
**City of Newberg
City Council
November 4, 2024**

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 Peggy Kilburg, Councilor Derek Cloyd, Councilor Derek Carmon

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Rachel Thomas, Finance Director Kady Strode, Planning Director Scot Seigal, Planning Manager Clay Downing, Planner James Dingwall, Library Director Korie Buerkle. Chief Jeff Kosmicki, Records Clerical Assistant Melissa Morris, Engineer Brett Musick

ROLL CALL

PLEDGE OF ALLEGIANCE

SMALL BUSINESS SATURDAY PROCLAMATION

Mayor Rosacker proclaimed November 30, 2024 as Small Business Saturday. He continued to express the importance of small business in Newberg, encouraged residents to pay with cash and not with credit cards to help money circulate locally, and asked residents to consider supporting local businesses whenever possible.

CITY MANAGER'S REPORT:

City Manager Will Worthey provided an update about road repairs near Edwards Elementary, installing 12 ADA ramps or driveways. They're planning to meet again in December to discuss targeted streets for maintenance in 2025.

He also addressed a letter from the Oregon Health Authority, which placed an unfunded mandate on the

City to install new covers over the existing exposed filter and set basins at the groundwater treatment plant so that no pests or other items can enter the city's drinking water. The cost of the work is anticipated at \$95,000.

Next, he addressed the Wynooski Storm Outfall Project, and the wastewater operations. The City of Newberg has also completed its first shutdown and cutover of the composter and solids handling control panel, which was completed two days ahead of schedule. Worthey continued to provide an overview of city operations, including pipe replacements, NDPD operations, committee meetings, the City Recorder's office, Human Resources, and others.

Councilor Kilburg asked about the status of the red-light cameras on Villa, to which Kady Strode said would be going live by Thursday, November 7.

PUBLIC COMMENT

Brenden Sleider, Newberg Resident

Sleider appeared to speak about development at Friends Park. He expressed concern about removal of trees, as well as damage and lack of care from construction efforts around Hess Creek. He requested Newberg develop a tree protection ordinance.

Jesse Nemeč, J.T. Smith Companies

Nemeč appeared before council to clarify some statements made in the previous city council meeting. He said J.T. Smith Companies is not considering dropping the lawsuit in favor of arbitration. He also clarified the assertion by Mayor Rosacker that J.T. Smith Companies was quoted saying he would be open to arbitration, but City Council and City Manager Worthey were not in agreement. Nemeč asserted the referenced point in the article was the author's misunderstanding, not J.T. Smith Companies.

ACTION ITEMS- Consent Calendar

1. a) 2024-2025 Notice of Funding Availability for the Newberg Construction Excise Tax Fund.

Action: Move to approve Consent Calendar with changes to the date to April 2025-Authorize staff to publish the FY2024-2025 Notice of Funding Availability for the Construction Excise Tax Fund for an amount of 1,000,000

Motion: Councilor McBride

Second: Councilor Carmon

Vote: 7 Yes, 0 No.

NEW BUSINESS

8.1 Taste Newberg Yearly Report

Leigh Jensen and Katie McFall appeared before council to request funding for the upcoming year. Jensen provided an overview of Taste Newberg operations and Oregon tourism generally. She demonstrated financials of the operation, as well as high level initiatives for the upcoming year. Deputy Director McFall provided an overview of destination development.

8.2 Annexation of 3809 NE Springbrook Road

Assistant Planner James Dingwall provided an overview of the annexation of a property at 3809 NE Springbrook Road into the city limits. The application for annexation was completed August 28, 2024. Staff recommends adopting Ordinance No. 2024-2931.

Public Comment:

Sam Huck from 3J consulting appeared to represent the applicants and provided more overview information on the project.

Tracey Wagner, who lives on nearby Benjamin Road, appeared in opposition to the annexation. She said the high-density housing will impact the surrounding area, including the water supply. She also raised concerns around the increase in traffic on Springbrook and Benjamin roads, and impact on the neighboring community. She requested City Council reconsider approving the annexation.

Discussion:

Mayor Rosacker asked if there were any objections from local agencies to this proposal. Huck appeared to rebut Wagner's statement, saying they are working with the city to secure water rights, as well as working with city engineers to secure the intersection at Benjamin Road and Springbrook.

Councilor McBride said the applicant has met all the criteria to be eligible for annexation. Mayor Rosacker said Oregon land use laws forces land lot sizing that encourages more high-density housing.

Action: Adopt ordinance No. 2024-2931 in title only
Motion: Councilor Carmon
Second: Councilor McBride
Vote: 7 Yes, 0 No

CONTINUED BUSINESS

9.1 Utility Billing Policy Update

Finance Director Kady Strode presented City of Newberg Billing Policy Updates including a policy that states the City of Newberg billing department can accept up to two dollars in change after the department received \$1,800 in pennies for an overdue court citation. Strode also said they added a interim billing section as well.

Councilors asked for clarification about what happens if a tenant has an unpaid balance. Strode clarified that the City would continue collection efforts, but the unpaid balance would need to be paid before the landlord rents the space to another tenant.

Action: Motion to adopt resolution 2024-3951
Motion: Councilor Wheatley
Second: Mayor Rosacker
Vote: 7 Yes, 0 No

9.2 Biennial Budget Updates

Strode provided an overview of a biennial budget, which provides option for budgeting for a 12-month annual fiscal year or 24- month biennial budget. She said biannual budgets are better aligned with capital

projects, longer outlook and planning, staffing, aligned with elected official terms, and more.

Action: Adopt resolution No. 2024-3947
Motion: Councilor Carmon
Second: Councilor Yarnell Hollamon
Vote: 7 Yes, 0 No

COUNCIL BUSINESS: -

Councilor Cloyd commended Newberg-Dundee Police Department officers for their handling of a situation in his neighborhood.

Meeting adjourned at 8:07 p.m.



Rachel Thomas, City Recorder

ATTEST:



Bill Rosacker, Mayor