8952	6933	7235	6903	7537
2023	8553	7191	8926	7848	7778	10244	9100	9616	7822	7302	7718	8361
2024	7818	8014	8327	7444	8473	9385	10330	9355	7643	8692	8146	7487
2025	8656	7164	7543	6103	8226	9203	10977	9878	7200	9100	8500	7678





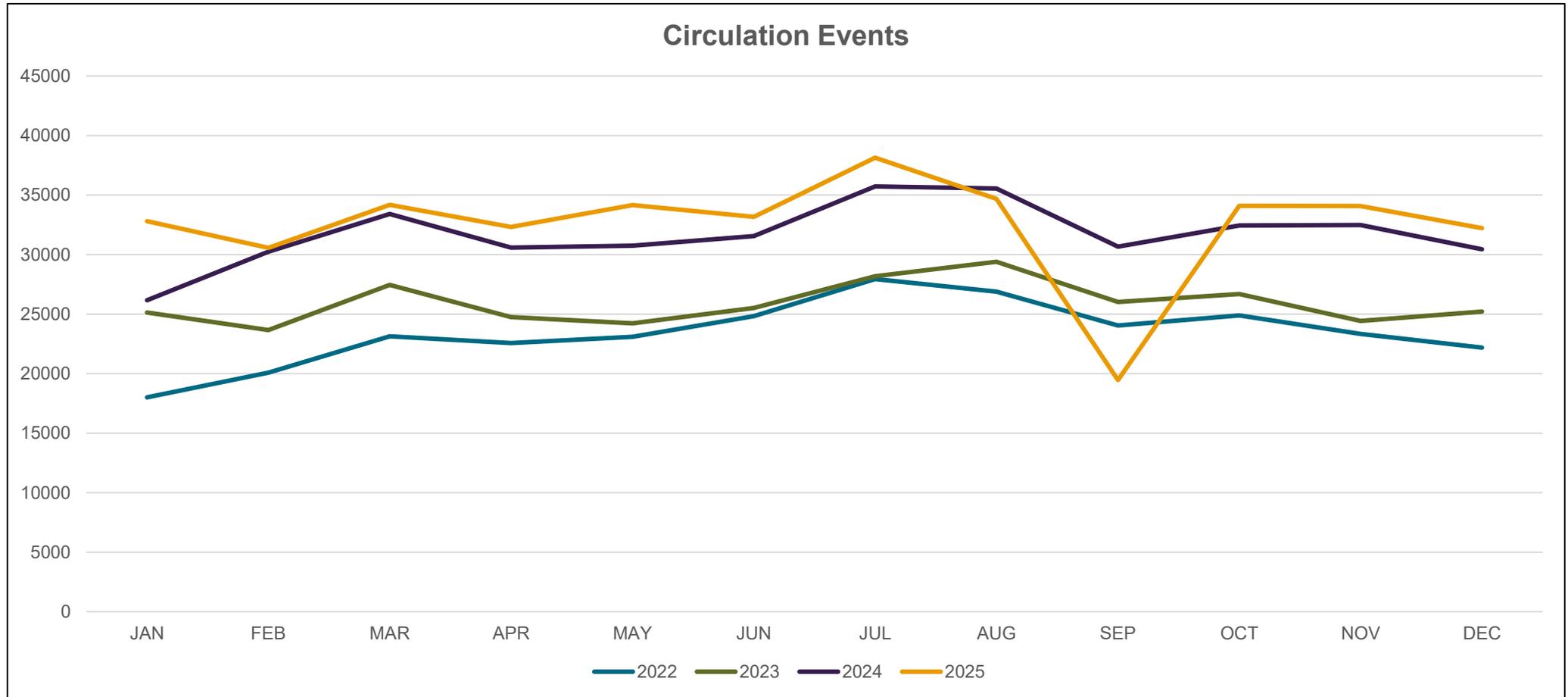
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	2393	1934	2352	2061	2034	2166	1804	2081	2249	2022	1889	1797
2023	2075	1734	2067	2280	2913	2571	2407	2121	2334	2225	1969	1772
2024	2115	1938	2146	2155	2425	2425	2652	2645	2609	2508	1949	1896
2025	2123	1953	2190	2200	2651	2354	2599	2141	2377	2216	2076	1893

