

CITY COUNCIL
AGENDA
DECEMBER 6, 1982
COUNCIL CHAMBERS
7:30 P.M.

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. CONSENT CALENDAR
 - 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 Liberty Cable Television announcing completion of construction of aerial and underground trunk and distribution cables.
 - 5. Communication from Planning Commissioner John Poet RE: resignation effective December 1, 1982.
 - 6. Communication from Linda Williamson, Mother's Aid for Chéhalem Park & Rec. District thanking Fire Department for class presentation.
 - 7. Appointments by Mayor.
 - 8. Review of two unusual resolutions.
- IV. REQUESTS FROM FLOOR AND COMMUNICATIONS:
 - 1. Communication from Yamhill County RE: Senior Services Agency.
 - 2. Communication from Angus MacPhee, Disposal Industries Inc. RE: City Council questions pertaining to landfill.
- V. PUBLIC HEARINGS:
 - 1. Continuance of Public Hearing on Redevelopment
- VI. REPORTS FROM CITY ADMINISTRATOR:
 - 1. Report on City Council Seminar.
 - 2. Recommendation on priority of projects for Six Year Highway Improvement Program.
 - 3. Report on signs in Newberg and possible slide presentation for Committees.
- VII. OLD BUSINESS
- VIII. NEW BUSINESS:
 - 1. Approve Accounts Payable
 - 2. Report on Sewer User Ordinance

IX.

RESOLUTIONS:

1. Resolution adopting a retirement plan for General Employees of City of Newberg.
2. Resolution adopting a retirement plan for Policemen and Firemen of City of Newberg.
3. Resolution changing rates for Newberg Taxi Service.

X.

ORDINANCES:

1. Ordinance establishing a Cable Communications Commission and prescribing its powers, duties, organization and membership.
2. Ordinance implementing Newberg Centennial Redevelopment Plan.

Executive Session pursuant to ORS 192.660 subsection 1, paragraph D relating to Labor Negotiations.

ACCOUNTS PAYABLE
DECEMBER, 1982

12/82

Eleven

Asher-Macken Electric	135.84	Northwest Law Enforcement Equip.	34.46
Associated Janitor	208.94	Northwest Natural Gas	1,953.89
Butler Chevrolet	84.18	Nudelman Bros.	318.00
Buy-Wise Drugs	17.66	Nurnberg Scientific	105.11
Camera Quarters	3.13	Pacific Water Works	1,946.17
Chehalem Printing	308.35	Pitney Bowes	79.25
Chehalem Sr. Projects	375.00	Platt Electric Supply	134.50
Chehalem Valley Sr. Citizens	1,525.34	Popular Computing	11.97
Chevron	15.19	PGE Co.	19,500.00 *
Coast to Coast	164.30	R.A.I.N.	1,918.00
Coast Septic Service	3.20	Roberts Rent-All	40.00
Columbia Equipment	155.66	Rutherford, Hansen & Mahr	42.00
Copy Office Products	296.11	S. D. Leasing	312.00
Crowell Auto Parts	53.07	Shannon & Co.	80.63
Crabtree Rock	212.50	Showcase of Flowers	12.50
David Turpen Construction	50.00	Stouffer's Dept. Store	57.99
Dents	1,755.10	Robert E. Swift, Atty.	65.00
Emery Worldwide	80.64	W. R. Grace - Baker & Taylor	534.81
Farmer's Cooperative Oil	130.00	W. Raber & Co.	1,599.00
FarmGro Supply	103.00	W. W. Grainger	34.32
Ferron Janitorial	745.06	Wall Street Journal	89.00
Fisher Electric	409.55	Water, Food & Research	90.00
Fowler Tire	12.00	Western Auto	71.25
Fox Union	75.00	Weston Woods	160.00
General Telephone	1,083.25	Westside Automotive	113.35
Hall's Heating	43.10	Wheel Graphics	61.00
Home Laundry	36.35	Willamette Industries	438.35
Impressions by Stram	112.40	Claudia Williams, M.A.	195.00
Leslie W. Inman, M.D.	45.80	World Press	17.95
Jerry Hill Enterprises	10.00	Yamhill Co. Sheriff's Office	32.00
Johnson Furn. & Hdwe.	107.19		
Lanier	382.90		
Les Schwab Tire Center	14.89		
League of Oregon Cities	25.50		
Main Line Book Co.	290.57		
Meyer Bros.	58.32		
Millipore Corp.	32.78		
Munnell & Sherrill	70.08		
National Geographic Soc.	6.95		
Newberg Auto Parts	93.62		
Newberg Family Practice	77.00		
Newberg Graphic	19.59		
Newberg Human Resources	1,000.00		
Newberg Plumbing	30.00		
Newberg Thriftway	73.25		
Newberg Typewriter	16.50		
Newberg Ready Mix	60.20		
Newberg River Rock	57.75		
Newberg Steel	6.14		
Newman Signs	339.60		

How often?
Do we pay this?

