

CITY COUNCIL
AGENDA
JANUARY 3, 1983
7:30 P.M.

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. OATH OF OFFICE FOR MAYOR AND COUNCILMEN ELECT
- IV. MAYOR'S STATE OF THE CITY ADDRESS
- V. CONSENT CALENDAR:
 - 1. Approve Minutes of December 6, December 16, 1982.
 - 2. Communication from Art Stanley re: resignation from Planning Commission.
 - 3. Communication from Bud Curry, Mountain View Mobile Home Court, thanking city for assistance with drainage problem.
 - 4. Communication from Consultants Northwest, Inc. thanking city for assistance to City of Dayton.
 - 5. Communication from Senate Republican leader, Tony Meeker, thanking Mayor for recent congratulatory letter.
 - 6. Long Range Estimate Fiscal Projection Report.
 - 7. Communication from City of Dayton re: assistance provided by Newberg.
- VI. REQUESTS FROM FLOOR AND COMMUNICATIONS:
 - 1. Request and communication from Park and Recreation Superintendent and Dave Sturdevant, President of "Newberg Horseshoe Club" re: use of city property adjacent to Memorial Park for horseshoe courts.
- VII. PUBLIC HEARINGS:
 - 1. Public Hearing on Landfill Issue.
 - 2. Public Hearing on Sewer User Ordinance.
- VIII. REPORTS FROM CITY ADMINISTRATOR:
- IX. OLD BUSINESS:
 - 1. Report on Amusement Device Ordinance and Fee Schedule.
 - 2. Status Report on New Sewage Treatment Plant.
- X. NEW BUSINESS:
 - 1. Approve Accounts Payable.
 - 2. Appointments by Mayor.
- XI. RESOLUTIONS:
 - 1. Resolution accepting 1981-1982 Audit Report.
 - 2. Resolution adopting New Classified Rate Plan Schedule.
 - 3. Resolution allowing city wider use of investments on idle funds.
 - 4. Resolution honoring Ruth Gilman for her contribution to the City of Newberg.
- X. ORDINANCES:

A REGULAR MEETING OF THE
NEWBERG CITY COUNCIL

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

Roll Call:

Present -	Maybelle DeMay	C. Eldon McIntosh
	Roger Gano	Quentin Probst
	Harold Grobey	Richard Rementería
	Alan Halstead	Tommy Tucker

Staff Present - Michael Warren, City Administrator
Alan Barnes, Building Official
Richard Faus, City Attorney
Herbert Hawkins, Chief of Police
Clay Moorhead, City Planner
Arvilla Page, City Recorder
John Paola, Fire Chief
Robert Sanders, Public Works Director
Doreen Turpen, Librarian

Also Present - Approximately 25 citizens

The Mayor stated that Item Number 4-2 on the Agenda would be considered at this time. The item is communication from Angus McPhee, Disposal Industries, Inc., regarding the City Council's questions pertaining to the proposed landfill in Dundee.

The City Administrator stated that at the Council's previous meetings, the Council had asked basic questions about the proposed landfill. Mr. McPhee is present and will answer the questions personally. Yamhill County has sent the City a referral asking for input on the landfill. The staff has not had time to prepare the recommendation.

Angus McPhee, 2200 Alder Lane, asks that the Council state their questions.

Councilmembers Rementería, Gano, Tucker, Grobey, McIntosh and DeMay asked the following questions:

1. How many trucks would be passing through Newberg to the proposed landfill?
2. Would the garbage from the Metro area be in transfer trucks rather than regular garbage trucks?
3. Would the proposed facility in North Portland affect traffic through Newberg?
4. What is the major difference between the proposed Dundee site and the proposed Wildwood site?
5. Would not transfer trucks represent 3 to 4 regular garbage trucks?
6. Other trucks come into Newberg now, would they come to the Newberg transfer station?
7. Is it definite that the present site will close in 1983 and will Newberg's fees then increase?

8. Is there any transfer station planned in the Washington County area?
9. How many trucks from the Newberg/Dundee area are using the landfill at present?
10. Are the transfer station and landfill separate issues?
11. Would users outside the city limits come to the Newberg transfer station?
12. Does Metro have any plans to haul all the way to the River Bend site?

Mr. McPhee responded to the questions as follows:

A mock-up of the transfer station has been prepared and is available for viewing at the Disposal Industries office. The transfer station will be for local use. Metro/County garbage would be in transfer trucks. The proposed Wildwood site in North Portland will not be ready for use for several years. Preparation of the Wildwood site will require diversion of several creeks and building a dam. Much less preparation would be required for the Dundee site. Department of Transportation has estimated that truck traffic in Dundee from hauling garbage to the new site would add .4% to traffic. One transfer truck represents 3 to 4 regular garbage trucks. Other trucks from outside the area, which are using the Newberg Landfill now, would not use the Newberg transfer station. It is definite that the present site will be filled within 2 years. There would be an increase in fees from the present \$1.50 per yard to \$2.25 per yard. Transfer stations are planned in the Washington County area and one in Oregon City is almost complete. Transfer site and the landfill are two separate issues but they are interbound. The transfer station would be used by customers from outside the city limits but not from other counties. This is the same situation as at present. Metro does not have any plans to haul all the way to the River Bend site.

Consent Calendar:

The Consent calendar contained 8 items. Motion: Halstead-McIntosh to move Item Number 7, Appointments by Mayor, to Number 3 under New Business. Carried unanimously. Motion: Gano-Halstead to remove Item Number 4, Communication from Liberty Cable Television, from the consent calendar and consider it as a separate item. Carried unanimously. Councilman Grobey noted that in the minutes of November 10, the word December is misspelled on page 2, paragraph 4. Motion: Halstead-McIntosh to approve the amended consent calendar which contained the following items:

1. Approve Minutes of November 10, 1982 Joint Meeting of Council and NCRC; November 15, 1982 Adjourned Meeting of City Council; November 17, 1982 Joint Meeting of City Council and NCRC.
2. Oregon Public Library Statistical Report.
3. Communication from Representative Bill Rutherford answering City Council's request for property tax reform.
4. Communication from Planning Commissioner John Poet regarding resignation from the Planning Commission effective December 1, 1982.
5. Communication from Linda Williamson, Mothers Aide for Chehalem Park and Recreation District, thanking Fire Department for class presentation.
6. Review of two unusual resolution by the City of Rajneeshpuram.

Motion to adopt the consent calendar carried unanimously.

Rick Schaal, Liberty Cable Television, stated he had informed the City that Liberty, as of November 15, 1982, has completed all of the aerial and underground work. Mr. Schaal introduced Joe DeBaco, Vice President of the Portland and Metropolitan Division. Mr. DeBaco stated that Newberg represents the most technically advanced system that Liberty has at the present time. The City Manager asked Mr. Schaal if he could give the dates that some tapes Liberty has prepared will be shown. Mr. Schaal stated that

three productions have been done. These are the fashion show, the Community Spirit Tape and the Volunteer Fire Department. One of the productions will be shown on Cable Channel 7 on December 20, 21 and 22. Scheduling can be arranged to show the other productions. Motion: Gano-Grobey to accept the report from Liberty Cable Television. Carried unanimously.

Requests and Petitions from Floor:

Tom Currans, Rt. 1, Box 680, stated he represents the Citizens for Yamhill County opposing the current landfill proposal. He stated he has petitions with over 800 signatures. He asked if he could obtain from the City Planner, copies of the County's referral. The City Planner stated that copies would be made and the referral would also be made available to the public at the City Hall and at the Public Library.

Communication has been received from Yamhill County asking for nominations for a representative to the Senior Services Agency. The position is for an elected official and preferred is someone over 60 years of age that has at least a half day each month available to spend on advisory council business.. Motion: Grobey-Tucker to nominate Councilmember Maybelle DeMay. Motion carried.

City Manager stated that Stan Shirk, our dog control officer, had planned to retire several months ago. The City received many applicants for the position. Mr. Shirk was finally able to complete his arrangements and has retired. The City has now chosen, from the many applicants, Diane Darnell as the new dog control officer. Mrs. Darnell not only applied for the position but met with Mr. Shirk on several occasions. We believe she will carry on the excellent work that Mr. Shirk has been doing. Diane Darnell was then introduced to the Council.

Public Hearings:

Continued public hearing on Redevelopment Plan. No one wished to speak, but there were some present that were concerned. The Mayor stated that he would like to close the public hearing so the Council could go into deliberations.

The City Planner reviewed the history of the Redevelopment Plan. The Plan was developed by the Newberg Centennial Redevelopment Commission, reviewed by the Planning Commission and Council. The Plan was revised to include the input from the Planning Commission and Council and then received final approval by the Newberg Centennial Redevelopment Commission and Planning Commission. The City Planner reviewed the specific changes that were made in the various sections of the Plan. Oliver Norville, a noted land use attorney, has recommended some changes in the Plan, as follows. In Section 600, B-2-C-1, all wording after "through traffic" is deleted. In the following Section all wording after "civic center" deleted. City Attorney stated that with these changes, the following section, number 3, wording should be changed to read "land acquisition for any purpose other than specifically listed in 600-B-2-A,B,D, and E, delete the word above. Additional recommendations from attorney Norville were in Section 700, B, paragraph beginning the tax increment financing should be completely deleted as this is included in the Capital R Report with the amount integrated. Section 800, A, change the wording from this Plan shall to this Plan should. Section 900, B, substantial change, add the wording after land uses "which would change the basic principles of the Plan".

The City Manager stated his comments on the matter are covered in the memo to the Council. The Council has discussed the controversial areas of the traffic and civic center. No one has questioned the process of redevelopment itself with the tax increment financing.

The Mayor asked again for testimony from those present and any objections to his closing the public hearing.

Judy Worrall, 215 North Center Street, stated she is a resident and property owner within the Urban Renewal Area. No residences were contacted when the survey was done and property owners do not know what this Redevelopment Plan means to them. City Planner stated that there are no plans to alter residential properties. There could be some advantages to property owners if it were a historical house or there is a possibility of low cost loans for remodeling residences. Lyle Stewart, Consultant, stated there could be other benefits such as improved drainage in the area.

No others wished to be heard.

The Mayor then closed the public hearing.

Councilman Gano asked for an explanation, again, for the attorney's reasons to recommend deletions in Section 600. City Planner stated that the attorney felt the changes would be an amendment and should follow amendment procedures. Also, there would need to be funds available to proceed at the dates stated in the portions which he recommended deletion of and the funds would not be there.

Councilman Gano stated that he had no objections to the modified language as recommended. Councilman Grobey complimented the staff and concurred with Mr. Gano's statement. Councilman Tucker stated he also concurred. Councilman Gano stated, at the League of Cities Conference, which he just returned from, several sections were devoted to redevelopment. The motion to read the ordinance on the Redevelopment Plan was deferred to later in the agenda.

Reports from the City Administrator:

City Administrator reported that the State will have representatives to receive input on the 6 Year Highway Improvement Program at City Hall in his office on December 16, 1982 at 10:00 a.m. A letter has been received from the Newberg Area Chamber of Commerce stating action taken at their Board of Directors meeting on Monday, December 6, 1982, states as follows: The Newberg By-pass be the Number 1 priority, as a long-term goal, and that the use of Second Street as a one-way traffic going east, not be neglected since it is a local problem in terms of uptown redevelopment. The City Administrator stated the City should work with other cities to coordinate the need for the by-pass. About 40 years ago, a by-pass was staked out by the State Highway Department and the citizens opposed it at that time.

Robin Hamblet, Yamhill County Commissioner, stated the County will back the by-pass issue as a Number 1 traffic problem in Yamhill County. There is a need to keep pressure on the State and to make it a coordinated effort by all concerned.

Mayor Hall stated that the problem has a very wide impact and affects people from Portland to Lincoln City.

Motion: Gano-DeMay to work and coordinate with other cities on the by-pass and to list it as the Number 1 priority. Carried unanimously.

Council Seminars. The City Manager stated that there will be 2 or 3 meetings with the first one scheduled for December 16, 1982 at 7:00 p.m. at Newberg Community Hospital. Mr. Hershey and Mr. McArthur from the Council of Governments will act as facilitators.

Reports on Signs in Newberg. The City Administrator recommended the slide presentation be made to Council Committees and to work toward merging the ordinances controlling signs. Councilman Tucker stated the Council should work with the businesses to phase out the signs. City Administrator stated that is given. The problem is with the new signs. Councilman Gano asked whether the bright sign at the Springbrook Plaza is a safety hazard. Chief Hawkins stated that it may fall under the nuisance ordinance. Councilman Rementeria asked whether Mr. Warren could get with the Chamber of Commerce on this matter and also provide some samples of ordinances. After further discussion, the following motion was made. Motion: Probst-Tucker that staff prepare recommendation and ordinances concerning temporary signs. Carried unanimously.

Motion: DeMay-Rementeria that the Council look at revising any ordinances concerning signs after review by Committees. Carried unanimously.

New Business:

The Council reviewed the Accounts Payable for November and asked questions about several items. Motion: Halstead-DeMay to approve the November Accounts Payable. Carried unanimously.

The Mayor called the Council's attention to the motion they had made previously to not pay the County's charges for radio service as an offset to the Dog Control revenues which had not been received at that time. The Dog Control issue has now been negotiated. Motion: Grobey-Halstead that the County be paid for the radio charges which were deferred. Carried unanimously.

Report on Sewer User Ordinance. Industries have been asked to come and offer input on the ordinance and the Public Works Committee has reviewed the ordinance several times. The Public Works Director stated that the booklet given to the Council contains only the Committee's input. The next draft will include Council input. Mayor Hall asked Steven Downs, Consultant, whether it will be necessary for the Council to request an extension from DEQ. Mr. Downs responded that it would not be necessary as they have been kept informed. However, a letter should be sent formally requesting an extension of 30-60 days. Public Works Director asked that the Council comments be received by December 21, 1982.

Appointment by the Mayor: Mayor Hall made appointments to the Planning Commission of Roger Veatch and Arthur Roberts. Motion: Tucker-McIntosh to accept the appointments to the Planning Commission. Carried unanimously.

Resolutions

The City Administrator stated that staff has been working on Bankers Life Retirement Plan for the employees for 18 months. Stonewall Pension Services was contacted 7 months ago for assistance. The entire plans for both the general employees and the policemen and firemen have been reviewed by a staff committee with Stonewall Pension Services' assistance. It is also recommended that the City retain the services of Stonewall Pension Services for administration of the Plan. Stonewall will give more personal service to the employees and at a little less cost than the Bankers Life Administration charge.

Alan Stonewall of Stonewall Pension Services, reviewed his findings on the current plan which was better than PERS in some areas and didn't match adequately in others. The patchwork plans double counted in some areas giving excessive benefits to future service and not equally serving prior service. Mr. Stonewall described some of the changes.

The City Administrator stated that the proposed plan tries to treat all equally, match PERS, and hold the cost similar to PERS.

Councilman Gano questioned the retirement age designation. Mr. Warren responded this refers to normal retirement age. Normal retirement age is used in the pension plan and mandatory retirement age is referenced in the Personnel Rules and Regulations of the City.

Motion: Halstead-McIntosh to adopt Resolution 82-961, the Retirement Plan for general employees of the City of Newberg. Carried unanimously.

Motion: Gano-Probst to adopt Resolution 82-962, the Retirement Plan for the policemen and firemen of the City of Newberg. Carried unanimously.

Motion: Halstead-Gano to adopt Resolution 82-963 changing the rates for the Newberg Taxi Service. Carried unanimously.

Motion: Gano-DeMay to read Ordinance No. 2106 establishing a Cable Communications Commission and prescribing its powers, duties, organization and membership. Carried unanimously. The ordinance was then read. Roll Call: Aye - 8, DeMay, Gano, Grobey, Halstead, McIntosh, Probst, Rementeria, Tucker; Nay - 0; Absent - 0. The Mayor then declared the ordinance passed.

Motion: Grobey-McIntosh to read Ordinance No. 2107 implementing the Newberg Centennial Redevelopment Plan. Motion carried with one nay - Halstead. Richard Faus, the City Attorney, stated that since this was the last ordinance he would be required to read in full for the Council, he would like to read it without assistance. Mr. Faus then read the ordinance in full.

Motion: Gano-Tucker to amend ordinance Section 400, B, 2, to read "reroute Highway 99W traffic off First Street to remedy the adverse impact of Northbound through traffic". Carried one nay - Rementeria.

Roll Call on the ordinance as amended: Aye - 8, DeMay, Gano, Grobey, Halstead, McIntosh, Probst, Rementeria, Tucker; Nay - 0; Absent - 0. The Mayor then declared the ordinance passed.

