
**City of Newberg
City Council Minutes
October 21, 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 Glenn Cloyd, Councilor Derek Carmon

Staff Present: City Manager Will Worthey, City Attorney James Walker, City Recorder Rachel Thomas, Public Works Director Russ Thomas, Finance Director Kady Strode, Assistant Planner James Dingwall, Library Director Korie Buerkle, Community Director Scot Seigal.

ROLL CALL

PLEDGE OF ALLEGIANCE

CITY MANAGER'S REPORT:

City Manager Will Worthey provided an overview of city operations, noting that housing permits and inspections were both low for August 2024. He noted that public safety was busy during the month, with an increase in speeding citations as well as DUIs. The library is seeing more people walk through the doors than ever before.

PUBLIC COMMENTS

Rebecca Wallis, Managing Editor of Yamhill County News

Rebecca Wallis appeared before the council claiming she was unjustly excluded from the City Council Executive Session by Mayor Bill Rosacker and City Manager Will Worthey. She insisted the City Council as a whole should make the decision as to whether to allow Wallis to attend the executive session. She urged City Council to establish a clear pathway for the city to recognize media companies.

NEW BUSINESS

6.1 River Street Discussion

City Manager Will Worthey approached city council to discuss whether the Newberg Urban Renewal Agency (NURA) should finance the rebuilding of River Street in Newberg.

Councilor McBride said he feels the council and staff should move forward with the initiative. Councilor Carmon agreed.

Action: Move forward with design and repair of River Street.
Motion: Councilor McBride
Second: Councilor Cloyd
Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

6.2 Council Appointment Process Update

City Recorder Rachel Thomas reviewed the councilor appointment process and proposed a verbiage change from “councilors must interview all applicants” to “councilors may interview all applicants”

Discussion: Councilor Yarnell Hollamon said she did not support the change, as it is potentially a disservice to the applicants to form opinions based on their application rather than how they interact in person.

Action: Adopt Resolution 2024-3950 to update the community rules to align with the current practice
Motion: Councilor Carmon
Second: Councilor McBride
Vote: 5 Yes, 1 No (Yarnell Hollamon), 1 Absent (Kilburg)

CONTINUED BUSINESS

7.1 A Resolution Requesting that the Department of Land Conservation and Development Dissolve the Sequential Urban Growth Boundary Review Program and Reschedule the City’s Housing Lands Analysis to 2027/2028

Assistant Planner James Dingwall appeared alongside Community Development Director Scot Siegal recommending City Council approve resolution 2024-3952. They also recommended council move to direct staff to initiate work on a solicitation for a one-time UGB expansion proposal. The initiative aligns with City Council goals 2 and 7.

Action: Approve resolution 2024-3952 requesting the Department of Land Conservation and Development Dissolve the Sequential Urban Growth Boundary Review Program and Reschedule the City's Housing Lands Analysis to 2027/2028
Motion: Councilor Wheatley
Second: Councilor Yarnell Hollamon
Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

Dingwall then spoke about SB 1537 providing a one-time Urban Growth Boundary (UGB) expansion not to exceed 100 acres, subject to concept planning and affordability requirements. The city would then urn a solicitation for applications with a concept plan including types and affordability of housing, non-residential designation, transportation network, and at least 30 present residential units subject to affordability restriction for 60 years.

Action: Motion to send letter to all properties in the Urban Renewal Area or abutting City Limits to determine interest before effort is expended by staff in this effort
Motion: Mayor Rosacker
Second: Councilor Yarnell Hollamon
Vote: 6 Yes, 0 No, 1 Absent (Kilburg)

7.2 Oak Knoll Booster Pump Discussion

City manager Worthey sought clarity about whether the Oak Knoll booster pump project should be continued. In 2018, the city of Newberg received a booster pump paid for by the Veritas School, North Valley Friends Church, and a local developer. The city agreed to upgrade pumps with these materials, but if not used they would issue a refund for the supplies. Recently, Mayor Rosacker suggested the project be canceled as he felt it may be a misuse of taxpayer funds.

Discussion: City Councilors asked questions about selling the pump to ensure money was not extracted from the city budget, and what the cost would be to the taxpayer if the pump were to fail.

Jennifer Sahli appeared representing the Veritas School and agreed with City Manager Worthey, saying the Veritas School also feels the pump project should be canceled considering the cost of installing the pump

and the relatively small service area the pump would affect.

COUNCIL BUSINESS

Address J.T. Smith Allegations

Mayor Rosacker addressed a sign hanging on OR 99W alongside the J.T. Smith development, Crestview Crossing. The developer filed a federal lawsuit against the City of Newberg for the alleged lack of System Development Charge (SDC) payments for work completed in relation to the development. In an article posted on the International Business Times website, J.T. Smith companies representative Jesse Nemec alleged that Mayor Rosacker was in favor of negotiating, while City Council and the City Manager were opposed. Mayor Rosacker said that he did speak with J.T. Smith companies representatives and insisted they drop the suit for binding arbitration or other mediation. However, City Council had no knowledge of the conversation or input, and therefore the article misrepresented the will of council members.

Action: Direct staff to indicate to JT Smith that the city is willing to enter negotiations with JT Smith after they drop the federal lawsuit.

Motion: Mayor Rosacker

Second: Councilor Yarnell Hollamon

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

Local Online News Outlet Executive Session Conversation

Council addressed the public comment made by Rebecca Wallis and Yamhill County News about the lack of admission to the executive session. Mayor Rosacker said he submitted a case to the Oregon Government Ethics Commission (OGE), which requested for an additional 30 days to make the ruling. Attorney James Walker encouraged councilors to wait until OGE returned their ruling, as they are the enforcement arm of the decision, and they are working to define news media across the state is a priority for the commission and it would give the council more legal stability with the decision. Mayor Rosacker also encouraged councilors to fully vet the decision, as when an executive session is granted

it cannot be taken away and the decision will impact other news media outlets in the area.

Meeting adjourned at 8:02 p.m.



Rachel Thomas, City Recorder

ATTEST:



Bill Rosacker, Mayor