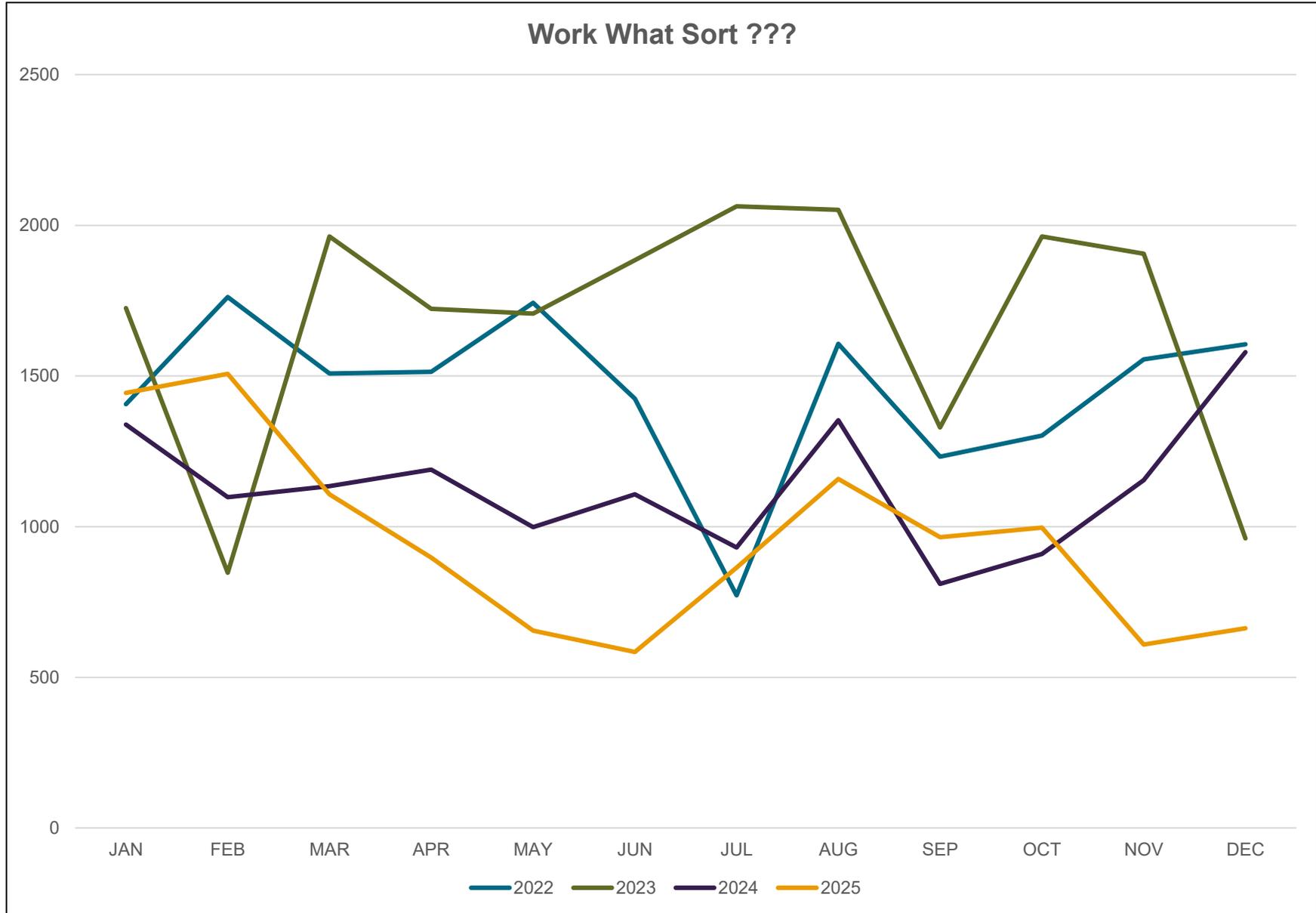




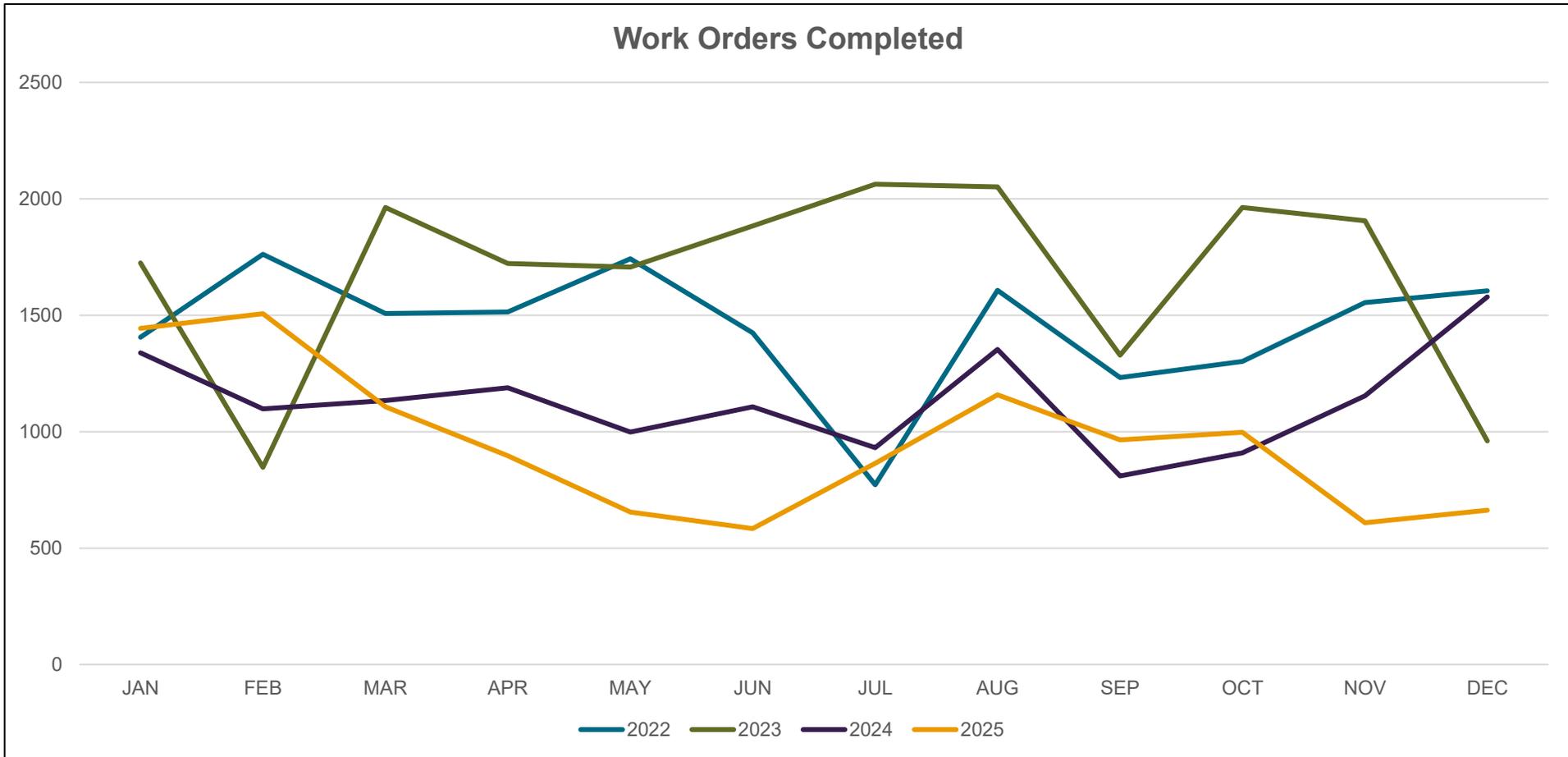


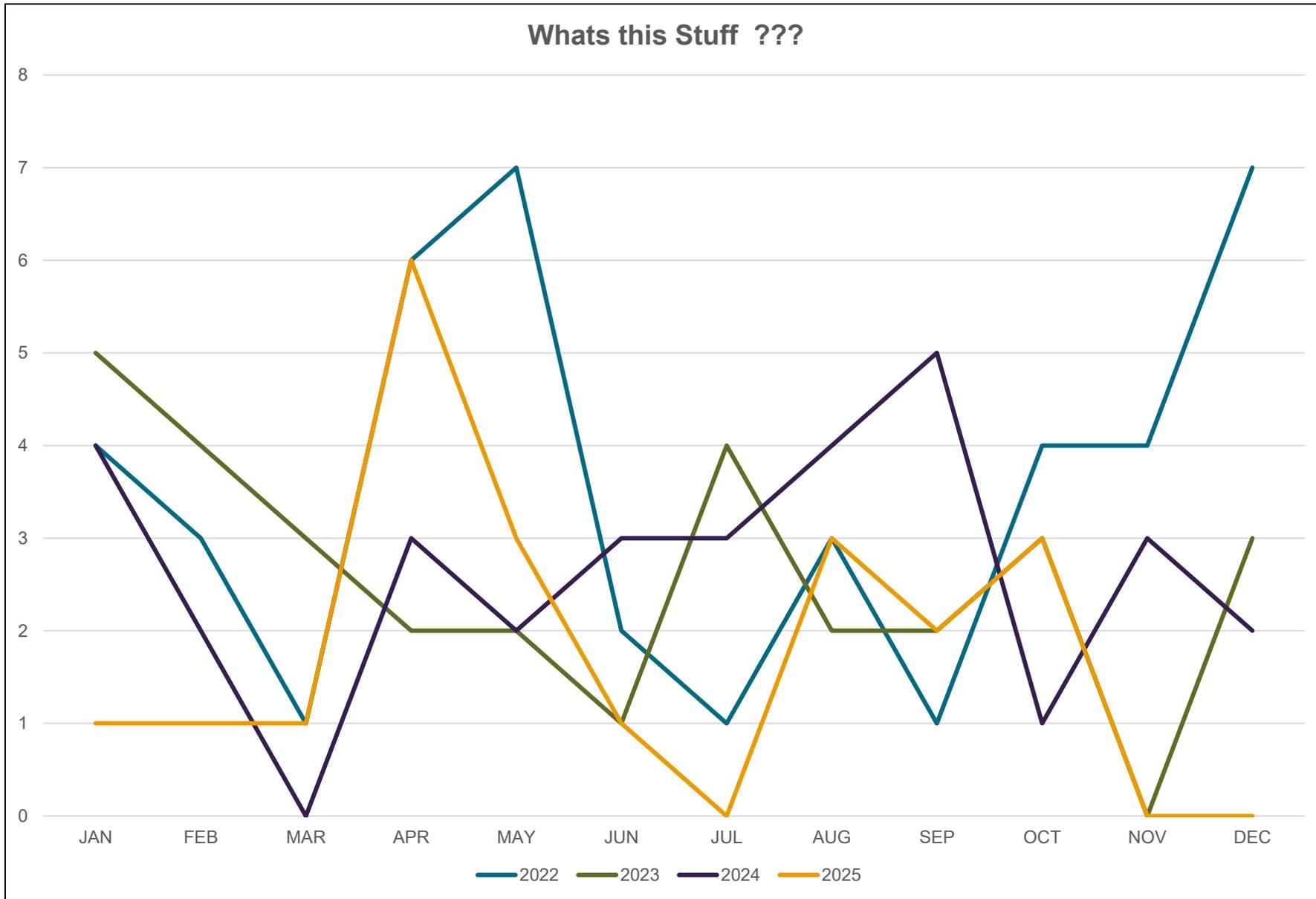
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	18008	20086	23127	22564	23099	24821	27944	26899	24048	24893	23344	22181
2023	25135	23660	27464	24751	24231	25511	28184	29395	26018	26693	24423	25209
2024	26165	30247	33418	30584	30748	31547	35727	35562	30657	32443	32488	30437
2025	32797	30572	34187	32332	34161	33168	38139	34679	19460	34109	34088	32226