The Council adjourned to Executive Session under ORS 192.660(1D & E). Press was excluded under Section D of subsection 1, Labor Negotiations. All staff and members of the public were excused except City Administrator, City Attorney, and City Recorder. All members of the Council were present as previously stated.

Two items were discussed in Executive Session as follows:

1. Increased benefits for city employees, if any; and
2. Whether the City could or should accept property in lieu of assessments on specific improvement projects.

The Mayor called the regular Council back into session. The Council discussed whether a resolution would be required to change employees benefits. The resolution will be presented at the January Council meeting.

Motion: Probst-DeMay to adjourn to December 16, 1982 at the Newberg Community Hospital Board Room at 7:00 P.M. for the Council Seminar. Carried unanimously.

MINUTES OF
CITY COUNCIL SEMINAR

Newberg Community Hospital

Newberg, Oregon

Present: Maybelle DeMay C. Eldon McIntosh
Roger Gano Quentin Probst
Harold Grobey Richard Rementeria
Alan Halstead

John Poet, Councilman-elect

Absent: Tommy Tucker

Also Present: Michael Warren, City Administrator
Kathy Meyers
Max Pope
Alan Hershey
Bob McCarthy

The meeting began at 7:00 p.m. The Mayor gave a brief overview of the past, prior to 1981. The Mayor explained that improvements were needed in many areas such as moral, public relations, communication and Council information.

The City Administrator discussed the current situation and provided information and updates on various projects that have occurred in the years 1981-82. The City Administrator assessed the situation as follows:

1. Good employee moral.
2. Team building concept accepted by Department Heads.
3. City Council information level at a high standard.
4. A community togetherness.
5. A positive image for the City of Newberg.

Updates on the various departments were then given by the City Administrator. Discussions ensued on subjects of the by-pass, HUD Grant, employee attitude, and the Library.

The City Administrator summarized the current situation as good moral, good teamwork, good development of Department Heads, a positive image for the City, and a good level of efficiency.

It was suggested that the community also be aware of what has happened and a possible means of informing the community would be through the local origination channel furnished by cable television. Also suggested was a possible meeting with the Library Board in order for the City Council to be updated on the progress that has been made in this area.

The City Administrator discussed the need for cooperation in working together and expressed strong encouragement for the City Council to continue to provide the leadership and spirit for the staff and community. Mr. Hershey asked Max Pope how he felt about the comments of Mr. Warren and Mr. Pope replied that the Council indeed provides the most important ingredient in a City or community working positively toward their goals. The City Administrator listed some possible goals for the future which included continued good City Council/staff relationships, development

of department heads, a computer, redevelopment, lobbying for a by-pass, self-insurance program and COG involvement in Police recruitment.

General conversation was then held by all Councilmembers and everyone present on the importance of the City Council and the role of the City Council.

It was agreed that the next meeting would discuss future goals and priorities in the City.

The meeting was adjourned at 10:05 by motion of Halstead-Grobey. Motion carried unanimously.

TO: Mike Warren, City Manager

FROM: Arvilla Page, Finance Department

January 5, 1983

SUBJECT: Long-Range Fiscal Projection 1983 through 1988

In response to questions asked by Council members January 3, 1983:

1. Taxes other than property. Question from Councilman Halstead regarding increase for 84-85 year.

The only revenue received in this category is the Hotel-Motel tax. The tax is 6% of gross rental receipts. Our current revenues with one small motel is projected at \$6,300 per year. Hopefully, we will have a new, larger and nicer motel within the next two years. Hence, the revenue increase to \$25,000 per year.

2. \$9,000 Expenditure decrease for Public Safety from 84-85 to 85-86. Question from Councilman Gano.

This is tied to a possible increase in property taxes for a new sewage treatment plant, a possible reduction of Federal Revenue Sharing and no significant increase in other revenues. FRS must be funded each year and this projection required a large dose of optimism. Other expenditures for the 85-86 year also are reduced except for Sewer and Water and Debt Service. Administration shows a \$6,000 reduction. Since Police and Fire are funded in part by FRS, I thought it fair to project a reduction in those areas.


Arvilla Page
Finance Officer

ap

CC: Mayor Hall



Westech Engineering, Inc.

CONSULTING ENGINEERS AND PLANNERS

PRINCIPALS

C. H. STEKETEE, P.E.
H. C. FERRIS, P.E.
J. M. SCHUETTE, P.E.

3421 - 25th St. S.E.
SALEM, OREGON 97302

Telephone 585-2474

MEMORANDUM

December 29, 1982

To: Bob Sanders, Newberg Public Works Director
From: ⁵⁶¹⁰ Steve Downs, Project Manager
Re: City of Newberg, Wastewater Pretreatment Program,
JO 815

I met yesterday with several industry representatives to review our response to their comments on the draft program dated October 1982. Those comments are summarized below and should be reviewed with the City Council during their January 3 public hearing.

Technical Images, Inc., Herb Rustrum, commented as follows:

COMMENT #1: The Director's authority should be spelled out, providing guidelines and/or limits. He wants to avoid arbitrary decisions.

RESPONSE: We agreed that his concerns would be alleviated with language requiring good judgement and consideration of all known facts. Therefore, the following changes appear appropriate:

Page 2, first full paragraph. Add the following additional sentence: "To that end, this ordinance shall be implemented using good professional judgement; with associated decisions taking all known facts into consideration."

Page 72, Section 602 D3. The first sentence should be revised to read: "The Director shall forward findings of fact and a resulting recommendation to the City Council via the City Manager."

COMMENT #2: Discharge and/or water service should be suspended or terminated only as necessary to resolve the problem. Specifically, if copper loadings are a problem, his fabrication operation should not be forced to shut down.

RESPONSE: Under Section 601, Page 69, the City has authority to "limit" the discharge, as opposed to termination. In

addition, except in emergency situations, the City cannot terminate or suspend service without formal written notification, and associated right of appeal by the user. However, the following language should clarify his concern by adding a new section E on page 74: "Decisions by the Director to terminate or suspend the discharge shall be made after due consideration of all known facts. Moreover, this section does not universally require the termination of all user operations; particularly if some operations are not wastewater contributors." It should be noted, however, that Section 608 C4 (page 79) should remain as is, since it relates to non-payment of costs.

COMMENT #3: Industry should have some assurance that this ordinance does not prevent their acquisition of a direct discharge permit from DEQ.

RESPONSE: While the present ordinance in no way prohibits any user from obtaining a permit from DEQ, the following changes to Section 301 C (page 40) appear reasonable.

Paragraph 2. Add: "...and DEQ as necessary." to the last sentence.

Paragraph 4. Revise to read as follows: "Except as may be specifically permitted by DEQ, no person shall discharge into the storm drainage system any material listed in Section 301 A of this ordinance, or any other material which may cause nuisance problems. However, this does not restrict the City from working cooperatively with any user in the user's efforts to obtain discharge permits from DEQ."

COMMENT #4 Industry wants to have the opportunity for input when utility fees and charges are ultimately adopted by the City.

RESPONSE: Article #V empowers the City to adopt various charges and fees associated with the wastewater program. However, the setting of such fees and charges is not part of this pretreatment program and ordinance.

COMMENT #5 The City should rely more on industry monitoring capabilities, particularly if they have a satisfactory system in place.

RESPONSE: The thrust of this program is for self-monitoring by each user, with the City performing compliance spot checks as necessary. Some clarification seems appropriate, and Section 407 E 1 (page 60) should be revised to read as follows:

"Periodic monitoring shall be performed by either the user or the City to insure compliance with this ordinance and any associated permit. The Director may require self-monitoring by the user or, if requested by the user, may agree to perform the compliance monitoring needed to prepare the periodic compliance report required under this section.

Such monitoring shall be by means appropriate to meet the requirements of this ordinance and satisfy the needs of both the City and the user."

COMMENT #7 The City should make every effort to resolve problems directly with the user, as opposed to going public.

RESPONSE: This approach is inherent with the program's basic objectives. However reinforcement of this concept is appropriate by adding the following sentence to the end of Section 602 C (Page 71):

"Emphasis shall be placed on resolving such violations directly with the user through mutual cooperation, assistance, and communication."

COMMENT #8 This program requires notification of the City by the user in the event of an upset at the user's facilities. Industry deserves the right to have reciprocal communication from the City, particularly in the event of upset conditions at the City's water treatment plant (specifically related to iron concentrations).

RESPONSE: Such cooperative communication is inherent with this program's objectives.

Allan Fruit Company, Rolland Carlson commented that the basic program is quite well done. However he believes that individual discharge allocations should include a reasonable margin for business growth.

RESPONSE: This ordinance's objectives insure that existing customer's capacities will not be preempted (Section 102). Guarantees for future capacity within the POTW may not always be possible, particularly if the treatment facilities are at or very near capacity. However, individual permit limits are subject to negotiation with each user, and can consequently reflect prevailing conditions.

The following language appears appropriate for inclusion as a new paragraph 2 under Section 401 B (page 53):

"2. It is the expressed intent of this ordinance that, in the absence of a specifically identifiable problem requiring further pretreatment, existing dischargers shall retain their presently allocated discharge limits, including a reasonable margin for business growth. Such limits, however, may be subject to reduction under the provisions of Section 305 A of this ordinance."

Existing capacity restrictions within the POTW (and/or associated moratoriums) would be considered a "specifically identifiable problem", and limit the user's reasonable allowance for growth until the capacity restriction is resolved.

Gerome Manufacturing Inc., Mike Stroyko, had no further comments on the proposed program. He appears quite comfortable with the City's management team and their approach to the program. He will work closely with them to determine his future wastewater pretreatment needs.

Protein Products, Inc. I was unable to meet with Lee Bognar, since he was on vacation. I have mailed him a summary of our response to his initial comments, (copies of which were forwarded to you with our December 27 letter), and will try to talk to him before the January 3 hearing..

Thelma L. & Arthur J. Stanley

621 S. Columbia St.
Newberg, Oregon 97132

Telephone
503-538-4170

December 9, 1982

Clay Moorhead
City Hall
Newberg, Oregon

Dear Clay:

Please except my resignation as a member of the Newberg City Planning Commission as of December 31, 1982. I have one more year in my term. This means I resign as the vice chairman of the commission also.

Let me express my very deep appreciation for the opportunity to serve the City of Newberg as a member of the City Planning Commission. I will miss the monthly meetings and may from time to time be present with the audience.

It has been great to work with you, Mike and others on the staff as well as members of the Commission.

I do appreciate the relationship of the Planning Commission to the City Council has improved. I do thank the City Council for my appointment each time.

My resignation is due to the fact that I want to change my life style as a retiree. I am dropping all of my responsibilities in January 1983. The decision to do this came after my birthday in October. We have been retired seven years and need to read some books, sort files and many other things around our home.

I will continue to be available for special and short assignments especially for the Cenntennial preparation.

Again, my sincere thanks.

Sincerely yours,

C.C. Mike Warren
Elvern Hall

Arthur J. Stanley
Retired resident of Newberg

Oregon
State
Tenants'
Association

RECEIVED

DEC 10 1982

CITY OF NEWBERG, ORE.
OFFICE OF RECORDER

MOUNTAIN VIEW COURT
2901 E. Second Box 411

December 8, 1982

Mike Warren
Newberg City Manager

Dear Mike,

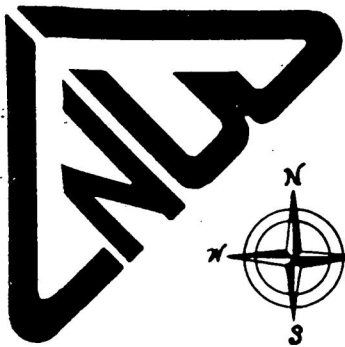
Please accept this letter as a token of our appreciation from all of us at Mountain View Court for the prompt attention you and Bob Sanders displayed in our request for an improved drainage ditch along the back of our property out to Springbrook Road.

During the recent heavy rains in the area, the work which was completed, proved to be very adequate.

Again, I wish to thank you and Bob . Keep up the good work you are doing for Newberg, and have a Happy Holiday Season.

Respectfully yours,
O S T A president
Mtn. View Chapter

Bud Curry



CONSULTANTS NORTHWEST, INC.

117 East 5th

P.O. Box 725, McMinnville, OR 97128

tele: (503) 472-7926

December 16, 1982

Mr. Bob Sanders, City Engineer
City of Newberg
414 E. 1st
Newberg, Oregon 97132

Dear Mr. Sanders:

On behalf of the City of Dayton, we wish to express our appreciation for your support and assistance to the City during the emergency which occurred on December 13 to 16, 1982.

As you know, conditions at the scene created a need for immediate response to prevent the emergency from becoming a disaster. With your help, the City was able to organize and deliver the needed response in a minimum of time.

The quick reactions to this emergency involved numerous individuals, agencies and resources. The coordination necessary to accomplish the tasks at hand would not have been possible without your help and cooperation.

Again, thank you for contributing to the success of this emergency response.

Sincerely yours,

The City of Dayton
Consultants Northwest, Inc.

Bruce Peet

V-4



OREGON STATE SENATE
SALEM, OREGON

SENATOR
ANTHONY MEEKER

December 6, 1982

Elvern Hall
Mayor, City of Newberg
414 E. First St.
Newberg, Oregon 97132

Dear Elvern

Thank you for your letter and the kind remarks concerning my election as Minority Leader in the Oregon Senate.

As you know, I have consistently advocated the need for some type of reform of the property tax program. The people of Oregon have graciously given the legislature one more chance to resolve the problem in an equitable manner. It is up to us to find a solution that is reasonable and fair to everyone concerned.

I appreciate receiving your letter and your interest in the problems we are facing. Should my office ever be of assistance to you or the Newberg City Council, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tony Meeker".

Tony Meeker
Senate Republican Leader

TM/rj

TO: Mike Warren, City Manager
FROM: Arvilla Page, Finance Officer
SUBJECT: Long-Range Fiscal Projection

December 21, 1982

I have prepared the attached Long-Range Fiscal Projection for the years 1983 through 1988 as required by ORS 221.780 (2). This law requires all Oregon cities of over 10,000 population that receive either State Revenue Sharing or a portion of State liquor taxes to provide proof of long range planning for revenues and expenditures.

I reviewed the projections I made from last years report and adjusted the figures for this report after considering new factors such as lower building and planning fees, possible tax increase for new sewage treatment plant, lower inflation factors and no increase or reduction of assistance from federal and state sources.

If you disagree with the range of any of these figures, they can be changed. While I do a lot of business and economics reading, these are only my estimates and will be adjusted again next year.

This report must be approved by the Council and signed by the Mayor. It must be filed with the State Intergovernmental Relations Division by January 15, 1983. Please place it on the agenda for the January Council meeting.


Arvilla

ATT:

Original is in "Original Pending Ordinance & Resolution" file.

LONG-RANGE FISCAL PROJECTION
Cities over 10,000 Population

Estimated Revenues and Expenditures in compliance with ORS 221.780(2)

REVENUES	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88
Property Taxes	1,800,578	1,835,600	2,083,900	2,055,400	2,119,900
Taxes other than Property	6,500	25,000	26,250	26,775	27,580
Fees, Licenses, Permits	305,900	325,117	352,476	374,505	403,155
Utility Revenues	953,000	982,000	1,029,700	1,059,600	1,112,580
Other Local Revenue	831,870	848,507	865,480	882,790	900,450
Intergovernmental Revenue					
--Federal Revenue Sharing	272,600	272,600	250,000	250,000	250,000
Other Federal Funding					
--State Revenue Sharing	52,000	52,000	55,000	55,000	55,000
State-Shared Revenue	326,500	329,237	332,131	335,043	321,775
Other State Funding	15,000	15,000	20,000	20,000	20,000
--Other Intergovernmental Revenue	8,865	9,365	9,865	10,865	10,865
TOTAL	4,572,813	4,694,426	5,024,802	5,069,978	5,221,305
EXPENDITURES					
Public Safety (Police, Fire, Ambulance, Building Inspection)	1,654,955	1,706,130	1,697,000	1,803,911	1,874,264
Transportation (Streets, Transit, Airports, Parking, Bikeways, Lighting)	478,577	491,498	490,818	521,740	542,008
Sewer and Water	895,883	940,000	1,005,800	1,068,160	1,113,708
Land Use Planning	71,231	73,154	74,000	78,662	81,730
Parks and Recreation					
Libraries	93,078	95,591	95,000	100,985	104,923
Social Services	29,595	30,394	30,394	32,309	33,569
Financial and General Administration	278,415	285,932	280,000	297,640	307,343
Debt Payments Principle and Interest	1,015,913	1,015,072	1,298,690	1,110,432	1,105,432
Other	55,166	56,655	53,100	56,139	58,328
TOTAL	4,572,813	4,694,426	5,024,802	5,069,978	5,221,305

Certification: I certify that this long-range fiscal projection was approved by the City Council of the City of Newberg on January 3, 1983.

