
**City of Newberg
City Council
August 5, 2024**

Meeting called to order at 6:02 p.m.

Councilors Present: Mayor Bill Rosacker, Councilor Mike McBride, Councilor Robyn Wheatley, Councilor Elise Yarnell Hollamon, Councilor Peggy Kilburg, Councilor Glenn Cloyd, Councilor Derek Carmon

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Rachel Thomas, Public Works Director Russ Thomas, Library Director Korie Buerkle, Finance Director Kady Strode, NDPD Chief Kosmicki, Clerical Assistant Melissa Morris, Assistant Planner James Dingwall

**ROLL CALL
PLEDGE OF ALLEGIANCE**

PROCLAMATIONS AND HONORS

4.1 Mayor for a Day Proclamation

Alex was sworn in as mayor for the day. Alex's sister, Isabelle, was sworn in as City Manager for the day. Mayor Alex read a proclamation declaring August 6, 2024 as Thank a Teacher Day.

CITY MANAGER'S REPORT:

July Narrative Report

City Manager Will Worthey said there is a significant amount of roadwork coming up soon on 2nd Street in Newberg, as well as some parking lot improvements and wayfinding.

He reported that NDPD Dispatch is fully staffed. The court has been working with NDPD to get ready for the camera program will be up and running soon. However, there will be a notification process for the public before they're installed and operational.

City Manager Worthy then provided overview information about various city operations such as

Public Works, Wastewater, IT Department, Human Resources, and more.

PUBLIC COMMENTS

Matt Wilcuts, Newberg Resident, Local Relator

Matt Wilcuts is a local realtor who asked why the Butler Property lot was not listed on relator channels and rather was sold for potentially lower than it was worth. Wilcuts said he would have preferred there was more marketing and opened up to a broader audience.

Mark Wilcuts, Newberg Resident

Mark Wilcuts echoed Matt Wilcuts's statements about the lot going for less than it was worth.

PRESENTATIONS:

7.1 Library Update

Newberg Public Library Director Korie Buerkle provided a brief history of the Newberg Public Library, how the library is funded, and performance and programming stats.

PUBLIC HEARING

8.1 Resolution No. 2024-3944: Supplemental Budget #1

Finance Director Kady Strode provided an overview of a supplemental budget due to a water rights transfer that came through. Total adjustments are \$1.5 million.

Staff Recommendation: Adopt resolution 2024-3944

Action: Adopt Resolution No. 2024-3944 for approval of Supplemental Budget #1 for fiscal year 2024-2025
Motion: Councilor McBride
Second: Councilor Wheatley
Vote: 7 Yes, 0 No

NEW BUSINESS

9.1 Adoption of a Resolution Redesignating the Newberg Enterprise Zone

Assistant Planner James Dingwall provided an overview of redesignating the enterprise zone to include potential expansion, aligned with City Council goal 2.

Staff Recommendation: Adopt Resolution 2024-3937

A.R.E. Manufacturing employee Megan Perona provided support for the redesignation, saying being in the enterprise zone would ease the costs of growing their business.

Action: Adopt Resolution No. 2024-3937 redesignating the Newberg Enterprise Zone. Consider directing staff to initiate work on a potential expansion of the Newberg Enterprise Zone to include additional industrial areas in Newberg.

Motion: Councilor Wheatley
Second: Councilor Yarnell Hollamon
Vote: 7 Yes, 0 No

9.2 Resolution Authorizing a Waiver to Standard Enterprise Zone Employment Requirements Based on a Rise in Productivity and Dedicated Contribution to Workforce Training

Assistant Planner Dingwall said resolution 2024-3943 is aligned with City Council Goal 2. A.R.E. Manufacturing is applying to become part of the enterprise zone, but does not meet the employment requirement. Due to growth within the company, A.R.E. Manufacturing is requesting a waiver to the employment requirement based on a rise in productivity and dedicated contributions to workforce training in the Newberg Enterprise Zone.

Staff Recommendation: Approve resolution 2024-3943

City Councilors asked clarifying questions about the process of the waiver and what happens if they do not meet the requirements.

Action: Approve Resolution No. 2024-3943 waiving the employment requirement on standard tax exemption for A.R.E. Manufacturing, Inc., based on a rise in productivity and dedicated contributions to workforce training, in the Newberg Enterprise Zone.