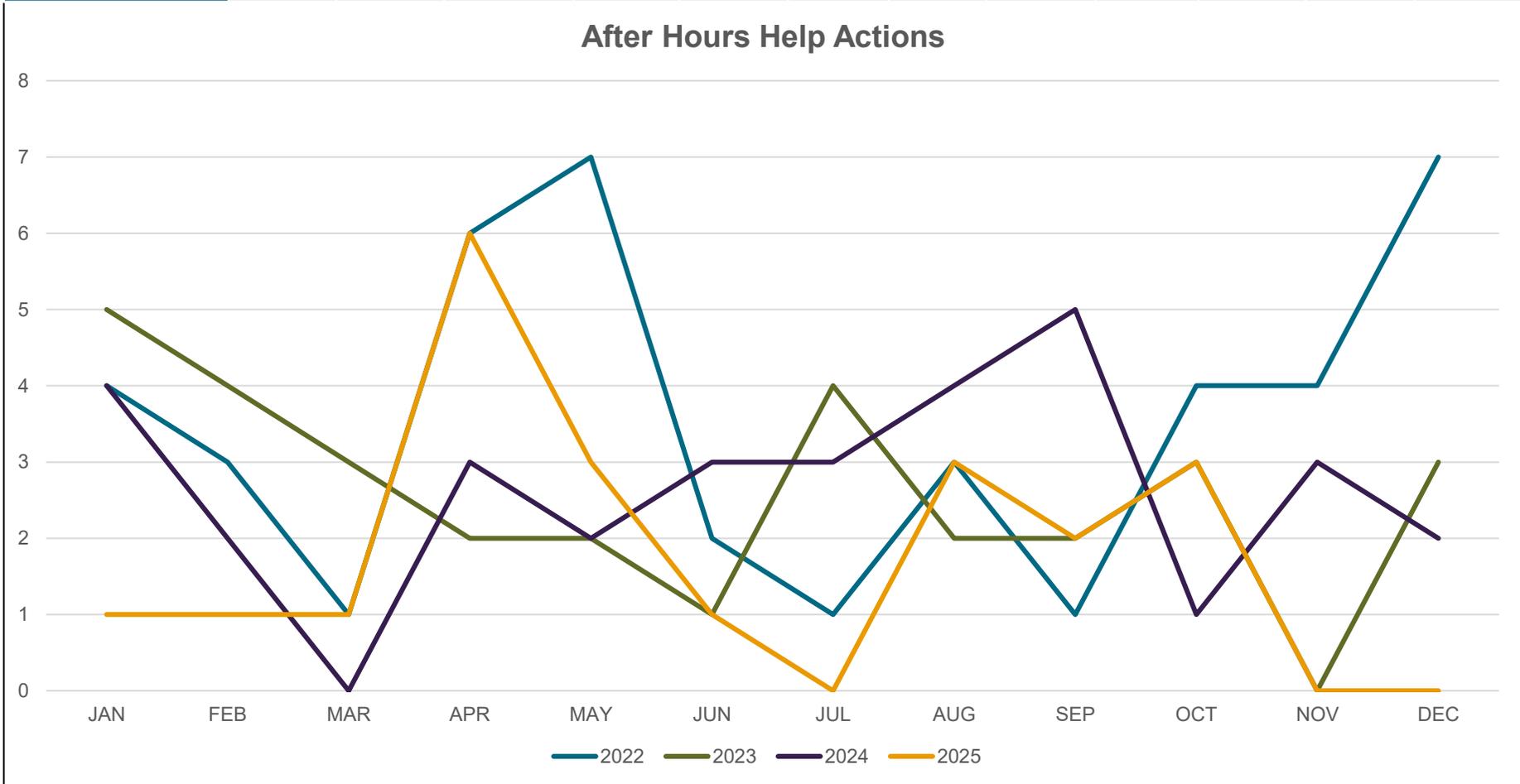


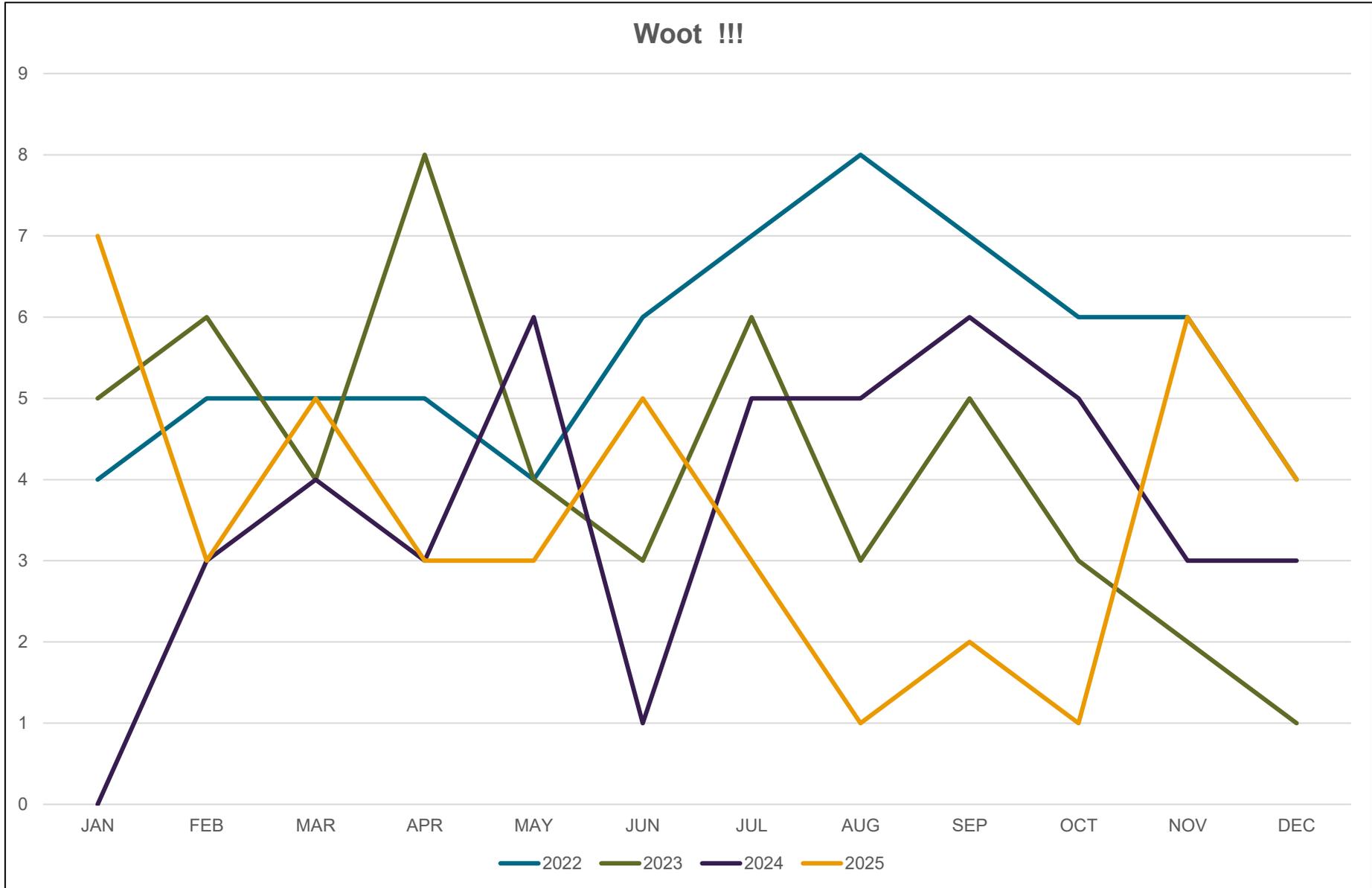
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	1406	1762	1508	1514	1743	1425	772	1607	1232	1302	1555	1605
2023	1725	847	1963	1723	1707	1884	2063	2051	1329	1963	1906	961
2024	1339	1098	1134	1189	998	1107	931	1353	810	909	1154	1579
2025	1444	1507	1107	897	655	584	864	1158	965	997	609	663