Mayor

CITY OF DAYTON

In the Heart of Oregon's Garden Spot

December 23, 1982

POST OFFICE BOX 338
DAYTON, OREGON 97114
Phone (503) 864-2221

Mr. Elvern Hall, Mayor
City of Newberg
Newberg, Oregon 97132

Dear Mr. Hall:

The City Council of the City of Dayton wishes to express their gratitude to the City of Newberg for their quick response in our time of need by placing a truck and driver at our disposal last Thursday when our bridge was threatened by an earthslide and rising flood water.

It is good to know that a city in need can count on its neighbors during their time of stress.

If there comes a time when we can be of help to you we hope you will not hesitate to ask.

Sincerely,

Betty Damewood

Betty Damewood, Mayor
City of Dayton

MEMO

TO: City Council

DATE: December 22, 1982

FROM: City Manager

SUBJECT: Horseshoe Pits

The attached two letters and map indicates the desire of a segment of our community to develop the land just north of Memorial Park.

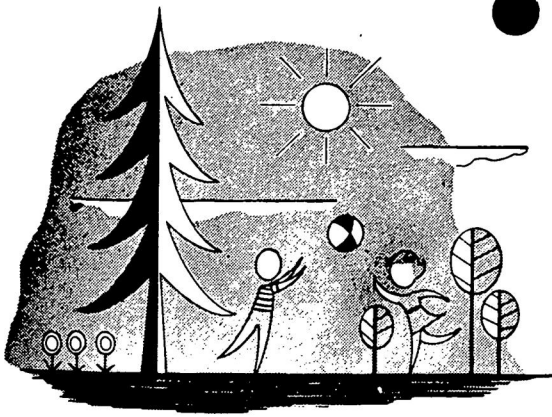
The Chehalem Park and Recreation District has affirmed its willingness to maintain the horseshoe pits and are willing to lease the land from the City for \$1.00 a year. The Board further recognizes and agrees that should the City Council concur with the proposal it will not cause the land to be part of Memorial Park or used for Park and Recreation purposes.

Contained within the City Charter is a section called "Use of Public Parks". I have attached that page for your review. The City Attorney has indicated that with the documentation that is attached the City can, if it desires, proceed with the proposal of the Park District without jeopardizing the versatility of the land.


Michael Warren
City Manager

MW/bjm

Enc.



CHEHALEM PARK & RECREATION DISTRICT

1802 HAWORTH AVE. • NEWBERG, OREGON 97132 • PHONE 538-7454

BOARD OF DIRECTORS

Leonard Attrell
Sharon Hatfield Paul McCartney
Michael McBride William Murdock

Jere S. Jackson, Superintendent

November 23, 1982

Mr. Mike Warren, City Administrator
City of Newberg
414 E. First St.
Newberg, OR 97132

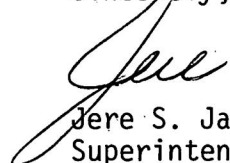
Dear Mike:

I explained to the Park and Recreation Board at their meeting last night the problem of the City Charter in relation to the Horseshoe Club's developing horseshoe pits on the City-owned property north of Memorial Park.

The Board reaffirmed the willingness of the District to maintain the pits, and we are willing to lease the land from the City for \$1 per year fee. The Board recognizes the City's concern that the area may be needed as a Civic Center site, and requiring a vote of the electorate would be costly and cause undue delay. The Board also recognizes and agrees that Council approval will not cause the land to be part of Memorial Park or used for park or recreation purposes. While the District would be willing to perform the routine maintenance of the pits, we anticipate that the Horseshoe Club will be responsible for their development.

The site is ideal for a horseshoe facility, and we want to do whatever we can to help the people involved in the Horseshoe Club realize their goals.

Sincerely,


Jere S. Jackson
Superintendent

jw

V1-1

Newberg, Oregon
Dec. 4, 1982

City of Newberg Council Members,
Newberg, Oregon

Dear Sirs,

We, the members of the " Newberg Horseshoe Club" would like permission to use that part of the vacant land that borders Memorial Park to the north to establish a horseshoe court. We would need enough of the land to build a court to accommodate at least 12 to 18 sets of pitching stakes. (About 60 x150 feet) By having a court next to Memorial Park we hope to use park rest-rooms and other facilities.

This court would be large enough to hold State Horseshoe Tournaments here in Newberg and could become a part of Newbergs Annual celebration "Old Fashioned Days".

We realize that this parcel of land belongs to the City of Newberg. It is not our intent to make it a part of Memorial Park or Chehalem Park & Recreation.

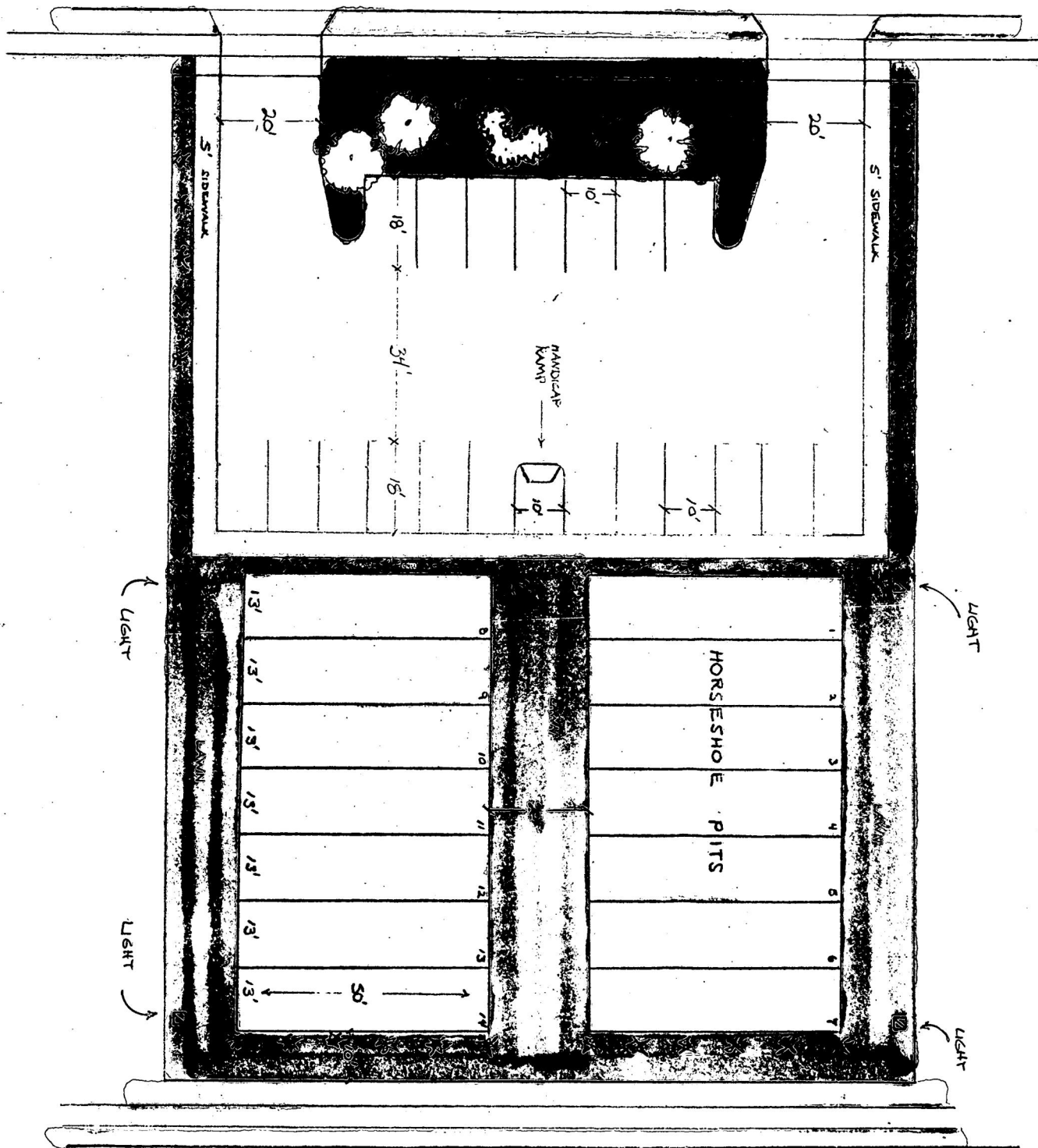
We would like the use of this parcel of ground for several years because of cost and work involved to build the horseshoe courts.

We now have 16 members that pitch at our present location -Hoover Park on South River Street and feel this membership could be doubled. These courts would be open to the Publics use at all times except during tournaments. We presently pitch every Thursday evening at 7:30 rain or shine. The horseshoe courts have lights for Thursday night pitching. Anyone interested is welcome.

We remain, The Newberg Horseshoe Club

President Dave Sturdevant

Secretary _____



Newberg Charter

Section 51. Business License Tax. No person paying a license to the City of Newberg in order to carry on any business or avocation within the city limits for which a license is required by this act or by any ordinance shall be required to pay a license tax to the county authorities of Yamhill County, Oregon for the same purpose; and the city shall have exclusive control of all licenses; and no part of the income derived therefrom shall go to said county.

Section 52. Highways and Roads. The City of Newberg as created by this act, shall have full power to lay out, open, work, change, and control all the highways and roads within the corporate limits thereof; and the power and authority given by the general laws of the State of Oregon to the county court of Yamhill County to divide said county into road districts, to appoint road supervisors, to lay out and work highways, and to levy a tax upon all taxable property of said county to be used in building and improving the public or county roads shall not apply or extend to the territory within the limits of said City of Newberg; but said territory and the inhabitants thereof are hereby excepted out of the jurisdiction of said court upon said subject.

Section 53. Debt Limit. Except by consent of the voters, the city's voluntary floating indebtedness shall not exceed a sum equal to 1 per cent of the current assessed valuation of taxable property within the corporate limits of the city. For purposes of calculating the limitation, however, the legally authorized debt of the city in existence at the time this charter takes effect shall not be considered. All city officials and employees who create or officially approve any indebtedness in excess of this limitation shall be jointly and severally liable for the excess.

X Section 54. Use of Public Parks. Notwithstanding any other provisions of this charter, all areas now or hereafter dedicated to or used for public park purposes are reserved forever to the use of the public; and no such area shall be sold or otherwise disposed of, or used for other than public park and recreation purposes, without prior approval thereof by a majority of the votes cast thereon by the people of the city.

Section 55. Continuation of Rights and Liabilities. No right or liability of the city existing at the time this charter takes effect shall be impaired or discharged by passage of this act, except as this act otherwise provides.

Section 56. Outstanding Bonds and Other Provisions of Prior Charter Retained. All outstanding general obligation bonds of Newberg shall continue to be general obligations of Newberg, though not otherwise mentioned herein; and the council shall, each year, at the time of making the annual tax levy for city purposes, include in such levy a sum sufficient to pay the interest due on such outstanding bonds and to retire the principal amounts thereof as the same mature. The following Subsections A through H and any subsections added in the future shall be automatically deleted from this charter when the principal and interest of said bond issues are paid in full and the bonds retired.

MEMO TO: City Council

FROM: Michael Warren, City Manager

DATE: December 27, 1982

SUBJECT: Landfill

The Planning Director and the Public Works Director have combined information to produce the attached report. I believe it gives some excellent background information and insights into the subject matter.

Obviously, it's controversial and the community is reactive on both sides of the landfill issue. However, as Council Members, you are privy or at least subjected to more information and areas of expertise than the average citizen. It is for this reason that the City Council should read the information attached a couple of times and if necessary contact as many people as you feel it takes to adequately answer any questions about the proposed landfill.

Yamhill County has asked for the City's recommendation. I realize that the landfill is not within the Urban Growth Boundary and even outside the area of influence, but because there will be certain impacts upon the City of Newberg and, frankly, because it is a County and even regional issue, you have been asked to provide your community's recommendation.

The only issue that the Planning Director did not comment upon was the traffic rerouting. As we know, approximately \$250,000. a year will be given to the County for, what I presume to be, General Fund purposes. There has been some discussion about this money being put toward an account that will eventually go toward a highway by-pass. I can provide no additional information other than the discussions that I have related above. No formal discussion that I know of has occurred. If there has been formal discussion, it has not been related to me through the County Planning Department or Commissioner's Office.

I do concur with the Planning Director's recommendation to limit discussion to the landfill issue and not the Transfer Station. I would image the Transfer Station discussion will come up at a later date and there are other facts that will be related to the City Council within a Staff Report.


Michael Warren
City Manager

MW:fj

472

MEMORANDUM
December 22, 1982

TO: Mike Warren, City Manager

FROM: Clay Moorhead, Planning Director

RE: Planning Commission Recommendation to the Newberg City Council relating to the establishment of a sanitary landfill, Angus MacPhee-applicant

On December 14, 1982 the Newberg Planning Commission met and reviewed the above mentioned request. Angus MacPhee was present to explain the proposal. No other persons appeared before the Planning Commission in favor or in opposition to the request. I do believe that a copy of the minutes of that meeting have been sent to all City Council members. A motion was made by Jane Parisi-Mosher and seconded by Art Stanley which states the following:

The Planning Commission of the City of Newberg has reviewed the proposal (County Docket No. PA-118-82/Z-227-82, the siting of a sanitary landfill being approximately 1.5 miles southeast of the City of Dundee) and find that the proposal conflicts with the interests of the City of Newberg in that: 1. Adverse traffic impacts would be created on our downtown core area. 2. The proposed landfill does not serve the City of Newberg's immediate community needs. 3. Alternative disposal systems may better serve the community's needs such as the use of the Riverbend site or other possible sites and systems more appropriate to the size of our community.

The vote on the motion is as follows: Aye: Bowlby, Parisi-Mosher, Roberts, Stanley, Veatch. Nay: Adamson, Cach, Harris. The motion carried by a split decision of 5 members in favor and 3 members in opposition.

Because of the substantial split in votes by the Planning Commission members, comments were presented from those members voting against the motion. Those comments are summarized as follows:

1. The traffic problem is not a significant factor. Long range planning is necessary. Large sites are more economic and functional in terms of operation. The overall effect on rates is a significant issue.
2. The regional concept must be considered.
3. DEQ standards will adequately control problems associated with the establishment of the proposed landfill. The siting of the landfill as proposed would provide substantial revenues to Yamhill County in terms of direct revenue and jobs.

MEMORANDUM
22 December 1982

TO: Mike Warren, City Manager

FROM: Clay Moorhead, Planning Director

RE: A request by Angus and Norma MacPhee to develop a solid waste landfill on a 484 acre tract of land located approximately 1.5 miles southeast of the City of Dundee

In order to develop a solid waste landfill, the applicant's must apply for a comprehensive plan change to the Yamhill County Comprehensive Plan and a zoning change to the County Zoning Map. Presently, the subject property is designated as AFLH (Agricultural-Forestry, Large Holding). The proposed property is located outside of the City of Newberg's Urban Growth Boundary and outside the area of influence, which is defined as a 1 mile radius from the City's Urban Growth Boundary. However, because there is expected to be certain impacts upon the City of Newberg, the County has submitted a referral requesting the City's recommendation relating to the establishment of a solid waste landfill site at the proposed location. The Yamhill County Board of Commissioners has the final local decision making authority on this issue.

In reviewing this request, the City of Newberg should consider what adverse impacts, if any, would affect the City and whether there is a need to establish another landfill site within Yamhill County.

In addressing the later question, the need can be broken down into three subcategories: local need, regional need and statewide need.

Local need: The Newberg landfill is set to close in June of 1983. There is a need for a location to deposit Newberg area solid waste. A site has been developed approximately 3 miles southwest of the City of McMinnville, known as the Riverbend landfill. This facility is intended to accommodate Yamhill County's solid waste needs for up to 32 years, as was indicated by Mr. MacPhee at the Newberg Planning Commission meeting on December 14, 1982. This time period can be shortened if greater demands are placed upon the Riverbend landfill. Currently, it is noted that the volume of waste disposal is not adequate to service the debt on the County backed bonds which were used to finance the facility. Regardless of the outcome of this request for a new landfill site, Newberg waste disposal will be transferred to the Riverbend site in order to bring the level of use of that landfill up to a point where it can at least be economically viable.

The local need (or County need) has been satisfied through the establishment of the Riverbend site which should accommodate Yamhill County's waste disposal for up to 32 more years. In addition, Publisher's Paper recently received preliminary approval for the establishment of an industrial landfill site which is also located in the Dundee vicinity for the disposal of by-products from the Publisher's Paper mill in Newberg. There does not appear to be a need for another landfill to be sited in Yamhill County at this time for the purpose of accommodating local waste disposal.