Cmc

RLA

AFH

To order
J.H.

TOTAL:

41,060.05

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DECEMBER, 1982

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		TOTAL:	41,060.05

[Handwritten signatures and initials]

NEWBERG CENTENNIAL PLAN ...

A REVITALIZATION PROGRAM FOR THE CITY'S RENEWAL AREA

PREPARED BY:

THE NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

NEWBERG, OREGON

NOVEMBER, 1982

Section 100. Introduction. The Newberg Centennial Redevelopment Plan, an Urban Renewal Plan within the City of Newberg, consists of Part 1-Text, and Part 2-Exhibits. This Urban Renewal Plan has been prepared by the Newberg Centennial Redevelopment Commission, an Urban Renewal Agency, acting by and through the Newberg City Council pursuant to provisions found within the Oregon Revised Statutes, ORS Chapter 457, the Oregon Constitution, and all applicable laws and ordinances.

The Urban Renewal Plan is based, in part, upon the recommendations of the Mayors Task Force Report as presented to the Newberg City Council on October 15, 1981.

Section 200. Definitions. The following definitions will govern this Plan unless the context otherwise requires:

"Activity Area" means any designated portion or element of the Urban Renewal Area in which authorized urban renewal actions are being undertaken by the Newberg Centennial Redevelopment Commission.

"Agency" means the Newberg Centennial Redevelopment Commission which, in accordance with ORS 457, is the Urban Renewal Agency of the City of Newberg, Yamhill County, Oregon.

"Blighted Areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (1) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - (a) Defective design and quality of physical construction;
 - (b) Faulty interior arrangement and exterior spacing;
 - (c) Overcrowding and a high density of population;
 - (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - (e) Obsolescence, deterioration, dilapida-

- tion, mixed character or shifting of uses.
- (2) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- (3) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- (4) The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- (5) The existence of inadequate streets and other rights-of-way, open spaces and utilities;
- (6) The existence of property or lots or other areas which are subject to inundation by water;
- (7) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (8) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- (9) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

"City" means the City of Newberg, State of Oregon.

"County" means the County of Yamhill, State of Oregon.

"Development Commission" or "Commission" means the Newberg Centennial Redevelopment Commission which is the Urban Renewal Agency of the City of Newberg, Oregon.

"Exhibit" means an attachment, either narrative or graphic, to the Urban Renewal Plan for the Newberg Centennial Plan within the Urban Renewal Area, Part Two-Exhibits.

"ORS" means Oregon Revised Statutes (State Law).

"Plan, Redevelopment Plan, Urban Renewal Plan" means the Urban Renewal Plan for the Newberg Centennial Plan, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Newberg, Oregon.

"Project" or "Project Area" means the entire Newberg Centennial Plan Area -- a revitalization program for the City's Urban Renewal Area.

"Redeveloper" means any individual or group which acquires property from the Development Commission or which receives financial assistance for the physical improvement of privately or publicly held structures and land from the Development Commission.

"Report on the Plan" means the text and graphic exhibits of a report which explains existing conditions and proposals.

"State" means the State of Oregon.

"Text" means Part One of the Urban Renewal Plan for the Newberg Centennial Redevelopment Plan.

"Uptown Area" means that portion of the Urban Renewal Area lying west of River Street.

Section 300. Boundary of Urban Renewal Area. The boundary of the Newberg Centennial Plan -- the City's Urban Renewal Area is shown on the Boundary Map -- Exhibit One, Part Two of this Plan. The legal boundary description is set forth in Exhibit Two, Part Two of this Plan.

Section 400. Goals and Objectives. The Newberg Comprehensive Plan identifies important elements, goals and policies. The statements found within the Comprehensive Plan establish directions for future planning decisions and activities. While all of the goals in the Comprehensive Plan are relevant the following represent examples of some that are more direct.