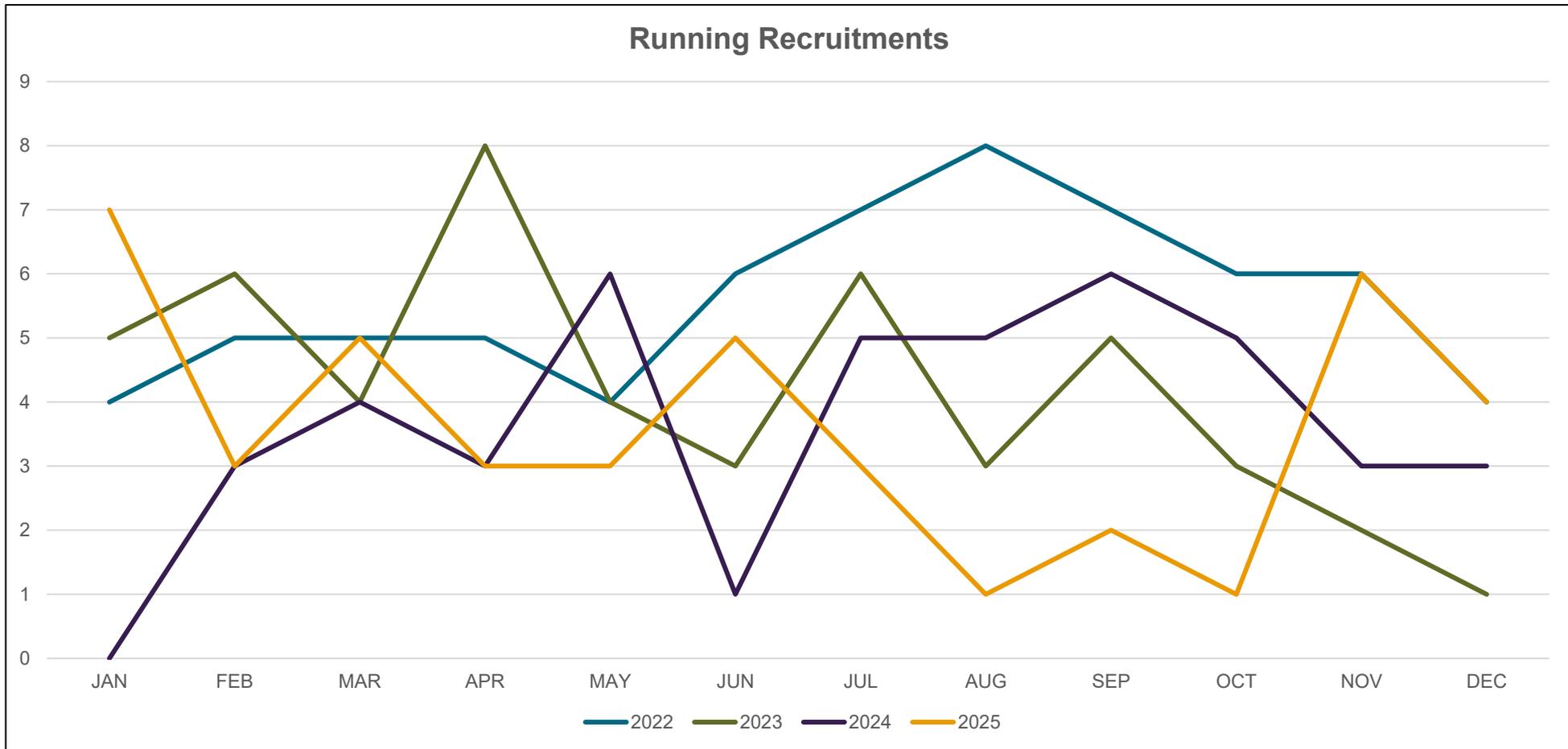


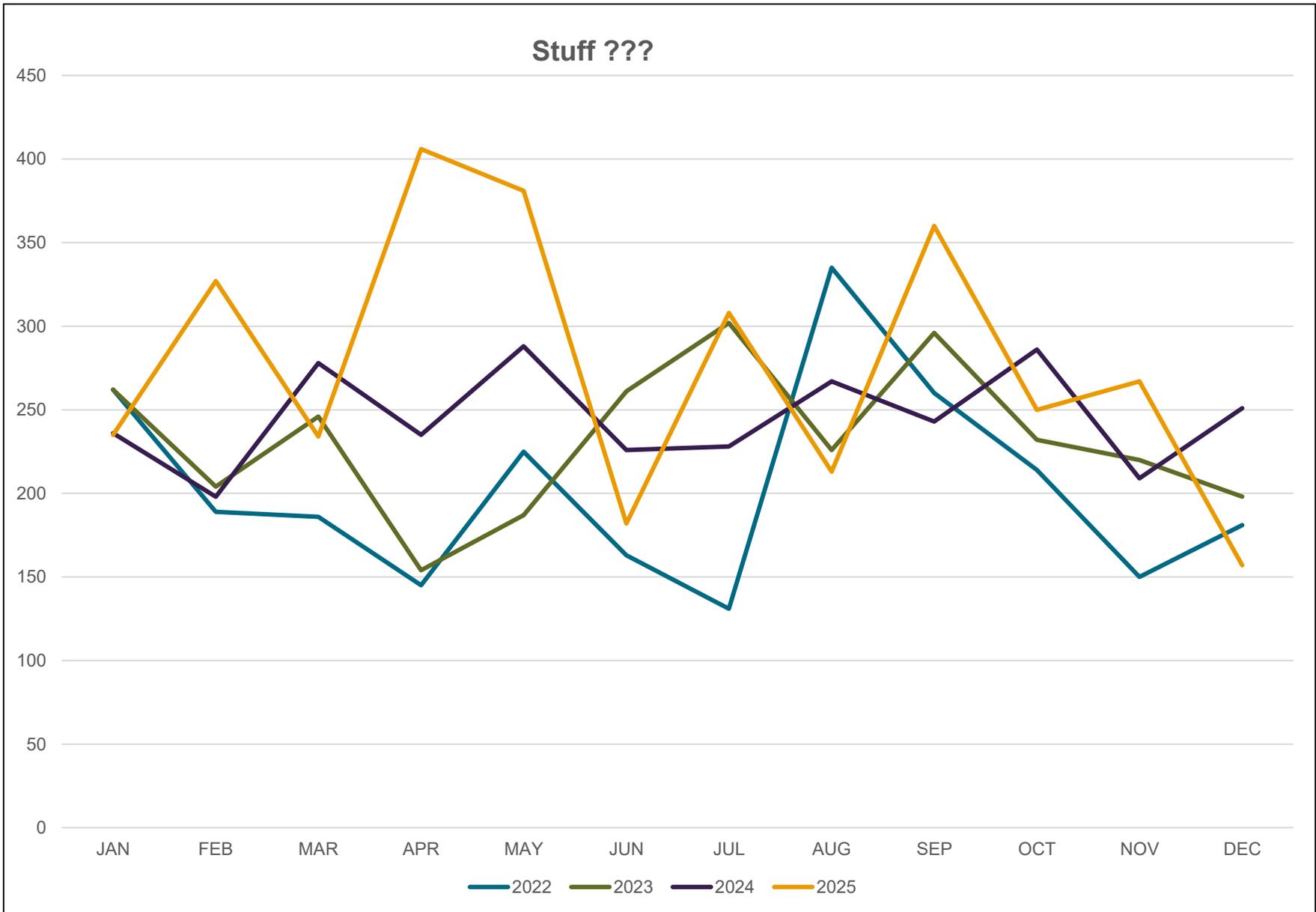
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	4	3	1	6	7	2	1	3	1	4	4	7
2023	5	4	3	2	2	1	4	2	2	3	0	3
2024	4	2	0	3	2	3	3	4	5	1	3	2
2025	1	1	1	6	3	1	0	3	2	3	0	0