Regional and Statewide needs: The State legislature has determined that the planning, location, acquisition, development and operation of landfill disposal sites is a matter of statewide concern, and that the local government has primary responsibility for planning for solid waste management. The metropolitan areas of Oregon have been identified by the legislature as having special needs relating to the siting of landfills. The Environmental Quality Commission may determine that a landfill disposal site within the counties of Marion, Polk, Clackamas, Washington or Multnomah must be established in order to protect the health, safety and welfare of residents of an area for which a local government solid waste management plan has identified a need for a landfill disposal site.

It is apparent that Metro does need to establish new landfill site locations to accommodate their waste disposal needs. The application indicates that Metro has conducted a regional evaluation of 46 potential landfill sites and have now selected and approved a landfill site (known as the Wildwood site) in western Multnomah County. The application goes on to state that, of the 46 potential sites, 19 of the sites were located within the Metro boundary and 27 were located outside. From the list of 46 potential sites, the five top ranking sites were selected for more detailed examination. All five of the sites selected for detailed study are located outside of the Metro boundary. It is important to note that a Yamhill County location was not identified as one of the top five selected sites for further evaluation.

It is very apparent that Metro does have a need for additional landfill sites. It is also very apparent that Metro is dealing with this problem by prioritizing a site selection process to locate a new landfill. Metro is attempting to satisfy the need for a landfill facility through their own authority, and as mentioned previously, have now recently received approval for Metro's proposed Wildwood landfill by the Multnomah County Commissioners. The application attempts to compare the proposed Yamhill County landfill site with those identified as the top five potential sanitary landfill sites within the Metro study. The application then goes on to say that, if approval is granted for the proposed Yamhill County site, the site would be "offered" to Metro for use in conjunction with other elements of their solid waste program. It is important to note that, even though there is a need to site a landfill facility to accommodate Metro waste, Metro has not in any means indicated to the governments within Yamhill County that a landfill site is needed in this area. In fact, Metro themselves have selected five other potential sites as having the highest priority for the establishment of Metro landfill facilities.

It appears that this application is then simply a commercial venture on the part of the applicant.

If the argument is used that there is a regional need to accommodate Metro disposal waste, then the question of site locations for the Metro area then should become a concern within this hearing process. In other words, what other alternative sites have been reviewed for the siting of a sanitary landfill to accommodate the regional/Metro waste? This question should not be limited solely to sites within Yamhill County as we are discussing a regional need as opposed to a County need. Therefore, the review of this matter should consider what other possible sites are suitable for a regional landfill facility within the region of Metro. Wouldn't sites that are located closer to Metro, such as in the vicinity of Scholls, Sherwood or northeastern Washington County be much closer to the service area of Metro and therefore be more cost efficient in terms of transportation, site locations, driving time and other similar factors? Shouldn't some comparisons of other potential sites within the region be identified?

If we are clearly discussing a regional need, then clearly we should be reviewing regional site locations and not be limited solely to a limited number of sites viewed within Yamhill County.

The second question, which appears to be more political in nature, deals with the impacts of the proposed development upon the City of Newberg. These impacts can be broken down into four basic categories which are identified as service impacts, economic impacts, environmental impacts and social impacts. Service impacts affecting the City of Newberg would primarily relate to the additional truck traffic expected on the Highway system running through the City. Economic impacts would include the rate structure for garbage collection and the potential cost for increased road maintenance. Environmental impacts would include impacts relating to dust, odor, noise, unusual nuisances, etc. Social impacts would relate to the basic question of siting a Metro landfill within a rural county.

With the possible exception of the economic impacts, it does not appear that tangible information is available to make a determination or conclusion associated with these issues. Angus MacFee has indicated within the application that the siting of a Metro landfill within Yamhill County will substantially subsidize the local garbage collection costs within the northeast area of Yamhill County. This would help to insure a low garbage collection rate for an extended period of time. However, it should be noted that nothing has been identified within the application which would preclude the ability for the owners of the proposed landfill from increasing the garbage collection rates at any time.

As part of the application, the applicant has indicated that approximately 50 (transfer type) vehicles would be directed through the City of Newberg and Dundee to the proposed landfill. In total then, this would create 100 vehicle trips per day through the City of Newberg (50 trucks going to the landfill and 50 trucks coming back from the landfill). The application indicates that in 1981 the average daily traffic on Highway 99W at the south City limits of Dundee was 12,800 vehicles per day. Based upon this figure, an additional 100 vehicle trips per day would constitute an increase of less than 1% over the existing traffic volumes. The overall increase as a percent of total truck traffic cannot be determined as total truck traffic counts per day is not available information. In addition, the applicant has indicated that all of the County roads used for access to the landfill will be improved to County standards, including paving, and any improvements to Highway 99W required by the State Highway Division. These improvements would be paid for by Disposal Industries (the applicant).

Transfer Station. It has been inferred that the siting of a transfer station within the City of Newberg is a part of this application. The siting of a transfer station within the City of Newberg will require a separate and distinct public hearing process under the City's Conditional Use Permit procedures. The Newberg Zoning Ordinance requires, under Section 432, page 50 that:

432 Conditional Uses. The following uses shall require a conditional use permit issued at a public hearing in accordance with Section 632 - 670, before the location and operation thereof is permitted:

6. Garbage Dumps, sanitary landfills.
13. Solid Waste collection facilities when under franchise by the City. This conditional use would include temporary storage and transfer of recyclable solid waste, supply storage, vehicle and equipment storage, service or repair and related accessory uses including disposal or landfill sites.

Where a use is not authorized, or where ambiguity exists concerning the appropriate classification or procedure for the establishment of a particular use or type of a development within the meaning and intent of this ordinance, said use or type of development may only be established by a conditional use permit in accordance with the provisions of Sections 632-670, until such time as this ordinance is amended.

In my opinion it would be inappropriate to discuss the facts associated with the establishment of a transfer station at this time as an application has not yet been received by the City relating to this issue, and, thus, the appropriate information necessary to make the decision relating to a transfer facility has not been submitted.

-5-

For these reasons, I would suggest that the public hearing be limited to testimony relating to the siting of a sanitary landfill only as another time will be set for the review of a transfer station if an application is submitted.

VII-1

FREQUENTLY ASKED QUESTIONS
ABOUT BIG FIR LANDFILL

WILL BIG FIR HELP THE ECONOMY OF THE AREA?

Big Fir will provide new jobs. Big Fir will provide a landfill and transfer station for the Newberg-Dundee solid waste, with Metro footing the bill for these facilities. Metro will also subsidize River Bend Landfill. Big Fir will bring in revenues to the county from taxes on specialized landfill equipment. Also, rezoning the property will bring it out of farm deferral, which will provide taxes dating back a few years to be paid to the county. This will also help the Dayton School District. Also, Yamhill County will receive a surcharge to reimburse the citizens of Yamhill County for taking Metro's garbage.

WHAT WILL BE THE ROUTE TO BIG FIR LANDFILL?

Although several different routes have to be shown in our proposal, the route chosen by the state and by Disposal Industries is County Road 79 turning at County Road 80B. The entrance into the landfill will be from County Road 80B. The entrance road will not be near any residences in the area and will be a long lane leading back behind the screened area into the landfill. All 99W Highway changes which consist of a turn lane going west and an acceleration lane going east, will be paid for by Disposal Industries as will the paving of all county roads used leading to Big Fir Landfill.

CAN IT EVER BE FARMED AGAIN?

Most certainly yes. We are prepared to show instances all over the United States where agricultural products are being raised all the time on completed landfills. It is one of the more natural uses. Carlton Nurseries, after studying this project, agreed and leased back from Disposal Industries to be able to continue their nursery business on parts of the landfill not being landfilled at the time, or on completed parts.

WHAT ABOUT FIRE PROTECTION?

There will be an on-site pumper and other fire fighting equipment at Big Fir Landfill. Two employees of Disposal Industries will live on the landfill property. They will be caretakers of the property and we will therefore have a twenty-four hour fire watch. However, in properly-operated landfills, just as in properly-operated households, there is rarely a fire. Disposal Industries employees will operate the fire equipment on the landfill site.

FREQUENTLY ASKED QUESTIONS
ABOUT BIG FIR LANDFILL

WHY THIS AREA?

The soils in this area appear to be approximately the same as the soils in the existing landfill. There is also a large area of clay that is not suitable for farming that makes an excellent liner for a landfill.

WILL THIS SITE BE VISIBLE FROM THE HIGHWAY OR THE GOLF COURSE?

No, although the total property contains some acreage that is adjacent to the golf course and adjacent to Crawford Road, which would be in sight of the highway, they are not portions that are being rezoned for the landfill. Also, a great deal of what is called shelter planting will be used to screen the site where needed.

WHAT WILL ALL THOSE GARBAGE TRUCKS DO TO THE TRAFFIC IN DUNDEE AND NEWBERG?

The waste would be in transfer trailers that look like freight trailers. The expected number based on the State's count of traffic in Dundee and Newberg would, in the Dundee area, amount to four-tenths of one percent increase in the traffic.

BUT IT WILL BE SO CLOSE TO DUNDEE, WON'T IT BE ODOROUS?

The current site is about the same distance from one end of Dundee that the Big Fir Landfill is from the other end. Also, the current Newberg Landfill is closer to the City Hall of Newberg than the new site will be to Dundee.

WHY DOES NEWBERG-DUNDEE SOLID WASTE GO TO RIVER BEND LANDFILL IF THERE IS ONE IMMEDIATELY ADJACENT?

The River Bend Landfill has to have sufficient volume to remain economically viable. They used DEQ Pollution Control Bond Funds to finance that site. By Metro subsidizing the haul, the charge at the Newberg Transfer Station will not reflect the haul cost to transport to River Bend Landfill.

IF THE TECHNICAL WORK HAS NOT BEEN DONE, HOW DO YOU KNOW THE SOILS ARE SATISFACTORY?

From the minimum amount that has been done, we know that some portions of the site at least are clay and some portions are otherwise suitable soils and the final decision as to whether or not to issue a permit will come from DEQ. All we are asking for is a land use change at this juncture.

WHY SHOULD YAMHILL COUNTY ACCEPT WASTE FROM METRO?

In order to offer some advantage to the area for accepting that waste, the county will receive a minimum of a quarter million dollars a year. This will be a help on the taxes. Also, the amount of equipment that taxes will have to be paid for on this job is quite considerable and the acreage that is now in farm deferral will have the back taxes paid and the interest penalty paid and be on full taxation until such time as it goes back into tax deferral status as agriculture.

CAN IT EVER BE FARMED AGAIN?

Yes, there are farms all over the United States on top of closed landfills. There is the Los Angeles Arboretum on a landfill, the Mount Trashmore in North Carolina was built with garbage on purpose to furnish an area for skiing in the winter and other sports, so forth, in the summer. There are trees and grass growing on it, there are picnic areas, and what have you. Carlton Nurseries has given me a lease back on those portions that I either am not using or have completed. The slight additional warmth in the ground offers an advantage.

BUT METHANE GAS WILL KILL THE PLANTS.

The methane gas will be piped off and instead of flaring it off and burning it as is currently being done at Oregon City, it will be tapped for use and possible sale. One of the uses currently planned for it is greenhouses using the gas to fire the boilers and make steam to heat the greenhouses in the winter. Over a period of years, as the volume of waste that has been deposited takes in a larger and larger area, the gas that can be accumulated, cleaned up, and brought to pipeline quality would eventually supply a portion of the gas usage for Dundee.

WHY SHOULD YAMHILL COUNTY PAY FOR THE MAINTENANCE OF COUNTY ROADS USED AND DAMAGED BY THE LANDFILL?

This is not the case. The county roads that are to be used by the Big Fir Landfill will be rebuilt and paved and maintained by Disposal Industries, Inc. The county will be out nothing in the maintenance of those roads.

MEMORANDUM
December 6, 1982

TO: MIKE WARREN, CITY ADMINISTRATOR

FROM: BOB SANDERS, DIRECTOR OF PUBLIC WORKS *BS*

SUBJECT: SEWER DISCHARGE ORDINANCE REVISION

The second draft of the ordinance revision has been reviewed with four industries last week by Steve Downs of Westech Engineering and myself. Gerome Manufacturing, Allen Fruit, Protein Products, and Technical Images were visited to obtain comments on their review of the draft ordinance.

The first industry visited, Gerome Manufacturing, currently has a small metal cleaning operation ahead of a painting operation which involves fixed tanks and infrequent discharge to the sewer system. This industry is currently in the process of exploring a significant expansion to this operation which will require a constant flow of water through the wash tank which will require Ph monitoring. If this contract is obtained, Gerome Manufacturing is interested to know how they will be affected by the new ordinance. Since this will be a new process for Gerome Manufacturing they were cooperative and interested to have the City tell them what they can and cannot do in accordance with the new ordinance draft.

Allen Fruit would like to have some assurance, either in the ordinance or in the permit, that the discharge limits for BOD and suspended solids for their industry will not change from year to year or as the City may decide independently of them. Allen Fruit feels that if the City makes the commitment to have an allocation of BOD and suspended solids that they would like to count on that in years to come. Preference to new industries or additional residential units in the City at the reduction of existing industry should be discouraged. Allen Fruit feels that business and industry should have some assurance that they can go on through the future without fear of their operation being seriously hampered by a significant reduction in the allowable discharge of BOD and suspended solids. Allen Fruit is also concerned about the reasonableness of the ordinance and its implementation. The ordinance should be prepared in a fashion that future staff may not be able to exercise some unreasonable demands from the ordinance.

Attached is a copy of formal comments from Herb Rustrum of Technical Images which were presented at the meeting the Chamber of Commerce held at the High School with the business community on October 19. These comments were reviewed in detail with Herb Rustrum on December 2.

In reviewing the draft with Protein Products, the manager felt that the ordinance would not be any more restrictive than the current operation which they are under. However, his concern is that he will be able to operate without any reduction in the discharge limits established in the permit process and that a special assessment for a new treatment plant should not be imposed on any particular industry in a lump sum form.

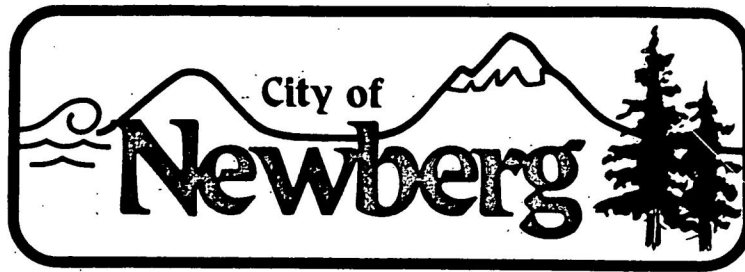
V11-2

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In summary each of the industries have their own apprehensions about the ordinance as it relates to their specific operation, with the primary concern being whether their business will be affected by either a significant cost or a reduction in their production. Each of the industries has concern about future growth and how that can be accomodated in this ordinance, the permit process, and any future plant capacity.

After the Council comments are obtained on December 6, a third draft will be prepared incorporating the Council's comments and the industries' comments. The third draft will then be reviewed by the Public Works Committee and the industries prior to the formal Public Hearing on January 3.

VII-2



Public Works Department
(503) 538-9421

December 22, 1982

414 E. First St.
Newberg, Oregon 97132

To the Business and Industrial Community
Newberg, OR 97132

Several months ago the Chamber of Commerce sent out letters to the business and industrial community advising you that the City was in the process of revising the sewer discharge ordinance, and invited you to attend a townhall meeting at the high school.

Since the meeting at the high school in October, the draft ordinance has been reviewed by the major industries and the full City Council at the November City Council meeting. For those of you that did not attend the meeting at the high school we are enclosing a copy of the public information fact sheet which describes in general detail the major revision to the existing sewer discharge ordinance. In addition to the pretreatment program revisions, the City is also doing some general cleanup of the sewer connection section of the ordinance which deals specifically with residential, commercial, and industrial connections to the sewer system.

This letter is to advise you that a public hearing will be held at the January 3 City Council meeting at 7:30 in the evening at the City Council Chambers in City Hall to receive public testimony on the draft changes to the sewer discharge ordinance. You are invited to participate during the public hearing. From the information obtained at the January 3 Council meeting, a third draft of the ordinance will be prepared for an anticipated adoption of the ordinance at the February 7 City Council meeting.

The draft ordinance is a fairly lengthy document, and it is not possible to send each of you a copy. However, copies are available for your review at the Utility Office in the main floor of City Hall, the Engineering Office on the second floor of City Hall, and the City Library.

