

City of Newberg

City Council Meeting Minutes

September 15, 2025

Call to Order

Mayor Rosacker called the City Council meeting to order on Monday, September 15, 2025, at 6:00 PM.

Roll Call

City Recorder called the roll with the following members present: Councilor McBride, Councilor Wheatley, Councilor Yarnell-Holloman, Councilor Kilburg, Mayor Rosacker, Councilor Turgesen, and Councilor Carmen.

Pledge of Allegiance

Mayor Rosacker led the Pledge of Allegiance.

Mayor Rosacker then delivered a proclamation regarding the First Amendment and condemning political violence, acknowledging the recent assassination of American political activist Charlie Kirk on September 10, 2025. The proclamation affirmed the city's commitment to protecting freedom of speech, press, religion, assembly, and petition rights, while condemning violence as a response to disagreement.

City Manager Report

August Narrative

City Manager Will Worthey presented the August narrative report highlighting multiple developments across city departments:

Community Development: City Manager Will Worthey reported on the passage of the short-term rental ordinance, completion of the economic opportunities analysis, opening of the GFU Cinematic Arts building, and ongoing work on the urban growth boundary expansion.

Construction: He noted a "construction boom" in Newberg, including apartment buildings, TV F&R temporary station design submission, Nagomi at Springbrook's submission of improvements for a hundred-lot subdivision, and Collina phase 1 final plot approval.

Community Engagement: The team worked with Public Works and Engineering to communicate about road improvements in downtown Newberg, sewer smoke testing, and water quality initiatives. The State of the City video received over 200 views on YouTube. Traffic safety reminders were issued for the start of the school year, and the East Illinois Street closure trial began.

NDPD Events: The National Night Out event in Memorial Park had increased attendance. Safety Town was successful, and the department implemented a new e-ticketing program.

City Recorder: The city received \$430,800 in grant funding for programmable logic controller replacement, launched a finance records control project, and finalized records policy on outdated code. The City Recorder led tours for the sister city delegation from Asago City and worked on FEMA disaster recovery grant for City Hall repairs.

been completed since receiving funds in March, with \$101,174 spent so far. Fourteen additional families are currently being evaluated for eligibility.

The program provides grants of approximately \$12,000 per family, often leveraged with Oregon Healthy Homes grants to address more extensive repairs. Projects have included roof repairs, walk-in shower conversions, electrical repairs, window replacements, accessibility improvements, HVAC system repairs, plumbing repairs, and siding replacement.

The representative emphasized that while \$10,000-\$20,000 might represent a used car or vacation to some, it is a "life-changing amount of money" for the program participants. The current grant program is funded for one year but is part of decades of similar work by the organization.

Mayor Rosacker questioned how the program ensures 60-year affordability as required by CET funds and how it verifies that housing costs remain below 30% of resident income. The representative acknowledged these were challenging requirements to meet given the nature of their repair work rather than new construction.

City Manager Will noted that the city has a grant writer on staff who could help with future funding applications.

Consent

Councilor Yarnell-Hollamon moved to approve the consent calendar. Councilor Kilburg seconded. The motion passed unanimously with votes as follows:

- Councilor McBride: Aye
- Councilor Wheatley: Aye
- Councilor Yarnell-Hollamon: Aye
- Councilor Kilburg: Aye
- Mayor Rosacker: Aye
- Councilor Turgesen: Aye
- Councilor Carmen: Aye

Continued Business

Review of CET Grant Contract

City Attorney Walker presented the draft grant agreement for Spark Newberg, which would receive remaining Construction Excise Tax (CET) funds. He discussed the legal analysis of whether the intended use of funds for acquiring property and developing transitional housing units met CET requirements.

Mayor Rosacker clarified that Spark Newberg might use the funds primarily for design and construction phases rather than real estate acquisition, as they had been offered land to build on.

City Attorney Walker explained that under both state law and municipal code, CET funds must be used for developer incentives and affordable housing programs. He noted that affordability requirements include both income and rent components, with residents needing to be at or below 80% of median family income and housing costs not exceeding 30% of that income.

Mayor Rosacker recused himself from deliberations due to his involvement with Spark Newberg. Council President Yarnell Holloman led the subsequent discussion.

to require tree replacement only when a landscape area would become deficient of required tree spacing (typically 50 feet for arterial streets).

Leanne Wagener presented maps showing the urban canopy in areas with and without landscape plans, highlighting the potential loss if replacement requirements were permanently paused. She also proposed clarifying criteria for pruning versus removal to prevent severely compromised trees that create dangers for adjacent property owners.

Robert Soppe provided public comment, expressing concern that the replacement requirements create a burden for property owners who voluntarily planted trees. He argued that citizens who understand the code would be less likely to plant additional trees if they knew they might be required to replace them with expensive root barriers later.

Council members discussed various perspectives on the issue. Some supported resident property rights, particularly when trees were voluntarily planted. Others emphasized the value of the urban tree canopy and suggested a compromise approach that would allow flexibility in placement while maintaining the tree inventory.

City Manager Will Worthey suggested bringing back code that would include flexible options to work around tricky areas. The Council directed staff to maintain the pause on replacement requirements while developing a more flexible approach that balances property rights with urban forestry best practices.

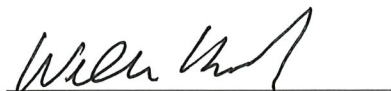
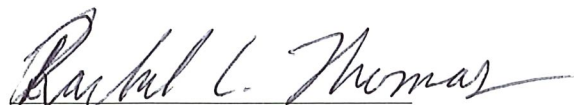
Executive Session

The Council entered into executive session pursuant to ORS 192.660(2)(a) to consider the employment of a public officer, employee, staff member, or individual agent.

Adjournment

Mayor Rosacker adjourned the meeting at 10:11pm.

Attested By:


Bill Rosacker, Mayor
Rachel Thomas, City Recorder