1. Maintain Newberg's identity as a community which is separate from the Portland Metropolitan area. (Urbanization Goal No. 2)
2. Create a quality living environment through a balanced growth of urban and cultural activities. (Urbanization Goal No. 3)
3. Develop a diverse and stable economic base. (The Economy Goal No. 1)
4. Encourage development of a safe, convenient and economic transportation system through a variety of transportation means. (Transportation Goal No. 1)
5. Minimize adverse impacts of Highway 99W upon the City. (Transportation Goal No. 2)
6. Plan and develop a timely and orderly and efficient arrangement of public facilities and services to serve as a framework for urban development. (Public Facilities and Services Goal No. 1)
7. Encourage the retention of the downtown core as a primary shopping, service and financial center for the Newberg area. New commercial development shall be encouraged to locate there. (The Economy-Commercial Areas Policy No. 1)

8. In order to lessen the percentage of persons who live in Newberg but must work elsewhere, the City should encourage a diverse and stable economic base through tax incentive programs, land use controls, preferential assessments and capital improvement programs. The formation of a community development corporation should also be considered. (The Economy-General Policy No. 1)
9. The City shall actively pursue acquisition of lands and the development of a civic center. (Public Facilities and Services-Civic Center Policy No. 1)

The primary objectives of the Newberg Centennial Redevelopment Plan are to improve the function, condition and appearance of the Project Area and to eliminate existing blight and blighting influences in order to strengthen the Project Area, including the Uptown Area. The following goals and objectives more specifically identify the purposes of this Plan but shall not preclude the ability of the Development Commission to consider or develop other appropriate project improvements within the Urban Renewal Area.

- A. Provide a more attractive living, working and shopping environment for the public within the entire Project Area.
 - (1) The Uptown Area should continue as one of the major retail shopping centers in the Newberg trade area and to provide a variety of service, cultural, recreational, social and governmental activities and remain the focus of community life.
 - (a) Promote the Uptown Area as a viable location for business and professional activities.
 - (b) Promote the use of the Uptown Area for special events including parades and exhibits.

- (c) Promote a variety of retail sources to meet the community's shopping needs.
- (2) Provide for appropriate landscaping within the Project Area.
 - (a) Develop the streetscape and other public lands in the Project Area by placing such amenities as, but not limited to, street trees, planter boxes, decorative directional signs, street furniture and other aesthetic amenities within the public right-of-way areas and public lands.
 - (b) Require all redevelopers to provide landscaping within their respective private lot areas in accordance with Newberg Centennial Redevelopment Commission guidelines.
- (3) Require the installation and maintenance of adequate off-street parking.
 - (a) Determine the parking needs for areas within the Urban Renewal boundaries and establish a plan or program to provide for parking needs.
 - (b) Consider the construction of multi-level parking structures as an efficient means of providing parking spaces with limited land area. The location of these structures should be considered in conjunction with the location of the civic center and major retail areas.
- (4) Install directional information signs in the Project Area to increase shopping convenience and public awareness of the locations of businesses, services and other facilities.
- (5) Establish a process and standards of design review including sign criteria which will be consistent with overall agreed upon, design guidelines within the Project Area.

- B. Improve the local transportation routes and services.
 - (1) Conduct a comprehensive Transportation Study for areas within the Project Area as-needed to identify impacts and routing.
 - (2) Reroute Highway 99W traffic off First Street.
 - (3) Assure that, in the improvement and expansion of the Area's transportation system, such system will be designed to safely accommodate all appropriate forms of transportation.
 - (a) Improve the Area's deficient street and alley systems.
 - (b) Provide pedestrian ways and other public amenities.
 - (c) Construct transit shelters where appropriate.
 - (d) Eliminate handicap barriers.
 - (4) Provide a pedestrian and bicycle linkage to all parts of the Project Area.
 - (5) Assure that energy efficient transportation methods are considered in designing the improvement and expansion of the Area's transportation system.

- C. Develop a centrally located civic center which will provide for a variety of cultural, governmental and other public functions and services. This center should become a model of intergovernmental cooperation on the local level. Encourage more accessibility to local governmental entities. The facility should be considered for use as central administrative offices of the City of Newberg, the Newberg School District, Chehalem Park and Recreation District, and other public or quasi-public uses.
 - (1) Determine the immediate and long-range fire, police and other emergency service needs for the community and consider the integration of these services into the civic center.
 - (2) Provide for immediate and long-range needs of the Newberg Public Library.
 - (3) Provide convenient locations for public rest-rooms.