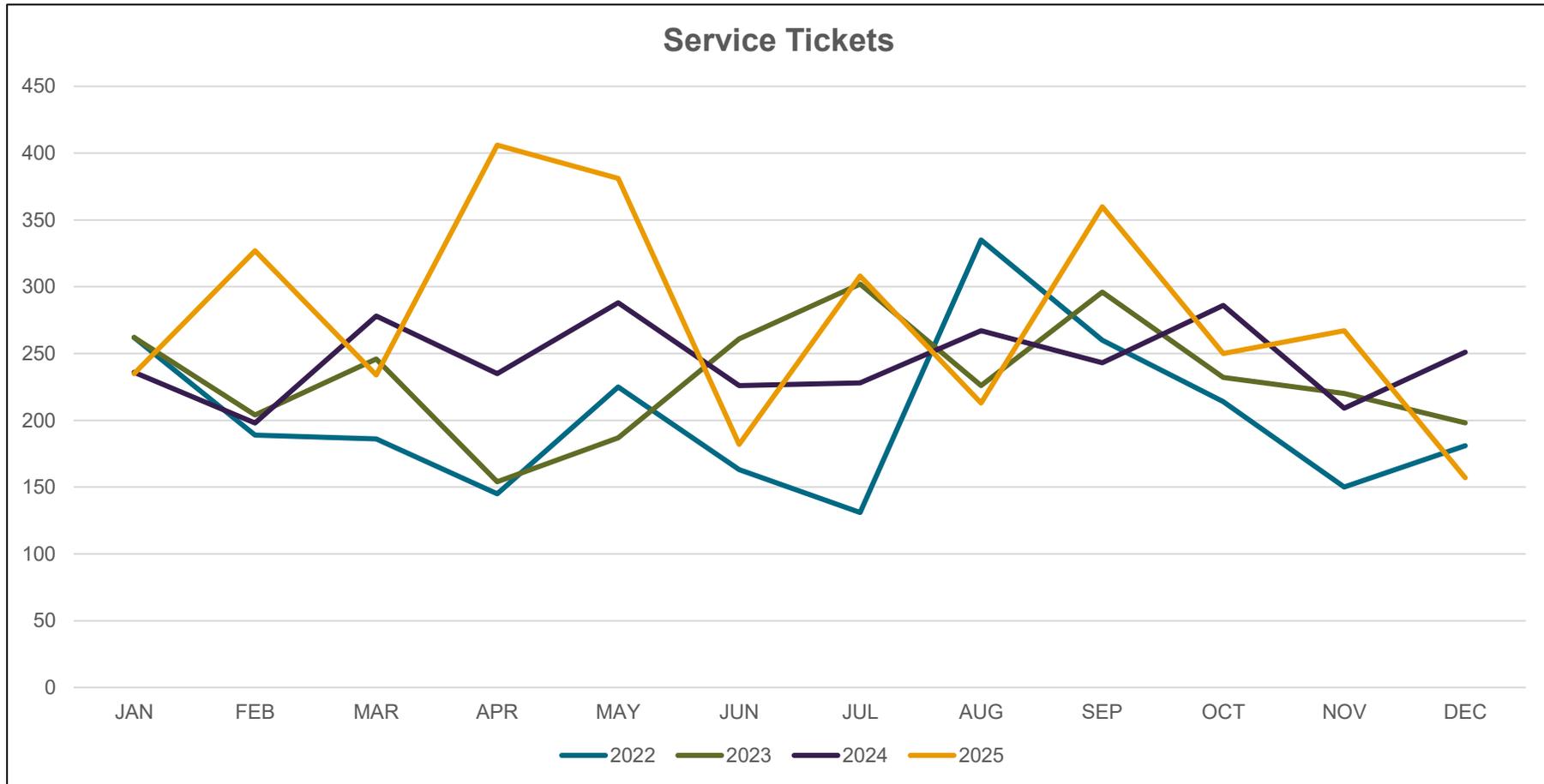


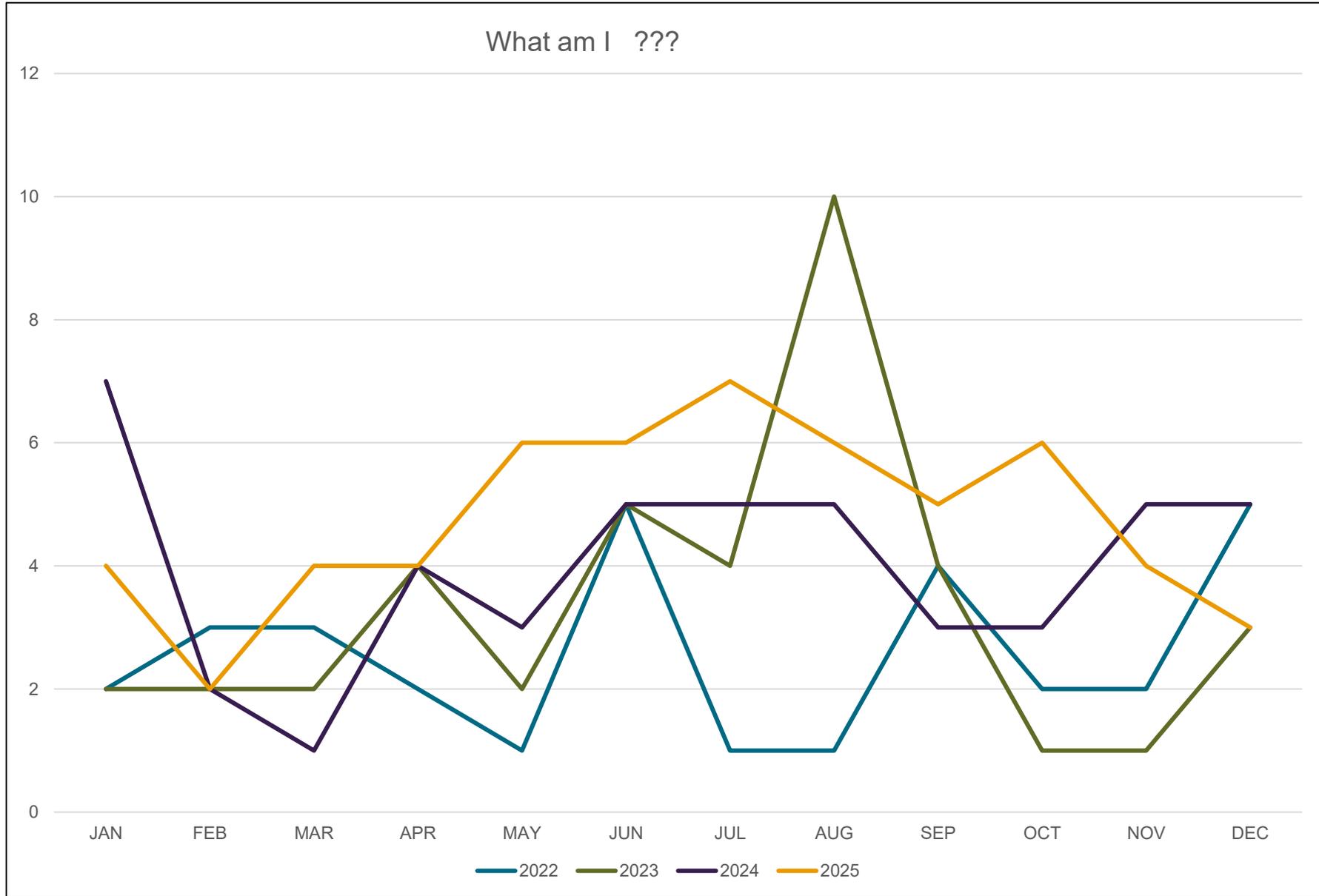
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	4	5	5	5	4	6	7	8	7	6	6	4
2023	5	6	4	8	4	3	6	3	5	3	2	1
2024	0	3	4	3	6	1	5	5	6	5	3	3
2025	7	3	5	3	3	5	3	1	2	1	6	4