The public hearing at the January 3 City Council meeting will be continued to the February 7 City Council meeting, should you not have an opportunity to review the draft ordinance prior to the January Council meeting. Since I will be out of town until January 3, you may refer any questions you have on how the draft ordinance may affect you to the City's consulting engineer, Mr. Steve Downs of Westech Engineering in Salem at 585-2474.

Sincerely,

Robert L. Sanders, P.E.
Director of Public Works
City Engineer

RLS:rs



Home of Old Fashioned Festival

VII-2

PUBLIC INFORMATIONAL FACT SHEET
WASTEWATER PRETREATMENT PROGRAM

City of Newberg, Oregon

WHAT'S IT ALL ABOUT? The City of Newberg has developed a program to control the discharge of incompatible and toxic pollutants into the City's sanitary sewerage system. This program is sometimes termed an "industrial pretreatment program" as it often involves the treatment of an industry's wastewater prior to discharge into the municipal sewer system. In this pretreatment step, industries remove certain pollutants from their waste streams to levels which will insure the proper functioning of the sewage collection and treatment system. This pretreatment program has been mandated by the Environmental Protection Agency's (EPA) General Pretreatment Regulations and through the Oregon Department of Environmental Quality (DEQ). These agencies recognize that all sewage treatment systems must control the quality of treated wastewater discharged to our streams to protect water quality for everyone. They further recognize that individual cities are best suited to control their own systems, and that pretreatment programs must be appropriately tailored to meet the needs of each individual city.

The objectives of Newberg's pretreatment program are:

1. To prevent damage or disturbance of the sewage treatment plant and/or the sewer system,
2. To prevent pollutants from passing through the sewage treatment plant and into the Willamette River,
3. To protect sludge quality and its worth as a soil ammendment and commercial fertilizer supplement.

HOW WAS THE PROGRAM DEVELOPED? The program's need was identified by the DEQ as a condition of the waste discharge permit issued for the City's sewage treatment plant. As a result, consultants were hired by the City to review the City's known commercial and industrial wastewater users, and identify those which either have or could have a significant impact on the sewerage system. Their report (completed in September 1980) concluded that although only a very few industries could be considered "significant", a formal wastewater pretreatment program was necessary. After reviewing that report and conferring at length with DEQ representatives, the City agreed and hired another consultant to develop the actual program. Initial informational meetings were held with several industrial firms which could potentially be affected by the pretreatment regulations. Additional informational meetings have been held to discuss the proposed program with industries and the public in general. The basic program has required extensive ordinance writing, development of a monitoring and permit program, and finalization of the City's organizational and funding structure.

WHAT DOES THE PROGRAM REQUIRE? The pretreatment program sets general discharge prohibitions which apply to all users of the sewerage system. These prohibitions include any explosive or flammable material, any substances which tend to plug sewers or pumps, all corrosive substances, and generally any substances which disrupt the wastewater collection and treatment processes or in any way create a public nuisance.

In addition specific discharge limits have been established which principally affect the City's industrial wastewater users. These limitations center on toxics and heavy metals, with the actual limitations being designed to insure satisfactory treatment plant operations.

Compliance with these specific limitations will be insured by means of a permit program; which will be applicable to those affected industrial users. These permits (as well as the overall pretreatment program) will lay out in detail the operating conditions which all sewerage users must meet.

HOW WILL THIS PROGRAM BE IMPLEMENTED? The City of Newberg views the development and implementation of its pretreatment program as a chance to insure reliable operation of its sewage treatment facilities. Moreover, the program is intended to provide a consistent and equitable approach to all potentially impacted users. Although the program includes legal authority to enforce the standards, the City's policy is to actively promote the health of the industrial community through accommodation, assistance, and cooperation; consistent with the program's goals.

The pretreatment program includes permits, permit fees and penalties for violation of permit and/or ordinance requirements. The major financial burden for industries involved in the program will be to meet discharge limits (which may necessitate process changes or end of pipe treatment of wastewaters); supply an adequate sampling point for the waste stream; monitor their waste streams, and apply for discharge permits. Industries (or for that matter other users) may also incur other costs for fines, special monitoring costs, further treatment requirements, etc., if they are found to be in non-compliance with permit limits.

Successful implementation of its pretreatment program will not only fulfill the City's responsibility to DEQ and EPA, but will have a far reaching benefit of preserving and perhaps even prolonging the useful life of the sewage collection and treatment facilities. An equitable pretreatment program not only serves as insurance for the community's significant capital investment, but provides a common basis for both the City and its industrial community.

Active participation and involvement by the entire community is not only desired, but essential. For more information please call the Public Works Director at 538-9421.

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Hazardous chemicals found in raid on SE home

By STEVEN K. WAGNER
and RICHARD READ
of The Oregonian staff

Deadly cyanide was among some 30 chemicals discovered late Thursday night during a raid on what police believe was an illegal drug manufacturing laboratory in a Southeast Portland home.

Arrested in a house at 4030 S.E. Brooklyn St., where suspected drugs, the chemicals and various paraphernalia were discovered, were Ralph M. Blotzer, 52, of that address; his son, Ronald David Blotzer, 25, also of that address; and second son, John Michael Blotzer, 27, 10505 S.E. Bush St. A fourth man, Kaydon Carl Jones, 44, 10602 S.E. Center St., was arrested at Southeast Powell Boulevard and 39th Avenue.

One narcotics officer said the lab may have been used to produce a variety of drugs. An informant was used in the operation, police reports said.

The raid culminated about a month of undercover police work, officers said. David W. Simpson, public information officer for the Portland Police Bureau, said officers had expected to find drugs in the home but that the chemicals were "a surprise."

A substance believed to be the drug methamphetamine — commonly known as "speed" — also was seized during the raid, police reports said.

"It was a surprise to us," Simpson said of the chemicals, which included potassium nickel cyanide, acetyl chloride, allyl benzene, cadmium chloride, phenylacetic acid and propylbenzene. All are considered hazardous materials, according to the Portland Fire Bureau.

According to police reports and neighbors, a silver-plating factory operated at the house for at least 30 years. When raided Thursday night, the residence housed containers ranging from pint bottles and jars to 20- and 30-gallon drums full of chemicals.

The arrest of Jones occurred at about 9 p.m. Thursday. About an hour later, police and fire officials wearing gas masks raided the Blotzer home, seizing chemicals, a .22-caliber gun, syringes, a propane torch, surgical gloves



Staff photo by JOEL DAVIS

CRIME LAB? — Porch outside house at 4030 S.E. Brooklyn St. is roped off following raid on suspected drug lab late Thursday. Police arrested four persons

and seized several hazardous chemicals — including cyanide — and what they believe to be drugs. The undercover operation ended a four-week investigation.

and an identification card with the words "Blotzer Plating Works."

The four surrendered without resistance, police said.

According to police, the elder Blotzer repeatedly warned arresting officers of the chemicals.

"There is some highly toxic material in that house," said Tim Gallagher, Multnomah County deputy fire marshal. "We're going to try to determine who is going to be responsible for disposing of that mess."

Officials from the agencies involved said it was uncertain who would remove the chemicals. The house was boarded up late Friday afternoon and a

24-hour police guard was stationed outside.

Janet Gillaspie, public information officer for the Oregon Department of Environmental Quality, said samples of some unknown chemicals found at the house were taken by the agency Friday. The samples were sent to the DEQ laboratory at Portland State University.

Gillaspie said some of the chemicals confiscated apparently are used in silver-plating.

Neighbors who watched the raid from front lawns early Friday said the silver-plating factory had been a family business for several decades. Some were upset that such hazardous chemicals were stored in their neighborhood.

"I have a small child, and it doesn't make me feel very good to know this has been going on," said one.

The Blotzers, who were charged with manufacturing a controlled substance, were lodged at the Multnomah County Courthouse jail in lieu of \$20,000 bail each. Jones, charged with manufacturing a controlled substance and two counts of second-degree delivery of a controlled substance, was being held at the jail on \$30,000 bail.

According to the Portland Fire Bureau, other chemicals found at the site included ammonium chloride, chloroform, chromic acid, iodine, mercuric chloride, methylene chloride, and red phosphorus.

Herb Rustum

Pres. Technical Images

We're probably one of largest users of industrial water in Newberg.

Most people in our line of work would look upon these new rules and restrictions with a great deal of apprehension and worry.

Even though this may be more costly to us, we frankly look upon these regulations as finally putting everything down in black & white, letting us know what we can and can not do, eliminates fact from fiction and this whole procedure should go a long way to eliminate malicious rumors and misunderstandings. Hopefully this just might be the means to establish better communications and cooperation on everyone's part.

Prior to our coming to Newberg, our environmental procedures & controls were engineered to be in compliance with these new rules that are just now going into effect. Newberg had CHS represent them and a great deal of effort and expense was generated at that time on our part. Many things were arrived at and agreements were reached - both by Newberg and Technical Images. Assuming VII-2 that these new regulations are in general compliance

with other similar cities, then everyone is playing by the same set of rules, has the same set of costs and like industries can do a better job of competing against each other on a uniform basis.

When we came here, we made a commitment to comply and comply we shall. In fact, I think this may be an excellent time for the city to review and evaluate their own commitments and see what they can do to comply accordingly. Certainly putting everything in writing will eliminate our company having to worry about changing policies every time city administration changes. Business like ours just has to know where we are at, what we can expect and be able to plan ahead accordingly.

On the overall basis there are some points that come immediately to mind when I hurriedly looked over the proposed ordinance.

This ordinance is going to effect different businesses, differently, but generally speaking: it is going to be hard to even expect total compliance within 90 days, especially when no one is sure yet what is all proposed. Besides that, the average small business man is being affected quite seriously by the recession,

and this is not a very appropriate time to be asking for any unreasonable demands or unreasonable demands upon his operating dollars. In other words, I would suggest as much tolerance as possible and not rock the boat any more than necessary.

2. There appears to be an inordinate amount of authority & responsibility given to the city engineers without an equal offsetting authority or balance from an agrieved party, whomever it may be.

(a) Our previous experience is that in the past our company has witnessed some pretty irrational experiences on the part of different city engineers and think we should try to protect everyone from that happening again. In fact I believe the engineering dept. would appreciate more definite guidelines so that he can do a more uniform job. After all that dept. is only human and no one should expect them to know everything and have all the answers. No one likes to be in the middle of a controversy that is not of his doing and of which he knows little about.

3. I think there should be 3 types of permits and feel that more emphasis should be

ected toward this third type. Basically, many industrial users have wastes which do not go into the treatment plants, do not need treating, and are routed directly into the river and are controlled through State & Federal DEQ permits.

In our case, I am sure that about 90% of our water discharge is such that it does not need treating and our volume is such that real efforts should be made to explore this possibility, particularly in light of the fact that the present sewer plant is vastly worn out, overloaded and understaffed. It is our understanding that this plant has problems from time to time and has had problems long before we ever came to New Bay.

Certainly more emphasis can be placed upon storm drain by pass.

4. Think there should be reduced fees for that water, which is non-contaminated and of such a volume nature that it is not realistically fair to try to charge the same fee for treating as for polluted wastes. This incidentally is a standard practice with most cities and our original agreement with the city, calls for

- 3 -
this consideration. Newberg should make a sincere effort to be reasonable and competitive in this respect.

5. I think there should be provision for modifying the regulations when technology shows that certain rules have become outdated and no longer useful or necessary. Some type of review procedure should be established for this kind of issue.
6. More emphasis should be given to recognize & accept previous engineering studies already undertaken. No one looks forward to re-engineering that which was extensively already engineered previously. In our case, I just don't think Newberg could have had much better engineering that CH2M provided for the city.
7. There should be more provision and protection for open hearings regarding requirements and alterations from time to time, as well as related fees and problems that may occur. The city cannot take the attitude that they are always right (we have frankly found that just not so in the past). These types of protection need to be spelled out very clearly. VII-2

8. Monitoring shall be as necessary and no more than necessary unless problem areas are occurring and more in conjunction and cooperation with the user. For instance, we monitor everything 2 or 3 times daily to guarantee compliance and we have a print out tally sheet for some monitoring. But no one will accept this information. This just does not make much sense, accomplishes nothing and is just a waste of time & effort on everyone's part.
9. Problems do happen from time to time and it would be much more appropriate if this was discussed privately with the user, prior to going public. No one likes to have to be working out a problem and at the same time, trying to contend with a lot of malicious & usually false rumors. There should be more cooperation and understanding of each others problems.
10. Industry is just as subject as the treatment plant to have some irrational person try to disrupt normal environmental procedures or processes. I would like to see a law imposed to protect industry in this respect with a fine VII-2

for anyone maliciously tampering with any approved process or controls.

11. Last but not least, there is a final clause whereby the city engineer has the authority to place a lien for non payment of costs; these costs can be determined by him. Seriously - this is too arbitrary, is open ended and has all kinds of legal problems. Certainly this is not reasonable and is unnecessary. The city has authority already and we have a court system for aggrieved parties. We don't need to give anyone or anything all encompassing authority of this nature.

This clause is in the same category of the now famous plant closure bill and has some of the same problems inherent in it. After all this is not the Roman Empire and we don't need a Caesar.

12. What we need is cooperation & compliance and regulations to make this happen effectively. We can all make this proposed ordinance workable or everyone can go their own way and turn it into a whole fiasco for everyone. Rational judgement says that all of us should make it work for everyone VII-2

Improvements are certainly needed over the present procedure and this new proposed ordinance could well become the vehicle for all around improvement.

12. One thing that should be taken into consideration and should be dealt with is "what to do about the unorthodox or illegal operators." This is a lot bigger problem than what a lot of people are aware of and I'm very sure that Newberg is not unique in this respect, both present and in the past. An example of what I'm talking about is the article in the Oregonian regarding an illegal operation, copy will be given to the city.

Representing what we consider a highly reputable operation, it is just not fair to us, to be regulated, and see this type of operations going on unchecked.

product produ

Technical Images

One of the products produced at Technical Images is what is known as an electronic circuit board. This is, simply speaking, a thin, rectangular piece of fiberglass board, punched with holes and plated with metallic circuitry to be used in electronic equipment, computers etc.

The base material as it is recieved from Technical Images by the supplier, is a wafered thin board consisting of laminated fiberglass and plastic resin, coated with copper on both sides. This board comes in various thicknesses depending upon the needs of the customer and must be sheared to fit the size of the order prior to any of the other processes taking place.

Once the board has been sheared to its approximate finished size it goes into the drilling room where small holes are meticulously drilled in it in the exact locations for the electronic circuitry that will be needed. *The board is then taken to the "electroless line" where the tiny holes are chemically plated with copper so that there is a complete circuitry from one side to the other through the holes.

From the electroless line the board is removed to the image processing area where the circuit imagery is traced upon it. This can be done either by depositing an image making film in the proper areas of the board, or by silk screening an image upon the board.

* From here the board moves to the "touch up area". Here the boards are carefully inspected through the use of a lighted magnifying glass, for any possible defects or imperfections in the circuitry image. Any irregularities in the image are reworked and corrected. The board then moves on to the "pattern plating line"

Here a second coating of copper is layered over the entire board leaving the coated area unplated. Then it goes into a solder bath, where a thin solder coating is placed over the copper. From here the plated board goes onto the "strip and etch room" where the unnecessary portions of copper are removed and the final circuit path is etched out.

In the next stage the board is taken through the "fuse line", where all the impurities are removed from the solder covered etchings leaving them a bright, shiny silver path on the surface of the board. The board is then sent out to the "end process inspection area" where the board is checked for plating defects. Some boards are then sent for a further process called "solder masking" where solder mask legends of words or numbers are placed on the boards for the customer's use. The remaining boards and eventually the solder masked boards as well, are sent to the cutting room where they are router cut to their proper shape and size.

* The last step before packaging and shipping is to put the boards through the "quality control room" for final inspection. Again they are meticulously checked to make certain that they meet Technical Images' high quality standard and the specific requirements of the customer's order.

NEWBERG WASTEWATER PRETREATMENT PROGRAM

Response to Comments Received on Draft Program
Dated October 1982

COMMENT #1: Existing industry should be able to retain their present discharge allocations. They should not be forced to cutback in order to accommodate new industry and/or residential growth.

RESPONSE: Under Section 102 Objectives (page 2): "This Ordinance... assures that existing customers' capacity will not be preempted." Also, additional language is proposed under Section 401 (page 53) that unless there are specifically identifiable problems, existing dischargers shall retain their presently allocated limits. The one exception would be if EPA limits for Categorical Industries require stricter standards.

COMMENT #2: This Ordinance should be implemented with reasonableness.

RESPONSE: Section 102 Objectives (page 2): "... it shall be the policy of the City to actively promote the health of the industrial community through accommodation, assistance and cooperation..."