Motion: Councilor Yarnell Hollamon
Second: Councilor McBride
Vote: 7 Yes, 0 No

9.3 Resolution 2024-3945: A Resolution to Authorize Expenditures for Extensive Road Repairs on 2nd Street

City Manager Will Worthey said the cost of performing repairs on 2nd Street will be more than \$100,000 for two days of work from the Doolittle company.

Action: Approve resolution 2024-3945 authorizing the City Manager to spend funds on crack and slurry seal repairs for Second Street not to exceed \$172,000
Motion: Councilor Carmon
Second: Councilor Kilburg
Vote: 7 Yes, 0 No

9.4 Robert Soppe Tree Discussion

Newberg Resident Robert Soppe raised concerns about street trees in Newberg and the process for removing them. Soppe asked City Council to agree that there is a policy issue with tree removal, and to ask the city manager to remove the requirement for replacement.

City Manager Will Worthey said that this removal and replacement requirement would open the door for trees to be removed without ever needing replacement. City Manager Worthey also said the code has no civil penalty for not replacing a tree after removal.

Action: Motion to pause on enforcement/action of Tree replacement or code enforcement while staff investigates
Motion: Councilor Kilburg
Second: Councilor Carmon
Vote: 7 Yes, 0 No

CONTINUED BUSINESS

10.1 901 S McKern Court Water Hardship Exemption

Mike Gunn represented the family at 901 S McKern Court. Mr. Gunn said he wanted to express how upset the family is about the discussions surrounding the water hardship exemption from previous City Council meetings.

Mayor Rosacker provided more context about the previous City Council meetings where Councilors deliberated the water hardship exemption. Councilor McBride and Councilor Yarnell Hollamon said the

property would come into the city at the proper time and annexation is unnecessary.

The conversation continued with more clarification about the request, questions about the policy, and questions about a secondary meeting that happened off the meeting that was brought into the meeting.

Action: Motion to agree to keep the original vote of the 901 S. McKern Court Water Hardship Exemption

Discussion: Mayor Rosacker reminded councilors that the original agreement with the original land owner was for the property to be annexed into the City of Newberg as an industrial property.

Motion: Councilor McBride
Second: Councilor Yarnell Hollamon
Vote: 6 Yes, 1 No (Rosacker)

Action: Go to the original plan of waiving 50% of the SDCs that was discussed and voted upon at the July 3, 2024 Meeting

Motion: Councilor McBride
Second: Councilor Yarnell Hollamon
Vote: 3 Yes, 4 No (Wheatley, Kilburg, Rosacker, Carmon)

10.2 Waste Management Request for Rate Increase

Dave Huber, Waste Management's Senior Manager Public Sector, along with Jason Wille and Mike Jefferies, provided an overview of the Waste Management operations along with proposed rate increases for Waste Management in Newberg. They presented options for rate increases, which Councilors vetted. Councilors put an emphasis on customer service improvement as well as losing the 7-year franchise agreement to ensure checks and balances between the city and the waste management company.

Action: Approve the option "C", 1.9% increase for this year without a 7-year franchise and ask staff to come back with information for the next meeting on August 19

Motion: Councilor Wheatley
Second: Councilor Yarnell Hollamon

Vote:

6 Yes, 1 No (McBride)

OTHER BUSINESS

Butler Property Discussion

Councilor Yarnell Hollamon asked staff for an update regarding the Butler Property and whether the city should entertain other offers if people want to purchase the property. City Manager Worthey said City Attorney James Walker is developing a letter to provide to the entity that made the accepted offer. Councilors debated whether to reopen the process of soliciting offers. Mayor Roscaker said he would be in support of reopening the marketing effort if the property were worth more than it was appraised, while Councilor Yarnell Hollamon said it could be seen as going back on the deal. Councilors talked about calling Newberg's local realtors to inform them of the property's availability. Newberg relator Beth Keyser provided information about the real estate listing and marketing process.

City Manager Worthey said he needs more information from City Attorney James Walker before proceeding with a motion.

Meeting adjourned at 9:47 p.m.



Rachel Thomas, City Recorder

ATTEST:



Bill Rosacker, Mayor