
**City of Newberg
City Council
January 6, 2025**

Meeting called to order at 6:00 p.m.

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

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Rachel Thomas, Melissa Morris, Community Development Director Scot Siegel, Public Works Director Russ Thomas, Library Director Korie Buerkle, Finance Director Kady Strode, NDPD Police Chief Jeff Kosmicki, Associate Planning Director Jeremiah Cromie, Brandon Harris

**ROLL CALL
PLEDGE OF ALLEGIANCE**

OATH OF OFFICE

Councilor Elise Yarnell-Hollamon, District 1
Councilor Jeri Turgesen, District 3
Councilor Mike McBride, District 5

CITY MANAGER'S REPORT:

City Manager Will Worthey provided an overview of the monthly events from December 2024 including the police department, community engagement, public works, human resources, and other departments.

PUBLIC COMMENTS

No public comments.

NEW BUSINESS

7.1 Street Seats Pilot Program (GEN24-0017)

Community Development Director Scot Siegal provided background about the Street Seats Pilot Program in

reference to complaints about the temporary structure outside of the now vacant Ruddick/Wood building on the corner of 1st and Edwards streets. Ruddick/Wood is no longer in operation, but the former business owner requested additional time (3 months) to determine if a future restaurant owner would want to utilize the space.

Councilor Wheatley asked if this was a problem when the restaurant operated. Siegal said there were similar problems when the business was open, but it has gotten worse since the business closed. Councilor McBride said he'd be inclined to dismantle the program since there is only one business utilizing the program.

- Public Comment: Chehalem Valley Chamber of Commerce Director of Operations Maryl Kunkle appeared in support of retaining the street seat pilot program.
- Deliberation: Councilor Wheatley said she is in favor of dismantling the structure. Councilor Carmon asked if it would be the city's requirement to store the materials, which City Attorney James Walker said yes they would. Councilor Yarnell-Hollamon said she would support giving Ruddick/Wood's former owner more grace with dismantling the structure given his business recently shut down. Councilors agreed that they would provide a 60-day window for the business owner to find a new tenant, but after that the structure needs to come down.
- Action: Motion to give Ruddick/Wood 60 days' notice to have the structure removed, if it is not moved within that time frame the city will remove it. If the permit can be switched to another holder, the city will cancel the move.
- Discussion: Councilor Wheatley requested an amendment to the motion changing from 60 days to 30 days. City Attorney Walker clarified the city's notice requirements. The amendment fails to garner a second to the motion.
- Motion: Councilor Carmon
- Second: Councilor Yarnell-Hollamon
- Vote: 5 Yes, 1 No (Wheatley), 1 Absent (Kilburg)

CONTINUED BUSINESS

8.1 Ordinance Creating a Craft Industrial Zoning District

The Craft Industrial District would rezone a section of Newberg to allow for an artist's live and workspace, capitalizing on the gritty and vibrant feeling of the northwest Newberg neighborhood. Associate City Planner Jeremiah Cromie provided an overview of the ordinance.

Public Comment: Chehalem Valley Chamber of Commerce Director of Operations Maryl Kunkel said the Chamber supports this ordinance.

Discussion: Councilors asked clarifying questions about the ordinance.

Action: Waive Second Reading of Ordinance 2025-2930
Motion: Councilor Carmon
Second: Councilor Wheatley
Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

Action: Adopt Ordinance 2025-2930 by title only
Motion: Councilor Carmon
Second: Councilor Yarnell-Hollamon
Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

COUNCIL BUSINESS

9.1 Election of Council President

Action: Nominate Elise Yarnell Hollamon as Council President
Motion: Councilor Carmon
Second: Councilor Turgesen
Vote: 4 Yes, 0 No, 2 Abstain (Yarnell-Hollamon, Rosacker), 1 Absent (Kilburg)

9.2 Council Committee Appointments

Deliberations: Councilor Wheatley requested she could continue as the representative for the Historic Preservation Commission. Councilor Carmon requested he be removed from the Wine Industry ad hoc committee. Councilor Yarnell-Hollamon requested Councilor Carmon join the Newberg Downtown Coalition.

Action: Accept subcommittee appointments as modified by deliberations

Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

9.3 Board, Commission, and Committee Updates

Councilor Wheatley as a representative of the Historic Preservation Commission said Newberg is eligible a certified local government grant of up to \$16 thousand. Councilor Wheatley is requesting council approve the commission's application for the grant.

Action: Move to accept the approve application for the grant.

Motion: Councilor Wheatley

Second: Councilor Carmon

Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

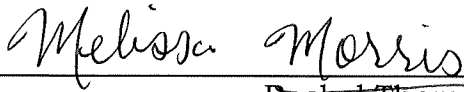
9.4 Veteran Flags and Other Veteran Issues

Councilor McBride said veteran's groups around Newberg requested light pole signs. They also requested a veteran's resource officer similar to one in place in McMinnville to assist local veterans.

Councilors raised questions about the signs on light posts, which would require more investigation by the council and staff.

Public Works Director Russ Thomas provided clarification about the permitting process for hanging banners on the light posts.

Meeting adjourned at 8:14 p.m.



~~Rachel Thomas, City Recorder~~

ATTEST:

Melissa Morris, Acting City Recorder



Bill Rosacker, Mayor