Also, industrial permit conditions, schedules and limits are developed through a negotiation process. Moreover, Article VI and the City's inherent operating structure provide a system of "checks and balances," including an equitable appeal process.

COMMENT #3: A special lump sum assessment should not be imposed on any particular industry for a new treatment plant.

RESPONSE: Potential costs to industry will depend on the ongoing "cost-of-service" study; and the eventual financial program developed for the STP expansion project. Such lump sum assessments are very seldom (if ever) used in Oregon.

COMMENT #4: Demands for compliance should not be unreasonable. Specifically, 90 day compliance schedules are hard to meet.

RESPONSE:

- For Categorical Pretreatment Standards (pp 43-46, 58), compliance schedules are set by EPA
- Spill Plan (page 50) 305C1. Revise to read "... within

90 days after receiving written notification to do so by the Director."

- Permit Applications (p 53) 402B. Revise to read "... shall be made within ninety (90) days after receiving the Director's written notification to do so, or longer if specifically authorized."
- Compliance Schedules, 403 (p 56). Current language seems appropriate. "...a reasonable compliance schedule shall be included... Such interim dates shall be no more than nine (9) months apart."
- Monitoring Facilities 407 G (p 62). Revise with this additional sentence: "The Director may extend this schedule if specifically warranted by equipment delivery delays or construction/installation difficulties beyond the user's reasonable control."

COMMENT #5: The Director should have definite guidelines, particularly relating to the extent of his/her authority.

RESPONSE: The Director is fully accountable to both the City Manager and City Council; not only under this Ordinance, but in the performance of all of his/her duties. Consequently, any of his/her actions or decisions can be appealed to the City Manager, Public Works Committee and/or City Council. This Ordinance retains that process.

To insure equitable program implementation, overall responsibility should remain with the Director. By so doing, the impartiality of the City Manager, and City Council, is protected. This, in turn, preserves the appeal process for all users.

The following revisions, however, appear appropriate:

- 602 D3 (p 72) requires the Director to submit a recommendation to the City Council via the City Manager. However, in 602 E, "Director" should be changed to read "City Council".
- 608 C3 (p 79) should be revised to read: "The Director may, with the concurrence of the City Manager, terminate or suspend water service and/or discharge service."
- Add 608 C4 (p 79): "The City Council may, through the City Attorney, place a lien against the discharger's property for non-payment of costs that the user has been ordered to pay by the City."

COMMENT #6 On page 21, there should be a third type of sewer permit, one which allows direct discharges to the river.

RESPONSE: While the City could support an industry's efforts to obtain approval for direct discharge, only the State Department of Environmental Quality (DEQ) can issue such a

permit. The initiative must come from industry, with that industry and DEQ being the negotiating parties. Such a permit would be independent of the City's pretreatment program.

COMMENT #7. There should be reduced fees for discharging non-contaminated water to the sewerage system.

RESPONSE: The City's utility fee structure is the subject of an independent, "cost-of-service" study presently underway. The pretreatment program does not set such fees and charges. However, user charges are typically based upon a combination of wastewater parameters; usually flow, BOD-5 and TSS. Therefore, lightly contaminated wastewater would be "rewarded" with lower charges for BOD-5 and TSS.

COMMENT #8: There should be provisions for modifying the regulations to reflect new technologies.

RESPONSE: Section 404 (pp 57-58) provides for the modification of permits "for good and valid cause," at the request of either the permittee or the City.

In addition, the Specific Discharge Limitations, Section 302B (p 42), "... may be amended by Ordinance... to meet future needs...."

COMMENT #9: Previous engineering studies should be recognized and accepted.

RESPONSE: This concept is inherent with the program's emphasis on cooperation and reasonableness. Past efforts are invaluable, provided they reflect current conditions and meet present needs. Several sections acknowledge the value of past engineering efforts:

- Section 303 D (pp 46-47). Categorical Standards Report: past submittals need not be resubmitted.
- Section 305 C (pp 50-51). Spill Plans: a previously prepared SPCC plan may be acceptable if it adequately addresses the City's needs.
- Section 402 A (p 53). Permit Application: an application will not be considered complete until all information is provided. However, specific exemptions may be granted by the Director. This latter provision can address past engineering efforts.

COMMENT #10: Industry should be afforded more provisions and protection for open hearings.

RESPONSE: Openness and free access by all citizens (including

industry) are inherent with the City Manger/City Council structure and process. In addition, the pretreatment Ordinance provides that any person aggrieved by any decision of the Director or City Manager may appeal to the City Council (Section 605, pp 75-76).

COMMENT #11: Monitoring should be no more than necessary, and more in conjunction and cooperation with the user.

RESPONSE: Section 407 (pp 59-63) covers permittee monitoring and reporting in detail. There are two types of monitoring; one to insure compliance, and the other to determine user charges. For compliance purposes, emphasis is on industry self-monitoring. However, the City can agree to perform such monitoring, with the associated costs billed to industry.

Individual monitoring requirements will be specified in each permit, and therefore subject to equitable negotiation. National Categorical Standards will, in applicable instances, specify minimum monitoring requirements.

COMMENT #12: Problems should be discussed first with industry, rather than initially in public.

RESPONSE: This program emphasizes "accommodation, assistance and cooperation", with a committment to two-way communication. This emphasis on communication is incorporated into the program's upset provisions (Section 305, pp 48-51). In addition, a formal notification procedure must be followed by the Director in the event of a violation (Section 602 D, pp 71-72).

COMMENT #13: Industry should be protected from vandalism of any of its processes or pretreatment facilities.

RESPONSE: Section 608 A (p 77) addresses potential vandalism of City facilities. However, the City Attorney advises that the City has no jurisdiction or authority to extend such provisions to cover industrial facilities. However, industry does have opportunity for redress through a court of competent jurisdiction.

COMMENT #14. The City Engineer should not have the authority to place a lien on property for non-payment of costs. It's too arbitrary and unnecessary.

RESPONSE: The potential for arbitrary actions by the Director is prevented by the Appeals process of Section 605 (pp 75-76). Also, revisions are proposed for Section 608 (p 79) such that only "the City Council may, through the City Attorney, place a lien against the discharger's property for

non-payment of costs....."

COMMENT #15: The program should contain provisions which enable the City to deal with "unorthodox or illegal" operators.

RESPONSE: Section 201 (pp 18-19) addresses the unlawful placement of objectionable waste; and the unlawful discharge of industrial wastewaters within the City of Newberg. Once the City is aware of such practices, appropriate action can be taken. Operations occurring outside the City are beyond the City's jurisdiction, and must be dealt with by either the County or State DEQ.

MEMO

TO: City Council

DATE: December 27, 1982

FROM: City Administrator

SUBJECT: Amusement Device Ordinance

The report from the Planning Director recommends not increasing the \$12.00 per year per machine fee through the 1983 calendar year and considering a business license tax for all businesses.

I believe the two people present at the meeting with the Planning Director brought up some good points. I also believe that both businesses, which were established after 1963, knew that they had to pay this tax prior to establishing the business. It is not unreasonable for the City Council to be looking at changing a fee that has been in existence for 20 years. Certainly the businesses knew that this fee may be looked at sometime or another.

The second question asked by the two video game owners is probably easiest to answer. The purpose for taxing is to provide needed services to the entire community. A homeowner that has no children but pays a School District tax does so for the betterment for the community at large. It is the same way with amusement device taxes. Last year we even identified the exact program that the amusement tax would be used for rather than keeping it for general purposes. That program, of course, was the School Liaison Officer which has been a very successful community program. The School District was not able to pay their half of the \$30,000 cost and the City was given this obligation in order to continue the valuable program. I would hope that the owners of the two businesses could see the purpose for taxes in general and specifically at it pertains to the amusement device tax. Other examples could be used such as those people that smoke cigarettes having to pay a cigarette tax and those people that buy alcohol having to pay a liquor tax. I believe the City Council's identification of the exact avenue the monies were to proceed on provide the reason for "taxing to begin with."

The first question that was asked by the two owners of amusement devices pertained to a tax for all businesses within the City. I believe this is a separate issue. I do not believe that because we are looking at adjusting a 20 year old fee for amusement devices it necessitates looking at a business license for all of the businesses. Perhaps a business license is a good idea, but I do not think the idea is a subject matter that can be handled at this time. Some changes must occur in our economy and within the City. Also a discussion like this will undoubtedly involve the Chamber of Commerce and the many business owners in our community. I believe this can best be handled at a later date if discussed at all.

The Planning Director also commented on regulating the amusement device establishments through the Conditional Use Permit by which the City would have the ability to approve or deny each request for a game center on a case by case basis. The purpose of this suggestion was to assure that the establishment would not cause problems in our community. This may or may not be a good idea but I, again, will say that we are getting

Memo to City Council
December 27, 1982
Subject: Amusement Device Ordinance

away from the original discussion which is, should we change the amusement device fee. Our anticipated revenues for 1982-83 are \$1,200.00. As you can see it is not a great deal of money and raising the fees won't have a major impact on our overall \$2,000,000 budget. However, I believe that fees such as this one which have not been changed for 20 years and could be changed to provide direct resources toward an obligation that was not budgeted for in this years budget should be considered very closely.

It was my understanding that amusement game owners were to push for legislation that would have a fee paid to the State for all agencies. The State would then disburse the money to the appropriate City and thereby save owners the trouble of having to sort out who to pay and how much. If this legislation was not well underway amusement device owners would look at the fee and come up with what they believe to be something more reasonable than what the City came up with.

Since I do not have any suggestion from the amusement game owners I will propose that the City Council adjust the fee to \$25.00 per machine per year for all amusement games within the City of Newberg. This will still be one of the lowest charges for cities and will assist the City toward its obligation of the School Liaison program.



Michael Warren
City Administrator

MW/bjm

4482

MEMORANDUM
December 21, 1982

TO: Mike Warren, City Manager

FROM: Clay Moorhead, Planning Director *CM*

RE: Amusement Device Ordinance and Fee Schedule

On August 2, 1982 the Newberg City Council adopted an ordinance relating to regulating and licensing certain amusement devices. This ordinance updated previous ordinances dating back as early as 1938. A resolution was also prepared which established fees for the licensing of these amusement devices. The fee schedule proposed within the resolution was divided within two classes which are identified below.

	<u>No. of Devices</u>	<u>Fee Per Machine</u>
Class 1	1-3	\$50.00
Class 2	4 or more	\$100.00

The City Council also adopted this resolution in August but in September of 1982 the Council determined that further review of the fee schedule was necessary and tabled all further action associated with the fees until January of 1983.

The memorandums presented to the City Council in August indicated that the fee schedule established for the licensing of amusement machines has not been modified or increased since 1963, which was nearly 20 years ago. The memorandums also noted that the City of Newberg has one of the lowest machine licensing fee schedules, and it appeared to be apparent that the City was losing revenue by not charging an appropriate fee for the operation of these devices. This was concluded by reviewing a survey conducted by the Planning Department on July 20, 1982. The survey noted the fee schedule of eleven various cities and identified Newberg at that time as having the lowest fee per machine. Fees ranged from \$12/machine in Newberg up to as high as \$200/machine per year within the City of Corvallis.

On December 8, 1982 the Planning Department met with Gene Hoskins and Dale Goldsmith, who both own and operate video game centers within the City of Newberg. Basically, the primary argument presented by these two individuals are identified as:

1. An unfair taxation upon a single commercial operation within the community. If a business tax is necessary in Newberg, then why not require a tax on all commercial businesses?
2. What is the purpose for taxing to begin with?

In responding to the second question, revenue derived from the licensing of these machines was to be used to offset the cost associated with the

school liaison program since the City would have to support the entire program if it were to continue due to school revenue cutbacks.

Owners of the video game centers within the City of Newberg have indicated these centers have not created a nuisance in any fashion and, therefore, there is little need to provide for City regulation. They indicated that, in order for the center to operate, all nuisances must be eliminated. Each of the centers are staffed and have policies relating to no food, drink or smoking on the premises, in order to protect their investment and create a family atmosphere. They further commented that an unreasonable taxation of their business could make it impractical for them to continue operation within this community. Lastly, they concurred that without any regulation, there could be amusement machine game centers established where loitering of minors and a general nuisance was created because of the lack of staffing and appropriate business policies. In order to deal with this problem, they concurred that the establishment of amusement machine game centers could be done through a conditional use permit process by which the City would have the ability to approve or deny each request for a game center on a case by case basis and attach any number of conditions to assure that an inappropriate business would not be established. Since the use of video game centers could be regulated through the Zoning Ordinance, it would then be unnecessary to further regulate the business through taxation.

Based upon the arguments presented, the Planning Department would recommend that the establishment of the old fee of \$12 per year per machine continue through the 1983 calendar year and that the City Council initiate a process to amend the Newberg Zoning Ordinance to place the operation of video game centers under a conditional use permit process. If the amendments are then made to the Zoning Ordinance requiring video game centers to be regulated by the conditional use permit process, then I would recommend that the licensing of amusement devices be eliminated in 1984. The City may also wish to consider the licensing of all businesses within the City of Newberg. Many other communities within the State of Oregon use this as a regulatory revenue producing method.

CONFIDENTIAL
MEMO

TO: City Council DATE: December 27, 1982
FROM: City Administrator
SUBJECT: Attached Update report on new Sewer Treatment Plant

The Public Works Director does a good job of updating his progress in this area. I would like to bring up an excellent example of why we need to sit down and discuss somethings amongst ourselves that perhaps is best kept out of the public eye.

The question in my mind is not when we bring the issue to the voters for a new Sewer Treatment Plant but rather, should we bring this issue to the voters. We all know what the times are like and we all should know how high our bonded debt is. Our tax rate of \$4.70 is high but not out of line. However, when we couple that with another \$4.00 for bonded debt our overall City tax rate is pushing the limits.

The Public Works Director is proceeding along the course of bringing this to the voters within the next six months. I believe this issue should be discussed and the ramifications of bringing it and not bringing it to the voters should be gone over completely before the Public Works Director or myself proceed on any definite course.


Michael Warren
City Administrator

MW/bjm

Enc.

*Council
Only*

Tape

MEMORANDUM
December 22, 1982

TO: MIKE WARREN, CITY MANAGER
FROM: BOB SANDERS, DIR. OF PUBLIC WORKS *BS*
SUBJECT: UPDATE REPORT ON THE NEW SEWER TREATMENT PLANT

As a progress report for City Council, I will summarize what I have learned since the last report.

I have contacted B. J. Smith, DEQ grant coordinator, to discuss the possibility of moving Newberg up on the priority list by using an innovative alternative treatment process. In discussing the grant process with Ms. Smith, I have learned that for cities over 3,500 population, using an innovative alternative process will not accelerate or move up the priority for obtaining a grant. For cities over 3,500 population, when an actual grant is awarded, if an innovative alternative process is used, the grant funds can be increased by 10%. For communities under 3,500 population there is a separate allotment of grant funds for use as an alternative process, which, in essence, allows these small communities to be moved up on the grant list.

Ms. Smith had just completed the revisions to the new priority list, and advised me of Newberg's current standing. As I understand, our grant application for expansion of our existing facility is scheduled to be approximately number 9 on the list for grant awards for federal fiscal year beginning October 1984 and running through October 1985. If the funds are approved by congress the grant awards generally happen around the first part of the calendar year. Hence, the soonest we would be in line to receive any grant funds for expansion of the existing plant would be around the first part of 1985, with a possibility of a delay until 1986.

The grant application which DEQ has on file is accompanied by a facility siting plan which deals with an expansion to the existing treatment plant. In order to continue our existing priority in pursuit of grant funds, we would have to revise the facility siting plan, which Robert E. Meyers prepared, to reflect the current thinking of a new treatment plant facility in a different location, and state the reason for the change. I have not pursued this revision as I do not want to spend a lot of nonproductive consulting dollars if we fund the plant using our own resources.

I feel that it is important that we keep the possibility of a grant open in the event that we do not receive the authority from the citizens to proceed with a bond sale. At the time that we obtain a consultant to do the first phase of the new sewer treatment plant, I am planning to have the consultant perform the task of a very brief update of the facility siting plan sufficient for DEQ to retain our current priority position.

Update Report New Sewer Treatment Plant
Page 2

I am also working with Jim Burke of Pacific Economica on the water and sewer financial management plans of which the sewer rate structure will be very important in determining how to pay for the bonds for a new sewer treatment plant. Jim Burke and I are awaiting confirmation of a meeting with Mr. Hal Sawyer, Administrator of the Water Quality Control Division of DEQ, to confirm our grant status.

I am hoping to find time in January to prepare a request for statements of qualification from consultants to commence on the first phase of the new sewer treatment plant.