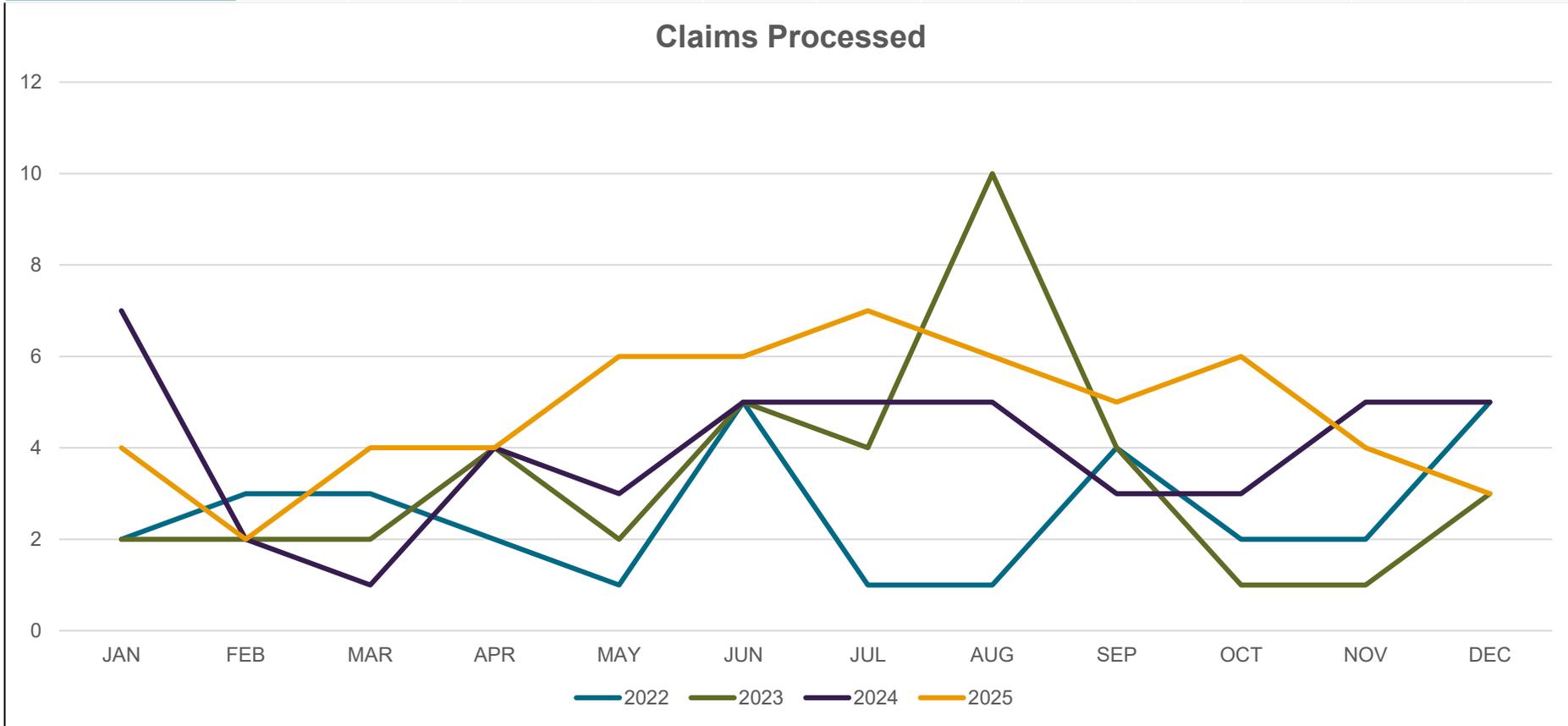


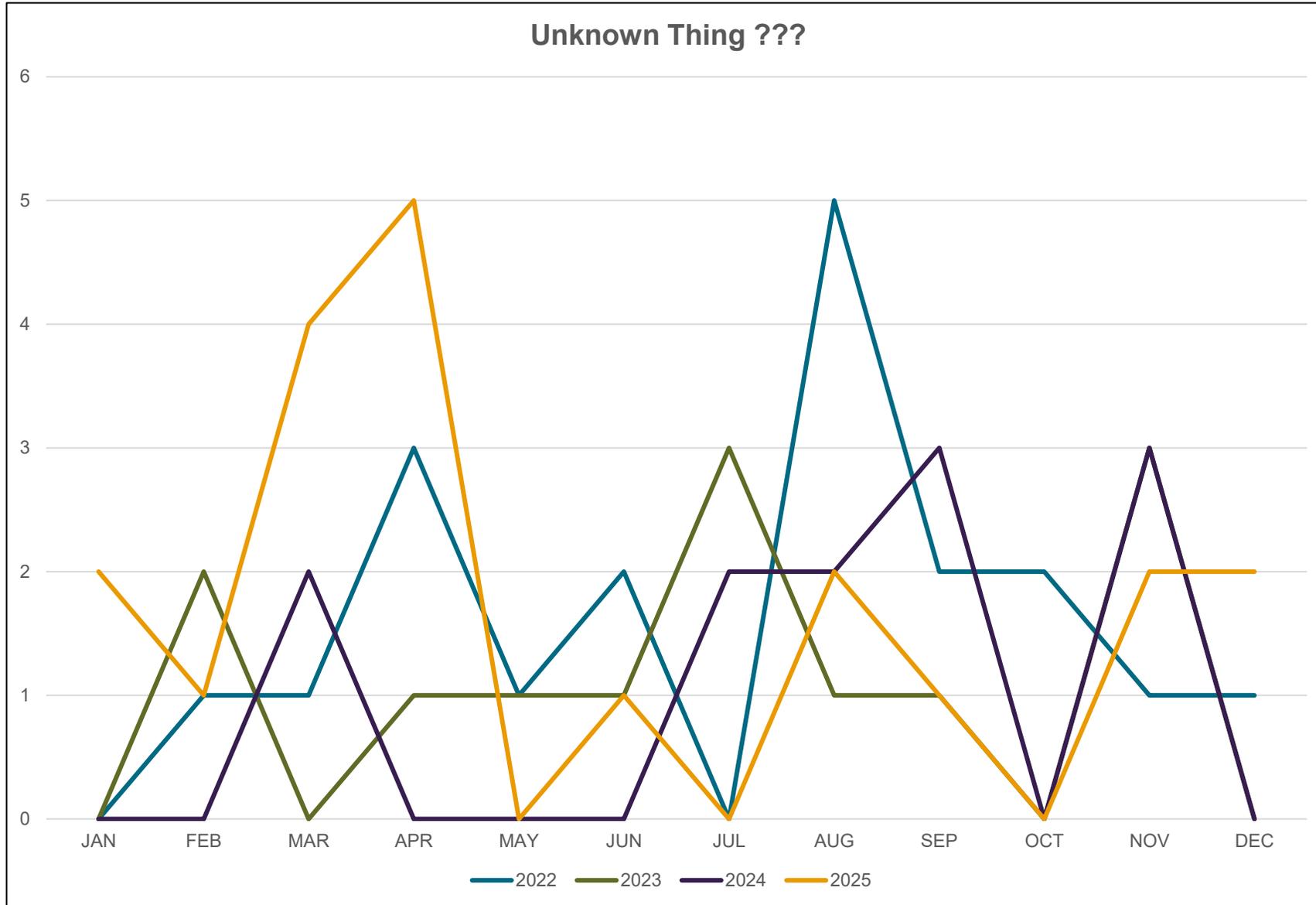
Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	262	189	186	145	225	163	131	335	260	214	150	181
2023	262	204	246	154	187	261	302	226	296	232	220	198
2024	236	198	278	235	288	226	228	267	243	286	209	251
2025	235	327	234	406	381	182	308	213	360	250	267	157



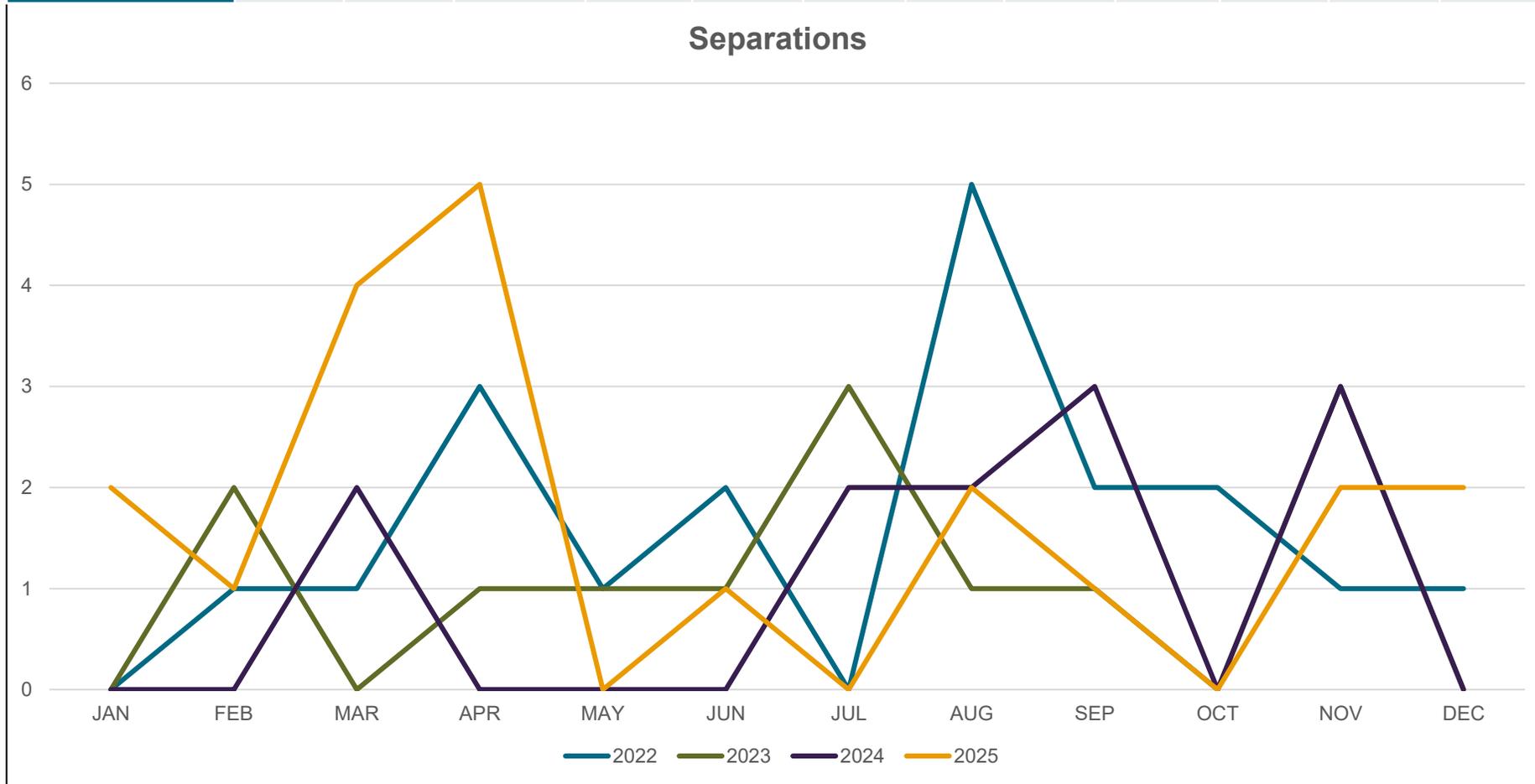


Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	2	3	3	2	1	5	1	1	4	2	2	5
2023	2	2	2	4	2	5	4	10	4	1	1	3
2024	7	2	1	4	3	5	5	5	3	3	5	5
2025	4	2	4	4	6	6	7	6	5	6	4	3





Month/Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	0	1	1	3	1	2	0	5	2	2	1	1
2023	0	2	0	1	1	1	3	1	1	0	3	0
2024	0	0	2	0	0	0	2	2	3	0	3	0
2025	2	1	4	5	0	1	0	2	1	0	2	2



Dumbarton, UK (Dunbartonshire, Scotland)

Context: West Dunbartonshire is consistently ranked as having one of the highest crime rates in Scotland, often in the top four or five.

