

City of Newberg

City Council Meeting Minutes

January 20, 2026

Call to Order

Mayor Bill Rosacker called the meeting to order at 6:00 PM on January 20, 2026.

Roll Call

City Recorder Rachel Thomas conducted roll call. Present were Mayor Bill Rosacker, Councilor McBride, Councilor Wheatley, Councilor Kilburg, Councilor Turgesen, Councilor Carmon, and Councilor Yarnell Holloman (attending virtually).

Pledge of Allegiance

The Pledge of Allegiance was recited.

City Manager Report

Narrative for December 2025 Events

City Manager Will Worthey presented the December 2025 report highlighting community engagement activities, groundwater treatment plant updates, River Street engineering progress, the NURA federal tax ID acquisition, and finance activities. He specifically addressed a sewer surcharge event on Fernwood Road due to high volumes of rainwater infiltration into the aging sewer system. The City Manager explained that the existing line is undersized for current development and cannot handle the combined flow from both older housing developments and new construction. He noted that additional funding will be needed to accelerate the replacement of this infrastructure.

Public Comments

Several residents provided comments regarding ICE operations in Newberg. Additional comments addressed ADA accessibility, community unity, and support for the Newberg Police Department.

Presentations

TVF&R Presentation on Station 20

Representatives from Tualatin Valley Fire and Rescue presented an update on the upcoming rebuild of Station 20. The presentation included information on the station's history dating back to 1940, temporary relocation plans during construction, and design features of the new facility. Key improvements include individual bunk rooms, specialized decontamination areas, upgraded HVAC systems, and pull-through apparatus bays. Construction is scheduled to begin in April with site preparation starting in February.

Newberg Workforce Housing Consortium Update

Ryan Olson from the Newberg Workforce Housing Consortium presented the Housing Innovation Village Experience (HIVE) project. This initiative will showcase ten innovative housing units using various construction technologies, including cross-laminated timber, modular designs, and automated construction methods. The homes, targeted at middle-income buyers (80-120% AMI), will be priced in the \$300,000-\$400,000 range. After completion, the site will be opened to the public in September as a demonstration project.

Public Hearing

Partition of Un-incorporated Parcel

City Planner James Dingwall presented a proposed three-lot partition of an unincorporated 9.1-acre parcel within the urban reserve area at 3301 NE Zimri Drive. While the final decision rests with Yamhill County, the Newberg Urban Area Management Agreement requires City Council to hold a public hearing and make a recommendation. Staff determined that although the proposed building envelopes would occupy approximately 12% of the site (slightly above the 10% threshold), this would not prohibit future urban development.

Motion: Mayor Rosacker moved to waive the second reading of Resolution 2026-4008. Councilor Kilburg seconded the motion.

Vote: All Councilors voted in favor.

Mayor Bill Rosacker-Aye

Councilor Derek Carmon-Aye

Councilor Elise Yarnell-Hollamon-Aye

Councilor Mike McBride-Aye

Councilor Jeri Turgesen-Aye

Councilor Robyn Wheatley-Aye

Councilor Peggy Kilburg-Aye

Motion: Mayor Rosacker moved to approve Resolution 2026-4008, a resolution recommending that Yamhill County approve the proposed three-parcel partition of 3301 Northeast Zimri Drive, Yamhill County tax lot number R3208 01000, and asked that it be read by title only. Councilor Carmon seconded the motion.

Vote: All Councilors voted in favor.

Mayor Bill Rosacker-Aye

Councilor Derek Carmon-Aye

Councilor Elise Yarnell-Hollamon-Aye

Councilor Mike McBride-Aye

Councilor Jeri Turgesen-Aye

Councilor Robyn Wheatley-Aye

Councilor Peggy Kilburg-Aye

Continued Business

Sister City Non-Profit Support

The Council discussed continuing support for Newberg's sister city relationships with Poysdorf, Austria and Asago, Japan. David Adelsheim emphasized the importance of the Poysdorf connection to Newberg's wine industry, which represents a significant economic driver for the region. Brandon Slyder presented his newly established nonprofit, Connect Newberg, which will coordinate sister city activities without requiring city funding. The Council expressed support for maintaining diplomatic relations while ensuring that public funds would not be used for spouse travel expenses. They expressed that the City Manager could support this non-profit at his discretion within the current budget.

New Business

PASER Code Change

City Manager Will Worthey presented a minor ordinance change to recognize PASER (Pavement Surface Evaluation and Rating) data in the municipal code. The addition will allow the city to use LiDAR-based road surface scanning technology to better inform road repair decisions while retaining the existing Pavement Condition Index (PCI) standard.

Motion: Mayor Bill Rosacker moved to waive the second reading of Ordinance 2026-2942. Councilor McBride seconded the motion.

Vote: All Councilors voted in favor.

Mayor Bill Rosacker-Aye

Councilor Derek Carmon-Aye

Councilor Elise Yarnell-Hollamon-Aye

Councilor Mike McBride-Aye

Councilor Jeri Turgesen-Aye

Councilor Robyn Wheatley-Aye

Councilor Peggy Kilburg-Aye

Motion: Mayor Bill Rosacker moved to approve Ordinance 2026-2942 and asked that it be read by title only. Councilor Kilburg seconded the motion.

Vote: All Councilors voted in favor.

Mayor Bill Rosacker-Aye

Councilor Derek Carmon-Aye

Councilor Elise Yarnell-Hollamon-Aye

Councilor Mike McBride-Aye

Councilor Jeri Turgesen-Aye

Councilor Robyn Wheatley-Aye

Councilor Peggy Kilburg-Aye

Council Business

Election of Council President

Motion: Councilor McBride nominated Councilor Derek Carmon for Council President for 2026. Councilor Kilburg seconded the motion.

Vote: All Councilors voted in favor.

Mayor Bill Rosacker-Aye

Councilor Derek Carmon-Aye

Councilor Elise Yarnell-Hollamon-Aye

Councilor Mike McBride-Aye

Councilor Jeri Turgesen-Aye

Councilor Robyn Wheatley-Aye

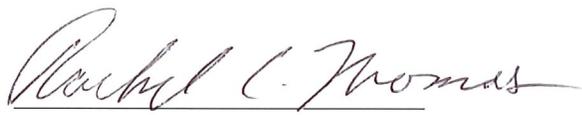
Councilor Peggy Kilburg-Aye

The meeting was adjourned at 8:16 PM.

Attested By:



Mayor Bill Rosacker



City Recorder Rachel Thomas