MEMO TO: Mike Warren, City Manager

FROM: Rick Faus, City Attorney

DATE: December 15, 1982

SUBJECT: Resolution on Accepting Audit Report

This resolution was prepared at the request of Arvilla Page, Finance Officer, for the approval of the audit report. This approval resolution is required by the State as in past years. Arvilla indicates that this matter will be before the Finance Committee for review of the report and recommendation of approval prior to the January 3, 1983 Council meeting. Arvilla will be available as will be the Chairman of the Finance Committee to comment on specific questions regarding the report.

RDF:fj

RESOLUTION NO.

A RESOLUTION ACCEPTING THE AUDIT REPORT BY ARTHUR ANDERSON & CO., ON THE CITY OF NEWBERG FOR THE FISCAL YEAR ENDING JUNE 30, 1982.

WHEREAS, under the provisions of Section 6 of Ordinance No. 2041, passed and approved December 17, 1980 of the City of Newberg, Oregon, the Council is empowered to appoint an auditor and provide for the duties and compensation of such auditor; and

WHEREAS, the Council of the City of Newberg pursuant to its power under the above referenced ordinance and pursuant to competitive bidding, approved at its regular meeting on May 3, 1982, appointment of Arthur Anderson & Co. of Portland, Oregon as auditor of the City of Newberg, Oregon with such audit to comply with requirements of ORS Chapter 297 and all other applicable statutes of the State of Oregon; and

WHEREAS, a contract between the City of Newberg and Arthur Anderson & Co. of Portland, Oregon was entered into to conduct said audit of the accounts and fiscal affairs of the City of Newberg, Oregon for the period beginning July 1, 1981 and ending June 30, 1982; and

WHEREAS, said audit report has been completed within the time allowed by the said contract and has been submitted to the City by Arthur Anderson & Co. of Portland, Oregon; and

WHEREAS, the Finance Committee of the City Council of the City of Newberg, Oregon has met and reviewed the audit report and does recommend it be approved by the City Council of the City of Newberg.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Newberg, Oregon as follows:

1. That the audit report by Arthur Anderson & Co., entitled "City of Newberg, Oregon Annual Financial Statement-Fiscal Year Ending June 30, 1982", is hereby accepted by the Council of the City of Newberg.

2. That the City Recorder and Finance Officer is hereby directed to deliver copies of the above accepted audit report to the appropriate parties as required by the ordinances of the City of Newberg and the statutes of the State of Oregon.

ADOPTED by the Council at a regular meeting this 3rd day of January, 1983.

Arvilla Page - City Recorder

ATTEST:

Elvern Hall - Mayor

RESOLUTION NO.

A RESOLUTION OF THE CITY OF NEWBERG ADOPTING A NEW CLASSIFIED RATE PLAN SCHEDULE FOR ALL FULL-TIME EMPLOYEES OF THE CITY, AND RECLASSIFYING POLICE DISPATCHERS TO THE NEXT CLASSIFIED RATE PLAN SCHEDULE NUMBER.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newberg, Oregon, to-wit:

1. The City Council hereby adopts a new classified rate plan schedule for all full-time employees of the City, a copy of which schedule is attached hereto as Exhibit "A" and incorporated herein by reference.

2. The City Council hereby reclassifies those full-time employees who are Police Dispatchers to the next group number in the classified rate plan schedule.

3. These changes are effective as of January 1, 1983.

ADOPTED by the Council of the City of Newberg, Oregon this 3rd day of January, 1983.

Arvilla Page - City Recorder

EXHIBIT "A"

CLASSIFIED RATE PLAN SCHEDULE

GROUP	NO	OLD RAT	NEW RAT	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F
	78	3.2	3.328	577	606	636	668	701	736
	79	3.28	3.4112	591	621	652	684	719	755
	80	3.365	3.4996	607	637	669	702	737	774
	81	3.45	3.588	622	653	686	720	756	794
	82	3.535	3.6764	637	669	703	738	775	813
	83	3.625	3.77	653	686	720	756	794	834
	84	3.715	3.8636	670	703	738	775	814	855
	85	3.805	3.9572	686	720	756	794	834	875
	86	3.9	4.056	703	738	775	814	855	897
	87	3.995	4.1548	720	756	794	834	875	919
	88	4.095	4.2588	738	775	814	855	897	942
	89	4.2	4.368	757	795	835	876	920	966
	90	4.305	4.4772	776	815	856	898	943	990
	91	4.415	4.5916	796	836	877	921	967	1016
	92	4.525	4.706	816	856	899	944	991	1041
	93	4.635	4.8204	836	877	921	967	1016	1066
	94	4.75	4.94	856	899	944	991	1041	1093
	95	4.865	5.0596	877	921	967	1015	1066	1119
	96	4.985	5.1844	899	944	991	1040	1092	1147
	97	5.11	5.3144	921	967	1016	1066	1120	1176
	98	5.24	5.4496	945	992	1041	1093	1148	1206
	99	5.365	5.5796	967	1015	1066	1120	1176	1234
	100	5.5	5.72	991	1041	1093	1148	1205	1265
	101	5.63	5.8552	1015	1066	1119	1175	1234	1295
	102	5.775	6.006	1041	1093	1148	1205	1265	1329
	103	5.92	6.1568	1067	1121	1177	1235	1297	1362
	104	6.065	6.3076	1093	1148	1205	1266	1329	1395
	105	6.215	6.4636	1120	1176	1235	1297	1362	1430
	106	6.37	6.6248	1148	1206	1266	1329	1396	1466
	107	6.525	6.786	1176	1235	1297	1362	1430	1501
	108	6.685	6.9524	1205	1265	1329	1395	1465	1538
	109	6.855	7.1292	1236	1298	1362	1431	1502	1577
	110	7.025	7.306	1266	1330	1396	1466	1539	1616
	111	7.2	7.488	1298	1363	1431	1503	1578	1657
	112	7.38	7.6752	1330	1397	1467	1540	1617	1698
	113	7.555	7.8572	1362	1430	1502	1577	1655	1738
	114	7.75	8.06	1397	1467	1540	1617	1698	1783
	115	7.94	8.2576	1431	1503	1578	1657	1740	1827
	116	8.135	8.4604	1466	1540	1617	1698	1783	1872
	117	8.335	8.6684	1503	1578	1657	1739	1826	1918
	118	8.545	8.8868	1540	1617	1698	1783	1872	1966
	119	8.755	9.1052	1578	1657	1740	1827	1918	2014
	120	8.97	9.3288	1617	1698	1783	1872	1965	2064
	121	9.195	9.5628	1658	1740	1827	1919	2015	2116
	122	9.42	9.7968	1698	1783	1872	1966	2064	2167
	123	9.65	10.036	1740	1827	1918	2014	2114	2220
	124	9.865	10.2596	1778	1867	1961	2059	2162	2270
	125	10.135	10.5404	1827	1918	2014	2115	2221	2332
	126	10.385	10.8004	1872	1966	2064	2167	2276	2389
	127	10.645	11.0708	1919	2015	2116	2221	2332	2449
	128	10.905	11.3412	1966	2064	2167	2276	2389	2509
	129	11.175	11.622	2014	2115	2221	2332	2449	2571
	130	11.45	11.908	2064	2167	2276	2389	2509	2634
	131	11.735	12.2044	2115	2221	2332	2449	2571	2700
	132	12.025	12.506	2168	2276	2390	2509	2635	2767
	133	12.325	12.818	2222	2333	2450	2572	2701	2836
	134	12.625	13.13	2276	2390	2509	2635	2766	2905
	135	12.93	13.4472	2331	2447	2570	2698	2833	2975
	136	13.25	13.78	2389	2508	2633	2765	2903	3048
	137	13.585	14.1284	2449	2571	2700	2835	2977	3126
	138	13.915	14.4716	2508	2634	2766	2904	3049	3201
	139	14.26	14.8304	2571	2699	2834	2976	3125	3281
	140	14.61	15.1944	2634	2765	2904	3049	3201	3361
	141	14.975	15.574	2699	2834	2976	3125	3281	3445
	142	15.34	15.9536	2765	2904	3049	3201	3361	3529
	143	15.725	16.354	2835	2976	3125	3282	3446	3618
	144	16.11	16.7544	2904	3049	3202	3362	3530	3706
	145	16.51	17.1704	2976	3125	3281	3445	3618	3798
	146	16.915	17.5916	3049	3202	3362	3530	3706	3892
	147	17.335	18.0284	3125	3281	3445	3617	3798	3988
	148	17.76	18.4704	3202	3362	3530	3706	3891	4086
	149	18.2	18.928	3281	3445	3617	3798	3988	4187
	150	18.665	19.4116	3365	3533	3710	3895	4090	4294
	151	19.11	19.8744	3445	3617	3798	3988	4187	4397
	152	19.58	20.3632	3530	3706	3891	4086	4290	4505
	153	20.07	20.8728	3618	3799	3989	4188	4398	4618
	154	20.56	21.3824	3706	3892	4086	4290	4505	4730
	155	21.075	21.918	3799	3989	4189	4398	4618	4849
	156	21.585	22.4484	3891	4086	4290	4504	4730	4966
	157	22.125	23.01	3988	4188	4397	4617	4848	5090
	158	22.665	23.5716	4086	4290	4505	4730	4966	5215
	159	23.23	24.1592	4188	4397	4617	4848	5090	5345
	160	23.795	24.7468	4289	4504	4729	4966	5214	5475
	161	24.39	25.3656	4397	4617	4847	5090	5344	5611
	162	24.985	25.9844	4504	4729	4966	5214	5475	5748
	163	25.61	26.6344	4617	4847	5090	5344	5612	5892
	164	26.235	27.2844	4729	4966	5214	5475	5748	6036
	165	26.89	27.9656	4847	5090	5344	5611	5892	6187
	166	27.545	28.6468	4965	5214	5474	5748	6036	6337
	167	28.235	29.3644	5090	5344	5612	5892	6187	6496
	168	28.925	30.082	5214	5475	5749	6036	6338	6655
	169	29.645	30.8308	5344	5611	5892	6186	6496	6820
	170	30.375	31.59	5476	5749	6037	6339	6656	6988

1/3 *Agenda*

MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Investments

DATE: December 15, 1982

Recently Banks and Savings and Loans have made available money markets for investment purposes. Municipalities are eligible for this type of investment which is, for the most part, very liquid. The attached article will give a fairly good background on money markets.

The Finance Director recently called the State Treasurer's office and was informed that in order to use this method for investment the City Council must formally approve a resolution. The attached resolution allows the City to use money markets for investment purposes.


Michael Warren
City Administrator

MW/bjm
Enc.

Banks, S&Ls prepare to launch new money market accounts

By DONALD J. SORENSEN
of The Oregonian staff

Banks and savings and loans will take the gloves off this week in an all-out battle to entice money from consumers through the new money-market type accounts.

Up to now, they have just been getting warmed up, some institutions offering bonuses, extra high rates and other inducements to get consumers to sign up early.

Beginning Tuesday, banks and thrifts will be permitted to pay money-market interest rates on accounts of \$2,500 or more and they will also have limited check-writing privileges.

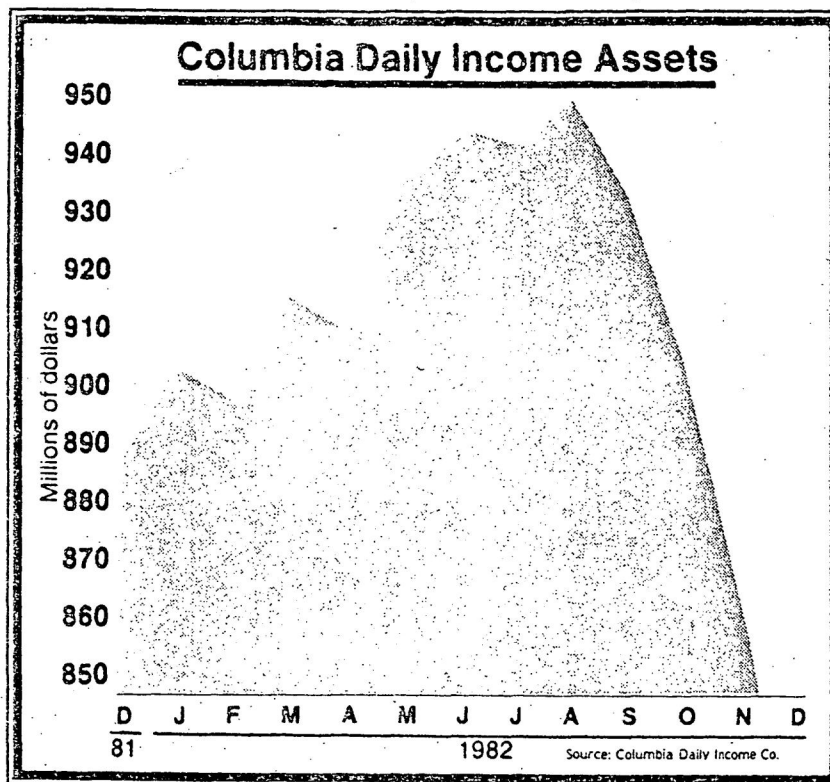
It's a new day in banking, one which banks and thrifts have dreamed of ever since the money market funds became so popular. Banks and thrifts were squirming because of the billions of dollars they were losing to the money market funds.

Now they have a weapon of their own. The new accounts have no ceiling on interest rates and will also be protected by federal insurance up to \$100,000 per account. The insurance feature gives an important advantage to the new accounts over uninsured money market funds.

Preparations for these new accounts have varied among banks and thrifts. Willamette Savings & Loan, for instance, came out early with a pre-sign up offer of a 15 percent guaranteed rate through Monday and a minimum of 12 percent through the end of the year.

Oregon Mutual Savings Bank offered bonuses of \$10 to \$100 for early sign-up. Bank of Oregon is promising a bonus of four percentage points over its daily rate. Western Savings will pay at least two percentage points above the Merrill Lynch Ready Asset fund. As of Dec. 8, the Ready Asset 7-day average yield was 9.9 percent.

U.S. National Bank decided last Friday to offer a minimum of 9 percent through Jan. 10. Its crosstown rival, First Interstate Bank of Oregon earlier said its rate "will not be lower than 9



RISE AND FALL — Assets of Columbia Daily Income Fund tumbled to \$850 million in the first week of December, the low point for the year, as chart shows.

percent" through Jan. 10.

Rates in Portland are expected to be mostly in the 9-10 percent range. Benj. Franklin Federal Savings and Loan, Pacific First Federal Savings and Pacific Western Bank are among those that have announced a 10 percent rate. Rates will fluctuate, but a specific rate cannot be guaranteed for more than one month.

Federal regulations determine a number of the features of the new accounts. A minimum deposit of \$2,500 is required. Funds can be withdrawn at any time without penalty, but if the balance falls below \$2,500 the interest rate is reduced to the regular interest rate of 5.25 percent. Some of the institutions will charge a fee, usually \$10, if

the account falls below \$1,000.

Banks can set higher minimums than the \$2,500, but there is no indication any in Portland will do it.

Transfers are limited to six per month, including no more than three checks. Transfers also include pre-authorized, third-party transfers such as a mortgage payment deducted from the account, and telephone transfers. Total transfers are limited to six.

Institutions are permitted to charge a service fee for administering the account. It could be a monthly fee, a fee for each transaction, or both.

Although the American Bankers Association said some banks may charge a monthly fee of \$5 and transfer fees of

\$1 each, there is no indication such fees will be levied in Portland. The only charges appear to be if the accounts fall below \$1,000.

A number of institutions plan to require a minimum amount for checks, generally \$250 or \$500. They are permitted to set any minimum.

One advantage banks and thrifts are expected to push is the federal insurance of up to \$100,000. Observers expect this to be particularly effective among retired persons.

The money market accounts were approved by the Depository Institutions Deregulation Committee (DIDC) as a means for banks and thrifts to better cope with money market funds.

Subsequently, the committee also approved a so-called Super-NOW account, which is similar to the money market accounts, except that it has unlimited checking privileges. It becomes effective Jan. 5. In effect, it is merely a checking account that pays higher interest than the current 5.25 percent.

Institutions that have been pushing the new accounts report a great deal of interest. Oregon Mutual Savings Bank said it is getting about 60 new accounts a day, about 40 percent new money and a total of some \$4.5 million.

First Interstate Bank said Friday it had opened 5,000 accounts, taking in \$110 million, \$100 million of it new money. "We haven't had anything like this ever," said Donald S. McClave, executive vice president.

Bank of Oregon reported \$1.2 million. Willamette Savings, the first one out of the blocks, would not disclose any figures, but said it has received an "excellent response" and "we are more than pleased."

Far West Federal Savings has been offering its version of a money market account for about two years, and had attracted \$130 million as of Oct. 31. The features of this account are similar to the new accounts.