Crime Rate (2024): In 2023–24, the area reported 672 crimes for every 10,000 people (approx. 67 per 1,000). Overall crime rates are high, and they often include a high proportion of violent crimes.

Newberg, Oregon, USA

Context: Newberg and neighboring Dundee are often ranked among the safest cities in Oregon, particularly for their size.

Crime Rate (2024-2025): Estimates show a violent crime rate of 11-14 per 1,000 residents. Types of Crime: The majority of crime is property-related (larceny, theft), with violent crime being very low compared to surrounding areas.

There is a reason why I love living here!

So that's it for a four-year overview!

As you can see, we are smarter than we were four years ago and way better informed.

Questions?

REQUEST FOR COUNCIL ACTION



Date Action Requested: April 20, 2026

Order <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Information <input type="checkbox"/> Proclamation <input type="checkbox"/>	
No. 2026-4015	
Subject: City Hall Roof	Staff: Danette Hilton Department: Engineering
Business Session	Order On Agenda:
Hearing Type: Administrative	

Is this item state mandated? Yes No

If yes, please cite the state house bill or order that necessitated this action:

Recommendation:

The City of Newberg resolves to expend up to \$321,175 (*FEMA Grant Fund expected to reimburse*) for construction replacement of City Hall Roof. Recommendation is to adapt Resolution 2026-4015

Executive Summary:

This resolution will be to authorize contract for the City Hall Roof Replacement. This project will include removing the non-insulated roofing and membrane and replace with R30 insulation and a new membrane.

History of problems with the City Hall Roof and lack of insulation and open barometric shafts (total of 3) on the roof led to the most recent City Hall Flood in winter of 2024 causing damage to the entire building. During the insurance forensic investigation on 1/29/2024, current roofing has an estimated R-value of insulation between 0 and 7. This incident has received FEMA emergency grants to support the remediation and permanent mitigation of repairs.

Bidding came in on March 6, 2026 - 3 bids were received.

Fiscal Impact: Budget of \$321,175 – FEMA grant fund was approved for reimbursement towards the roof replacement

Council Goals: This project meets the 2026 City Council Goals by addressing Goal 5: Implement a careful and prudent fiscal policy and City Council continuous Goal A: Ensure Newberg infrastructure is in good repair and supply by replacing and adding adequate insulation to A) Prevent future pipe freezing B) Energy efficiency as the building is currently operating the furnace 7/24 in the winter and then A/C cooling at a higher rate to keep the building comfortable during office hours, and C) energy savings that reflect fiscal responsibility.



RESOLUTION NO. 2026-4015

A Resolution authorizing the acceptance of a bid to replace the roof of City Hall and authorizing the expenditure of funds for the project.

Recitals:

1. February 2026, City Hall completed the final warranty walk from the ~\$1M in repairs from the January 2024 flood. The cause of this flood was found to be from lack of insulation on the roof, (3) open barometric shafts on the roof and single-pane windows that do not seal when closed.
2. On February 13, 2026, an invitation for bid was initiated to replace the City Hall roof with R30 insulation and a new roof membrane.
3. On March 5, 2026, there were 3 of bids received:

1. Empire Roofing	Non-Responsive	Incomplete	
2. ABC Roofing	Base Bid	\$321,175	← Recommendation to Award
3. JR Swigart	Base Bid	\$575,549	
4. Project start date May 11, 2026 with a substantial completion date August 14, 2026.

The City of Newberg Resolves as Follows:

1. The City of Newberg resolves to expend up to \$321,175 for construction costs of City Hall Roof Replacement.
2. To authorize the City Manager to enter into a contract with the contractor of the winning bid.

Effective Date of this resolution is the day after the adoption date, which is: April 21, 2026.

Adopted by the City Council of Newberg, Oregon, this 20 day of April, 2026.

Rachel Thomas, City Recorder

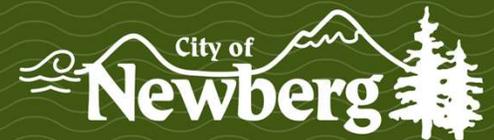
Attest by the Mayor this 20 day of April, 2026.

Bill Rosacker, Mayor

City Hall Roof Replacement

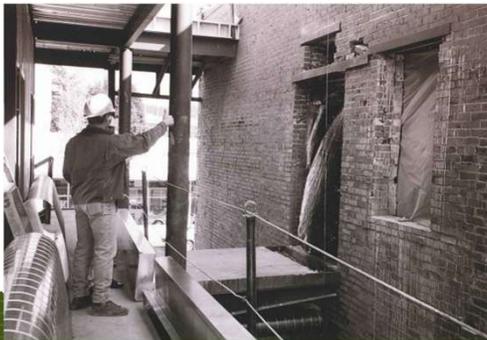
-Danette Hilton PMP

City of Newberg - Engineering



Quick History recap: City Hall Building

- 1914 – Newberg City hall is Constructed - Cost \$14,725
- 1950's - Remodeled to add Fire Dept and Police Dept
- 1992 – Option to relocate City Hall was not adopted
- 1994 – City Hall Fire Repairs (Tar roof replaced due to fire damage to a membrane roof)
- 1999 – City Hall reconstructed to 18,750 SQFT with west addition and 3 full floors
- 2014 – Original Roof membrane replaced
- 2024 – City Hall Flood from the fire system pipes freezing



City Hall Flood Jan 2024:

A conservative estimate of 4,000 gallons of pressurized water sprayed from the fire suppression pipes on the second floor – it went through dry wall, ceiling tiles, light fixtures, desks, file cabinets, cubicles, etc..

FINDINGS – City Hall Flood due to **lack of insulation within roof**, **open barometric shafts on roof** and single-pane windows that do not seal when closed throughout the building

➔ **proposed** new roof w/ R30 insulation, and close barometric shafts (3)



Three Bids Received:

- | | | | |
|-----------------------|----------------|--------------|----------------------------------|
| • <u>ABC Roofing:</u> | Base Bid | \$321,175.00 | ← Recommendation to Award |
| • JR Swigart: | Base Bid | \$575,549.00 | |
| • Empire Roofing: | Non-Responsive | | |

Resolution authorizing the acceptance of a bid to replace the roof of City Hall and authorizing the expenditure of funds for the project

Funding -

- State of Emergency and Ratifying Actions in Response; Repairs to the building, FEMA Funding:
 - City Hall Permanent Mitigation work reimbursement: \$321,175

Roof Construction Timeline:

- Invitation for Bid: 02/13/2026
- Solicitation Protest period end: 02/26/2026
- Bids Due: 03/05/2026
- City Council Info RCA: 03/16/2026
- City Council Award RCA: 04/20/2026
- City Award Bid: 04/21/2026
- Contracts Issued 04/25/2026
- Project Start Date: 05/11/2026
- Substantial Completion Date: 08/14/2026

REQUEST FOR COUNCIL ACTION



Date Action Requested: March 16, 2026

Order <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Information <input type="checkbox"/> Proclamation <input type="checkbox"/>	
No. 2026-4018	
Subject: Resolution adopting new monthly water, wastewater, stormwater, and transportation utility fee rates for City of Newberg effective January 1, 2027 and January 1, 2028.	Staff: Kady Strode Department: Finance
Business Session	Order On Agenda:
Hearing Type: Administrative Public Hearing	

Is this item state mandated? Yes No

If yes, please cite the state house bill or order that necessitated this action: N/A

Recommendation: Adopt Resolution 2026-4018.

Executive Summary: The Rate Review Committee (RRC) was formed by the City Council in 1992 to review and recommend utility rates (water, wastewater, and stormwater) to the City Council for approval and implementation. In 2017, the RRC was tasked with reviewing the transportation utility fee (TUF) program on a biennial basis and recommending any modifications to the TUF levels to the City Council (Ord 2016-2811), as part of the rate review process.