D. Assure that the public facilities and services are developed to a level which will meet the special needs and support proposed activities within the Project Area.

- (1) Develop a program for the extension of publicly owned facilities and services into currently undeveloped areas; and provide for the improvement of the Area's deficient storm drainage, water delivery, fire protection systems, sanitary sewer and other public or semi-public service systems.
- (2) Rehabilitation existing sewer, water and storm drainage systems or install new systems in areas where sub-standard services exist, and provide for the improvement of the Area's deficient storm drainage, water delivery, fire protection systems, sanitary sewer and other public or semi-public service systems.
- (3) Develop open spaces and recreational facilities. Consider the use and construction of half-street malls, mini-malls (the blocking of portions of minor streets serving developed areas), and improvements to existing public park, open space and recreational areas and facilities.

E. Assure that housing is provided within the Project Area.

- (1) Provide for the development or re-development of buildings which will compatibly accommodate housing units and commercial activities in the Project Area.
- (2) Consider the use of rehabilitation loans or grants to improve existing housing units which will benefit very low, low and moderate income households within the Project Area.
- (3) Promote a mixture of housing types and cost ranges to accommodate people of all income levels.

- (4) Encourage the development of mid-rise housing (3-6 stories) near the Uptown Area.

F. Emphasize and promote the rehabilitation and conservation of existing structures as a primary means for eliminating blight and blighting influences and to stimulate investment by the private sector.

- (1) Develop implementation measures which will assure the preservation of the identified cultural or historic resource sites in the Project Area which can be economically rehabilitated. Consider the use of rehabilitation loans and, where appropriate, grants for existing buildings, which have been officially designated as being of historic significance and which are located within the boundaries of the Project Area.
- (2) Encourage the maintenance and rehabilitation of existing commercially designated buildings in areas of the Plan designated for commercial uses. Consider the use of rehabilitation loans and, where appropriate, grants for existing commercially designated buildings, which have been identified by the City as having health or safety deficiencies.

G. Facilitate redevelopment activities in certain areas after taking into consideration key facilities, economic, environmental, energy and social consequences, and the optimal use of existing land, particularly in areas containing a significant number of unsound, substandard structures which cannot economically be rehabilitated.

H. Consider and develop other appropriate project improvements which the Development Commission deems to be necessary to implement this Urban Renewal Plan consistent with the stated goals and objectives.

Section 500. Land Use Plan. The use and development of all land in the Urban Renewal Area shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, State or Federal laws regulating the use of property in such Urban Renewal Area.

That portion of the Newberg Comprehensive Plan Land Use Map within the boundaries of the Urban Renewal Area (Exhibit Three, Part Two), shows the type and location of principal land uses intended in the Project Area as listed below:

<u>Comprehensive Plan Designation</u>	<u>Applicable Zoning Designation</u>
Low Density Residential 7,500 Sq. Ft./ Dwelling Unit	R-1, RP
Medium Density Residential 3,750 Sq. Ft./ Dwelling Unit	R-2, RP
High Density Residential 1,500 Sq. Ft./ Dwelling Unit	R-3, RP
Commercial	RP, C-1, C-2, C-3
Industrial	M-1, M-2, M-3*
Mixed Use	C-2, M-1*
Public/Quasi-Public	Various Zones*
Open Space	Various Zones*
Parks	Various Zones*
Proposed Parks	Various Zones*

*See Comprehensive Plan Guidelines and regulatory provisions

Section 600. Project Activities. In order to achieve the goals and objectives of this Urban Renewal Plan the following activities will be undertaken in behalf of the City of Newberg by the Development Commission, in accordance with applicable Federal, State, County and City laws, policies and procedures.

A. Rehabilitation and Conservation.

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings, and to promote the preservation of historical structures which can be economically rehabilitated.
2. Method. Rehabilitation and conservation may be achieved in three ways:
 - (a) By owner and/or tenant activity, with or without financial assistance by the Development Commission;
 - (b) The enforcement of existing City codes and ordinances;
 - (c) As a last resort, by acquisition of property by the Development Commission for rehabilitation or resale for rehabilitation.

