

City of Newberg Newberg Urban Renewal Agency Citizens Advisory Committee Meeting Minutes March 25, 2025

Call to Order

The meeting was called to order on March 25, 2025, at 5:00 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Chair Peggy Kilburg, Vice Chair Jim Talt, Dawn Paulson, and Amanda Case were present.

Members Phillip Higgins, Bubba King, Matthew Smith and Corrine Hanning were noted absent.

A quorum was present as two of the absent members, Matthew Smith and Corrine Hanning are Ex-Officio members.

Continued Business

Refresher on Capitol Improvement Process and Finance Options for River Street

City Manager Will Worthey provided a handout explaining the current situation regarding the River Street project. He reminded the committee that at the last meeting, the CAC had decided to focus on River Street as the first area to begin work, which was confirmed by the 2024 street survey. It was anticipated that the upcoming LiDAR data would further confirm the poor condition of River Street.

The city has adjusted its budget cycles to facilitate capital improvement work. The finance team, led by Kady Strode, had determined a mechanism for Newberg to secure early funding to start work on River Street in the 2025-2027 biennium.

The city could afford to spend \$6 million from transportation system development charges (SDCs) currently in reserve. As of December's ledger, reconciliation, the City of Newberg had approximately \$7.5 million on deposit for road-related projects in SDC funds.

Engineers estimated that the River Street project would be approximately 50% SDC eligible. The Finance Director, after discussions with Bond Council, believed that the current flow of money from Newberg for tax increment funding could service a debt of approximately \$6.3 million.

A concept emerged that the city could take on a general obligation debt for the half that doesn't come from SDC money, with Newberg servicing the debt through an intergovernmental agreement. This would mean the River Street project would have a total value of \$12.6 million, leaving a small reserve of \$1.2 million in transportation SDCs for future projects.

The total cost of the debt was estimated to be in the region of \$4 to \$4.5 million in interest over a period of 18 to 20 years. The plan was to use SDC money for design services and only trigger interest-bearing borrowing later in the process.

Discussion of the River Street Phases

Worthey presented three project areas touching River Street:

- East Third Street to East Ninth Street section (full road improvement)
- East Ninth Street to the bypass area (Eleventh Street)
- The southern section (involving right-of-way issues, county ownership, railway crossing improvements, and embankment construction)

A SWOT (Strength, Weakness, Opportunity, Threat) analysis was presented for considering whether to approach the project from north to south or south to north.

Options for River Street: North to South or South to North

The committee discussed the options for approaching the River Street project. Jim Talt suggested starting at Eleventh Street and heading north towards Third Street as far as funding would allow. He recommended not making improvements to the southernmost section (B sub-area) at this time due to uncertainties surrounding the future of the mill site.

The committee unanimously agreed with this approach, citing that it would benefit the largest number of residents and show immediate results. They also agreed that no public engagement survey or town hall event was necessary at this stage, as they were following an established urban renewal plan.

Motion: To recommend starting the River Street project at Eleventh Street and proceeding north towards Third Street, as far as funding allows, excluding improvements to the southernmost section at this time.

Moved by Peggy Kilburg, Seconded by Amanda Case

Peggy Kilburg-Yes

Jim Talt-Yes

Dawn Paulson-Yes

Amanda Case-Yes

Motion: That no further public engagement is necessary until designs are ready.

Moved by Jim Talt, Seconded by Dawn Paulson

Peggy Kilburg-Yes

Jim Talt-Yes

Dawn Paulson-Yes

Amanda Case-Yes

Both motions passed unanimously.

Will Worthey noted that they would prepare a recommendation from the Citizens Advisory Committee to go to the NURA(Newberg Urban Renewal Agency) Board and the City Council. The next steps would

involve writing these recommendations in the form of motions for consideration by NURA and the council, followed by resolutions for large expenditures.

The committee expressed excitement about the potential to improve a significant portion of River Street, possibly up to one-third of its length (approximately 0.5 miles). Worthey mentioned considering cost-effective cross-section designs, including a multi-modal path instead of separate sidewalks.

Adjournment

The meeting was adjourned at 5:20 PM.

Attested By:



Will Worthey, Staff Liaison



Peggy Kilburg, Chair