Specifically, the RRC reviewed the following:

- Capital Improvement Plans for the water, wastewater, stormwater, and transportation systems for the next five years.
- System operation budgets
- Historical and projected revenue under existing rates and changes
- Customer classes and service characteristics (e.g. peak water demands and wastewater strengths)
- Fund reserves for each system
- Rate structures (i.e. fixed and volume rate components)

The RRC deliberations focused on the need to fund near-term critical infrastructure investments, provide for ongoing system operation and maintenance, and to maintain fund reserves sufficient to protect the financial integrity of the systems, and to smooth future rate increases as annual capital improvement expenditures fluctuate. The recommendations of the RRC include moderate increases in the overall rate levels for each system to meet:

- Short-term capital investments to enhance system reliability, safety, and efficiency, and to address regulatory requirements.
- Operations and maintenance costs increases, reflecting general price inflation and external service cost increases (e.g., electricity and chemical costs)
- On-going repair and replacement of aging infrastructure
- Existing debt service requirement (water and wastewater only)

The proposed rates are to cover the time period from January 1, 2027, through December 31, 2028. It is important to exercise clarity when discussing rate increases. When discussing rate increases, the percentage commonly discussed refers to the increase in overall projected system revenue rather than the increase in specific individual rates or individual customer bills. Thus, the rates reflected in the resolution as expected to generate overall annual revenue increases in each of the 2 years of: 5.0% water, 4.1% wastewater, 4.5% stormwater, and 4.0% for TUF. The actual changes to the individual fixed and volume charges will differ by customer class and meter size. Further, the individual customer monthly bill will increase a different amount based on class and usage. Sample calculations will be included in the meeting presentation.

Fiscal Impact: The recommended changes to the rates are anticipated to generate \$8.61 million in revenues in FY 2026-2027 and \$9.01 million in FY 2027-2028 in the Water Fund; \$11.67 million in revenues in FY 2026-2027 and \$12.15 million in FY 2027-2028 in the Wastewater Fund; \$3.14 million in revenues in FY 2026-2027 and \$3.28 million in FY 2027-2028 in the Stormwater Fund; and \$1.67 million in revenues in FY 2026-2027 and \$1.73 million in FY 2027-2028 in TUF revenue in the Street Fund. These amounts are sufficient to cover the cost of current operation and maintenance, provide for the necessary capital projects (with the exception of the upcoming new water treatment plant replacement), and meet cash flow and debt covenant requirements in their respective funds.

Council Goals: This aligns with Council Goal 5 to implement a careful and prudent fiscal policy as it is important to keep city infrastructure maintained appropriately.



RESOLUTION NO. 2026-4018

A Resolution adopting new monthly water, wastewater, stormwater, and transportation utility fee rates for the City of Newberg effective January 1, 2027 and January 1, 2028.

Recitals:

1. Newberg Municipal Code Chapter 13.10 governs the City of Newberg utility systems and the adoption of the utility rates, fees, and charges.
2. The Rate Review Committee (RRC) met four (4) times between January 2026 and February 2026 to review the utility system rates and system attributes, including the Capital Improvement Program and the system operating and maintenance costs.
3. The RRC held a public hearing on the proposed monthly charges on February 24, 2026 and approved their final rate change and recommendations to City Council at that same meeting. Notice of the meeting was published in the February 19, 2026, Newberg Graphic and posted on the City's website as well as the exterior City buildings in both English and Spanish.
4. The RRC recommends changes to the monthly water, wastewater, stormwater, and transportation utility fee charges based on their analysis of current and future anticipated utility needs.
5. Notice of the recommended rates and public hearing was published in the March 5, 2026, Newberg Graphic and posted on the City's website as well as the exterior City buildings.

The City of Newberg Resolves as Follows:

Effective on the respective dates outlined in Exhibit A, the monthly utility service charges shall consist of charges as show on the attached Exhibit A, which is hereby attached and by this reference incorporated.

2. Rates for any other utility use, not explicitly provided for in this resolution, shall be established by the City Manager to conform as close as practical to the charges established herein. Such charges shall be reviewed by the City Council.

Effective Date of this resolution is the day after the adoption date, which is: March 17, 2026.

Adopted by the City Council of Newberg, Oregon, this 16th day of March 2026.

Rachel Thomas, City Recorder

Attest by the Mayor this _____ day of _____, 2026.

Bill Rosacker, Mayor

**City of Newberg
RES 2026-4018
Exhibit A**

Wastewater Rates

Rate Component/Customer Class	Current Jan 2026	Proposed Jan 2027	Proposed Jan 2028
Service Charge (\$/Month)			
Total Service Charge (\$/Account) ¹	\$33.63	\$35.01	\$36.44
Infiltration & Inflow (\$/additional Multifamily Dwelling Unit)	\$26.41	\$27.49	\$28.62
Volume Charge (\$/ccf)			
Single Family	\$10.95	\$11.39	\$11.86
Multifamily	\$10.95	\$11.39	\$11.86
Commercial - 1	\$10.95	\$11.39	\$11.86
Commercial - 2	\$13.87	\$14.44	\$15.03
Commercial - 3	\$22.54	\$23.46	\$24.42
Industrial	\$13.87	\$14.44	\$15.03
Outside City	\$10.95	\$11.39	\$11.86

¹Includes billing charge and Infiltration & Inflow charge.

Water Rates

Customer Class	Current Jan 2026	Proposed Jan 2027	Proposed Jan 2028
Billing Charge (\$/Account)	\$3.98	\$4.18	\$4.39
Potable Meter Charge (\$/Month)			
3/4"	\$22.22	\$23.33	\$24.50
1"	\$37.77	\$39.66	\$41.64
1-1/4"	\$55.55	\$58.33	\$61.24
1-1/2"	\$73.33	\$77.00	\$80.85
2"	\$117.77	\$123.66	\$129.84
3"	\$222.20	\$233.31	\$244.98
4"	\$371.07	\$389.62	\$409.10
6"	\$739.93	\$776.93	\$815.77
8"	\$1,184.33	\$1,243.55	\$1,305.72
10"	\$1,850.93	\$1,943.48	\$2,040.65
Non-Potable Meter Charge (\$/Month)			
3/4"	\$4.05	\$4.25	\$4.47
1"	\$6.88	\$7.23	\$7.59
1-1/4"	\$10.12	\$10.63	\$11.16
1-1/2"	\$13.36	\$14.04	\$14.74
2"	\$21.46	\$22.54	\$23.67
3"	\$40.49	\$42.53	\$44.65
4"	\$68.59	\$71.02	\$74.57
6"	\$134.83	\$141.62	\$148.70
8"	\$215.81	\$226.68	\$238.01

Volume Charge (\$/ccf)

S-F Residential	\$4.86	\$5.10	\$5.36
Multifamily	\$4.10	\$4.31	\$4.52
Commercial	\$5.02	\$5.27	\$5.53
Industrial	\$5.99	\$6.29	\$6.60
Irrigation	\$9.30	\$9.76	\$10.25
Outside City	\$7.29	\$7.65	\$8.04
Public Agency	\$5.59	\$5.86	\$6.16
Non-Potable	\$3.25	\$3.41	\$3.59

Stormwater Rates

Customer Class	Current Jan 2026	Proposed Jan 2027	Proposed Jan 2028
Service Charge (\$/Month)			
Single Family Residential	\$19.06	\$19.92	\$20.81
Nonresidential (\$/EDU)	\$19.06	\$19.92	\$20.81

EDU = 2,877 sq. ft. impervious area

Transportation Utility Fees

Rate Code	Description	Current Jan 2026	Proposed Jan 2027	Proposed Jan 2028	Units Measured
			4.0%	4.0%	
001	Class 1 Non-Residential	\$ 5.12	\$ 5.32	\$ 5.53	KSF
002	Class 2 Non-Residential	20.16	20.97	21.80	KSF
003	Class 3 Non-Residential	29.36	30.53	31.75	KSF
004	Class 4 Non-Residential	46.01	47.85	49.77	KSF
005	Class 5 Non-Residential	133.61	138.95	144.51	KSF
008	Non-Residential Minimum	6.86	7.14	7.42	1
210	Sf Detached Housing	6.86	7.14	7.42	DU
220	Multi-Family	4.63	4.82	5.01	DU
240	Mobile Home	3.59	3.73	3.88	DU
	Senior Adult Housing Attached	2.81	2.92	3.04	DU
253	Congregate Care	1.54	1.60	1.67	DU
254	Assisted Living	2.02	2.10	2.19	Beds
255	Cont. Care Retirement	1.83	1.90	1.98	Units
310	Hotel	6.22	6.46	6.72	Rooms
320	Motel	4.29	4.46	4.64	Rooms
411	City Park	1.18	1.39	1.44	Acre
430	Golf Course	27.19	28.27	29.40	Hole
520	Elementary School	0.50	0.51	0.54	Student
	Middle School	0.62	0.65	0.67	Student
	High School	0.66	0.68	0.71	Student
536	Private School (K-12)	1.88	1.96	2.04	Student
540	Junior/Community College	0.94	0.97	1.01	Student
550	University/College	1.31	1.36	1.41	Student
941	Quick Lubrication Veh Shop	17.70	18.41	19.14	Service Positions
944	Gas/Srvc Station	74.39	77.37	80.46	Fueling Positions
945	Gas/Srvc Station W/ Conv. Market	54.51	56.69	58.96	Fueling Positions
	Food Carts	65.54	68.16	70.89	Per Cart