Some of the institutions are taking direct aim at the money market funds. At First Interstate, for instance, em-

ployees wear buttons to remind them to "Beat the Funds." Bank of Oregon urges consumers to "deposit a check drawn on a money market fund." Oregon Mutual touts its account as a "better deal than money market funds."

The drive against money market funds includes Columbia Daily Income, the Portland-based fund. It has enjoyed phenomenal growth, reaching a record month-end asset total of \$952 million at the end of August. Since then, it has steadily fallen until last week it was down to \$850 million, the lowest since October 1981.

However, George Hanseth, vice president of operations for Columbia Management Co., which manages the money market fund, said "very few (of the assets) are going into the new bank accounts."

He said the sharp decline is due to seasonal changes and switching to other higher-yielding investments. "As far as the assets coming off," he said, "they are going into other markets that are more attractive," such as bonds, stocks, retirement accounts, mutual funds and others.

Hanseth noted that Columbia Management's companion mutual fund, Columbia Growth, has gained \$40 million in the last four months.

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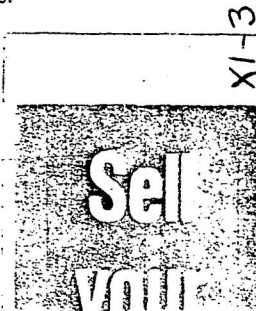
If many customers shift funds from low-yielding accounts to the new account, it would increase institutions' cost of funds.

Stock split vote set

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Thousand Trails announced the Feb. 1 meeting on Friday.



Mike - from "Oregonian" 12-12-72

ap

Evaluate before choosing account

By DONALD J. SORENSEN
of The Oregonian staff

Consumers are facing a plethora of money market fund accounts from banks and savings and loan associations. It's worth the effort to evaluate the offers before making a decision.

There are some features that are standard among all of the new accounts because of government regulations. These include a minimum deposit of \$2,500 and transfers of six per month. Transfers must not include more than three checks, but can also include pre-authorized third-party transfers and telephone transfers, but no more than six of any combination.

The accounts are protected by federal insurance up to \$100,000. If the account falls below \$2,500 the interest reverts to the

Bank board OKs acquisition of S&L

Far West Federal Savings has received official approvals from the Federal Home Loan Bank Board of Washington, D.C., for the acquisition of American Federal Savings offices in Bend, Prineville, Sisters and Eugene.

Total deposits of the four offices total nearly \$20 million. Far West Federal Savings has more than \$1.8 billion in assets, and, with the four new branches, 61 offices in Oregon.

5.25 percent of NOW (negotiated order of withdrawal) accounts. There is no limit to withdrawals made in person.

Banks and thrifts can charge a fee for administering the account and can set minimum dollar amounts for checks. There also is no limit to the interest they can pay.

Key features of money market accounts offered by major institutions in the Portland area are listed below. The information was obtained last week and is subject to change by the institution.

BANK OF OREGON — Pays 4 percent bonus "above our high-paying daily rate" until Feb. 1. This is equivalent currently to about 10.25 to 11.25 percent. Three-tiered rate system, with one rate for \$2,500 to \$25,000, a higher rate for \$25,000 to \$50,000 and another increase for over \$50,000. Service charge of \$2 if account drops below \$1,500, \$4 if below \$1,000 and \$7 if below \$500. No minimum amount on checks.

BENJ. FRANKLIN FEDERAL SAVINGS — Rate of 10 percent through Jan. 12. Minimum check of \$500. No fees.

FAR WEST FEDERAL SAVINGS — Rate changes daily, was 8.02 percent last Thursday. If account drops below \$2,500 it reverts to a repurchase agreement to continue high rates. Check minimum of \$500. Monthly fee of \$10 if account below \$1,000.

FIRST INTERSTATE BANK — Rate of at least 9 percent through Jan. 10. Charge of \$4 if account below \$1,000. No check minimum.

LINCOLN SAVINGS — Pays 15 percent the first day, Dec. 14, and rate fluctuates daily thereafter. Check minimum of \$500. No fees or charges.

OREGON BANK — No less than 9.25 percent through Jan. 10. No fees, no check minimum.

OREGON MUTUAL SAVINGS — Offering bonuses of \$10 to \$100 for early sign-ups. Rate not announced but will be set by Dec. 14. No fees, no check minimum.

PACIFIC FIRST FEDERAL SAVINGS — At least 10 percent through Jan. 13. No check minimum, no fees.

PACIFIC WESTERN BANK — Guarantees 8.5 percent for accounts from \$2,500 to \$5,000 and 9.5 percent above \$5,000. Rates good to Jan. 13. Fee of \$10 if account below \$1,000. No check minimum.

U.S. NATIONAL BANK — Minimum rate of 9 percent through Jan. 10. No fees, no check minimum.

WASHINGTON FEDERAL SAVINGS — Rates "around 9 percent for the first month." It will be set Monday. A \$1 monthly charge if account below \$100. Check minimum of \$500.

WESTERN SAVINGS — Guarantee of at least 2 percentage points above Merrill Lynch Ready Asset Fund through Jan. 13. Ready Asset 7-day average as of Dec. 8 was 9.9 percent. No fees or check minimum.

WILLAMETTE SAVINGS — Rate of 15 percent until Dec. 13, 12 percent until end of year. Check minimum of \$250. Fee of \$10 if average balance below \$1,000.

Banks, S&Ls prepare to launch new money market accounts

By DONALD J. SORENSEN
of the Oregonian staff

Banks and savings and loans will take the gloves off this week in an all-out battle to entice money from consumers through the new money-market type accounts.

Up to now, they have just been getting warmed up, some institutions offering bonuses, extra high rates and other inducements to get consumers to sign up early.

Beginning Tuesday, banks and thrifts will be permitted to pay money-market interest rates on accounts of \$2,500 or more and they will also have limited check-writing privileges.

It's a new day in banking, one which banks and thrifts have dreamed of ever since the money market funds became so popular. Banks and thrifts were squirming because of the billions of dollars they were losing to the money market funds.

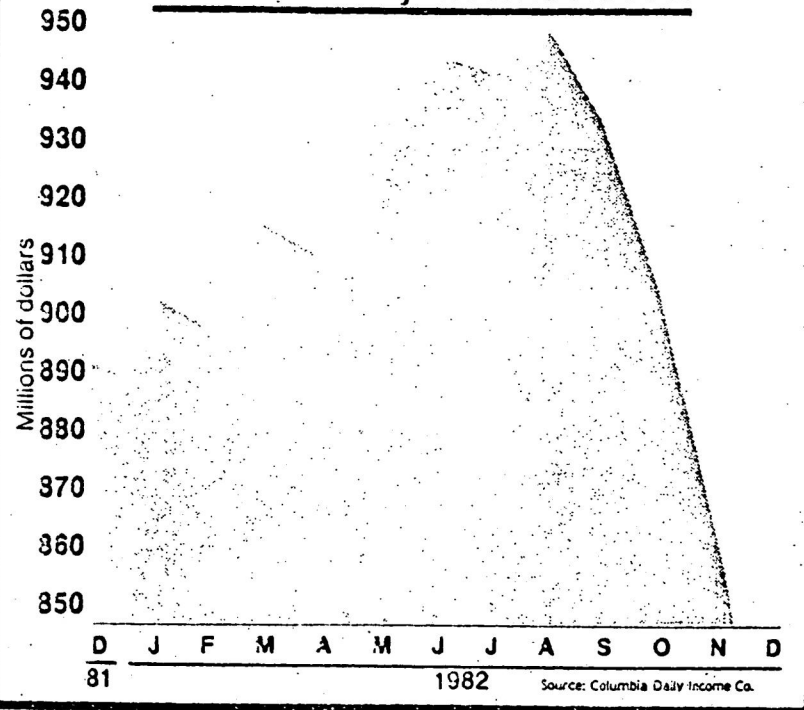
Now they have a weapon of their own: The new accounts have no ceiling on interest rates and will also be protected by federal insurance up to \$100,000 per account. The insurance feature gives an important advantage to the new accounts over uninsured money market funds.

Preparations for these new accounts have varied among banks and thrifts. Willamette Savings & Loan, for instance, came out early with a pre-sign up offer of a 15 percent guaranteed rate through Monday and a minimum of 12 percent through the end of the year.

Oregon Mutual Savings Bank offered bonuses of \$10 to \$100 for early sign-up. Bank of Oregon is promising a bonus of four percentage points over its daily rate. Western Savings will pay at least two percentage points above the Merrill Lynch Ready Asset fund. As of Dec. 8, the Ready Asset 7-day average yield was 9.9 percent.

U.S. National Bank decided last Friday to offer a minimum of 9 percent through Jan. 10. Its crosstown rival, First Interstate Bank of Oregon earlier said its rate "will not be lower than 9

Columbia Daily Income Assets



RISE AND FALL — Assets of Columbia Daily Income Fund tumbled to \$850 million in the first week of December, the low point for the year, as chart shows.

percent" through Jan. 10.

Rates in Portland are expected to be mostly in the 9-10 percent range. Benj. Franklin Federal Savings and Loan, Pacific First Federal Savings and Pacific Western Bank are among those that have announced a 10 percent rate. Rates will fluctuate, but a specific rate cannot be guaranteed for more than one month.

Federal regulations determine a number of the features of the new accounts. A minimum deposit of \$2,500 is required. Funds can be withdrawn at any time without penalty, but if the balance falls below \$2,500 the interest rate is reduced to the regular interest rate of 5.25 percent. Some of the institutions will charge a fee, usually \$10, if

the account falls below \$1,000.

Banks can set higher minimums than the \$2,500, but there is no indication any in Portland will do it.

Transfers are limited to six per month, including no more than three checks. Transfers also include pre-authorized, third-party transfers such as a mortgage payment deducted from the account, and telephone transfers. Total transfers are limited to six.

Institutions are permitted to charge a service fee for administering the account. It could be a monthly fee, a fee for each transaction, or both.

Although the American Bankers Association said some banks may charge a monthly fee of \$5 and transfer fees of

\$1 each, there is no indication such fees will be levied in Portland. The only charges appear to be if the accounts fall below \$1,000.

A number of institutions plan to require a minimum amount for checks, generally \$250 or \$500. They are permitted to set any minimum.

One advantage banks and thrifts are expected to push is the federal insurance of up to \$100,000. Observers expect this to be particularly effective among retired persons.

The money market accounts were approved by the Depository Institutions Deregulation Committee (DIDC) as a means for banks and thrifts to better cope with money market funds.

Subsequently, the committee also approved a so-called Super-NOW account, which is similar to the money market accounts, except that it has unlimited checking privileges. It becomes effective Jan. 5. In effect, it is merely a checking account that pays higher interest than the current 5.25 per cent.

Institutions that have been pushing the new accounts report a great deal of interest. Oregon Mutual Savings Bank said it is getting about 60 new accounts a day, about 40 percent new money and a total of some \$4.5 million.

First Interstate Bank said Friday it had opened 5,000 accounts, taking in \$110 million, \$100 million of it new money. "We haven't had anything like this ever," said Donald S. McClave, executive vice president.

Bank of Oregon reported \$1.2 million. Willamette Savings, the first one out of the blocks, would not disclose any figures, but said it has received an "excellent response" and "we are more than pleased."

Far West Federal Savings has been offering its version of a money market account for about two years, and had attracted \$130 million as of Oct. 31. The features of this account are similar to the new accounts.

Some of the institutions are taking direct aim at the money market funds. At First Interstate, for instance, em-

ployees wear buttons to remind them to "Beat the Funds." Bank of Oregon urges consumers to "deposit a check drawn on a money market fund." Oregon Mutual touts its account as a "better deal than money market funds."

The drive against money market funds includes Columbia Daily Income, the Portland-based fund. It has enjoyed phenomenal growth, reaching a record month-end asset total of \$952 million at the end of August. Since then, it has steadily fallen until last week it was down to \$850 million, the lowest since October 1981.

However, George Hanseth, vice president of operations for Columbia Management Co., which manages the money market fund, said "very few (of the assets) are going into the new bank accounts."

He said the sharp decline is due to seasonal changes and switching to other higher-yielding investments. "As far as the assets coming off," he said, "they are going into other markets that are more attractive," such as bonds, stocks, retirement accounts, mutual funds and others.

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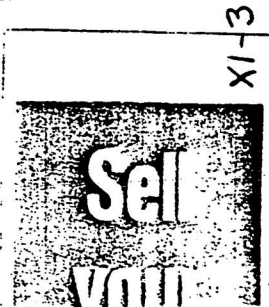
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MEMO TO: Mike Warren, City Manager
FROM: Rick Faus, City Attorney
DATE: December 15, 1982
SUBJECT: Investments Resolution

Attached is a resolution authorizing certain investments of city funds not required for immediate expenditure per the request of the City Finance Officer contained in her memo of December 14, 1982. I also attached a copy of the memo of the Finance Officer of December 14, 1982.

RDF:fj

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE INVESTMENT OF CITY FUNDS NOT NEEDED FOR IMMEDIATE EXPENDITURES.

WHEREAS, the City of Newberg, Oregon, has funds on deposit in the First Interstate Bank of Oregon, United States National Bank of Oregon, the Commercial Bank and Newberg State Bank, which are not needed immediately for the purposes for which they are designated; and

WHEREAS, the Finance Committee of the Council has investigated and determined that the said funds in excess of funds needed for immediate expenditures be invested in Time Deposits, U.S. Government Certificates, the State of Oregon Local Government Pool, and Money Market Funds; and

WHEREAS, the Council has determined that the Finance Officer of the City of Newberg, Oregon, should hereafter be authorized in the Finance Officer's discretion, to deposit in such Time Deposits, U.S. Government Certificates, the State of Oregon Local Government Pool, and Money Market Funds, such funds from the various accounts of the City of Newberg as the Finance Officer shall see fit, withdrawing same from said checking accounts and depositing same in such investments for such period of time as the Finance Officer shall see fit, under the name and designation of the account from which the funds were so drawn; and

The Council of the City of Newberg being now fully advised in the premises:

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Newberg, Oregon, as follows, to-wit:

1. That the Finance Officer of the City of Newberg, Oregon, be and hereby is authorized and directed to invest funds of the City of Newberg in Time Deposits, U.S. Government Certificates, the State of Oregon Local Government Pool and Money Market Funds, such portion, or all, of the funds of the City not needed for immediate expenditures, as the Finance Officer shall see fit and for such periods of time as the Finance Officer shall determine.

ADOPTED by the Council of the City of Newberg, Oregon, this 3rd day of January, 1983.

Arvilla Page - City Recorder

TO: Mike Warren, City Administrator

December 14, 1982

FROM: Arvilla Page, Finance Officer

SUBJECT: Investments

I called the State Treasurer's Office today relative to the City investing in the new Money Market Funds that are being offered by banks and savings institutions. These investments are insured to \$100,000.

The Treasurer's Office stated these are approved investments up to the \$100,000. Any investment over \$100,000 would require the bank or S & L to provide collateral the same as with certificates of deposit.

An additional requirement is that the Council formally approve this type investment of the City's monies. Resolution 75-552, which I believe is the most recent resolution on investments, does not cover this type investment and a new resolution will be required.

Please place this on the agenda at the next meeting of the Council.


Arvilla Page
Finance Officer

CC: City Attorney, Rick Faus

Attachment

RESOLUTION NO.

THIS IS A RESOLUTION HONORING RUTH GILMAN FOR HER YEARS OF CONTRIBUTION TO THE CITY OF NEWBERG.

WHEREAS, RUTH GILMAN moved to Newberg with her husband Charles 34 years ago; and

WHEREAS, RUTH GILMAN has kept active with her interest in the Library and her volunteer work at the Newberg Community Hospital; and

WHEREAS, RUTH GILMAN has taught music at George Fox College and has supported the College Auxiliary; and

WHEREAS, RUTH GILMAN was appointed to the Library Board in March, 1962; and

WHEREAS, RUTH GILMAN has seen many changes in the community and the Newberg Public Library; and

WHEREAS, RUTH GILMAN has been involved in Library activities such as the joining of the Chemeketa Cooperative Regional Library Service, support on the use of funds for having the Library collection cataloged and for remodeling the basement for a Children's Department and Magazine Room and promoting the hiring of a full-time Librarian; and

WHEREAS, RUTH GILMAN has contributed a unique wit to the Library Board with such ideas as "perhaps the ideal way to organize the book collection is to shelve all the red books together, all the green books together, all the blue books together, ..."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newberg, on behalf of the citizens, does hereby pay tribute to Ruth Gilman for her dedication and contribution to the betterment of the City of Newberg.

DATED this 3rd day of January, 1983.

Arvilla Page - City Recorder