B. Acquisition and Redevelopment.

1. Intent. It is the intent of this Plan to authorize the Development Commission to acquire property by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 600-B-2 below.
2. Method. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan based on any one of the following criteria.
 - (a) Where existing conditions do not permit practical or feasible rehabilitation of

the structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;

- (b) Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan;
- (c) Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - (1) Right-of-way acquisition within the project area for remedying the adverse impact of northbound Highway 99W through traffic, provided however, that prior to acquisition of property for such traffic project, the Newberg City Council shall have approved a resolution specifically authorizing such property acquisition on or before December 6, 1983.
 - (2) Property acquisition for a Government and Community Center, provided however, that prior to acquisition of property for such Civic Center, the Newberg City Council shall have approved a resolution specifically authorizing such property acquisition on or before January 1, 1985.
 - (3) Property acquisition for public parking within the Urban Renewal Area.

- (d) Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by any legal means, including by gift; or
- (e) Where the existing property owner is either unwilling or unable to achieve the objectives of the Urban Renewal Plan or where acquisition is important to the implementation of the Plan.

3. Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in 600-B-2 above, shall be accomplished only following procedures for amending this Plan as set forth in Section 900 of this Plan. Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall be accomplished only following a formal amendment to this Plan. Each such development and the property acquisition required therefore shall be processed on a case-by-case basis and no such acquisition shall be undertaken until the Newberg City Council authorizes same in conjunction with or by formal amendment to this Plan.

If such plan amendment is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. Such map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

C. Public Improvements.

- 1. Intent. Public facilities and utilities may be improved or constructed within public rights-of-way, easements, or on public property.

These may include storm and sanitary sewer improvements, water systems improvements, fire protection systems, public and semi-public utilities, street lighting installation, landscaping, street improvements, pedestrian malls, squares, plazas, parking facilities, cultural and civic facilities, parks, open space development and public restrooms.

- 2. Anticipated Improvements. Public improvements which may be installed within the Urban Renewal Area under this plan include, but are not limited to those projects specified under the general goal and objective topics found under Section 400 of this Plan.
- 3. Relocation. If, in the implementation of this Plan, persons or businesses are displaced by action of the Development Commission, the Newberg Development Commission will provide assistance to persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

Prior to acquiring any property which will cause households, businesses, offices or other uses to be displaced, the Development Commission will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested

parties at the Development Commission's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

D. Property Disposition, Redeveloper Obligations and Owner Participation.

1. Property Disposition. The Development Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired by them in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Development Commission in the Project Area, if any, shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Development Commission may be disposed of to any other public entity by the Development Commission in accordance with this Plan. All persons and entities obtaining property from the Development Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Development Commission fixes as reasonable, and to comply with other conditions which the Development Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent that recurrence of blight, all real property owned or leased by participants,

shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Development Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

2. Redeveloper's Obligations. Any redeveloper within the Project Area, in addition to the other controls and obligations stipulated and required of him by the provisions of this Urban Renewal Plan, shall also be obligated by the following requirements:

- (a) The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area.
- (b) The Redeveloper and his successors or assigns shall develop or redevelop such property in accordance with the land use provisions and building requirements specified in this Plan.
- (c) The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Development Commission for review and distribution to appropriate reviewing bodies as required by the City and shall comply with all applicable requirements of existing City codes and ordinances.
- (d) The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Development Commission.
- (e) The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other

instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof.

- (f) The Redeveloper shall accept all conditions and agreements as may be required by the Development Commission in return for receiving financial assistance from the Development Commission.
- (g) The Redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition.

3. Owner Participation. Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Development Commission shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City of Newberg.

Section 700. Methods For Financing The Project.

- A. General Description of the Proposed Financing Methods. The Development Commission may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Urban Renewal Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.
- B. Self Liquidation of Costs of Project. The project may be financed, in whole or in part, by self-liquidation of the costs of the Project as provided in ORS 457.420 through 457.450. The ad valorem taxes, if any levied by a taxing body upon the taxable real and personal property situated in the Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in the assessed value of property located in the Urban Renewal Area, or part thereof, over the assessed value specified in the certificate or amendment to the certificate filed under ORS 457.450, shall, after collection by the tax collector, be paid into a special fund of the Development Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Development Commission to finance or refinance this Urban Renewal Project.

The tax increment financing process, pursuant to ORS 457, shall be terminated in the taxing year in which a cumulative sum of \$27,516,762.00 is paid into the special fund of the Development Commission.

Should the final year tax increment proceeds be larger than that required to accumulate \$27,516,762.00 then the dollars over that amount shall be prorated back to the taxing districts as provided by ORS 457.450 (3). *Delete*

- C. Prior Indebtedness. Any indebtedness permitted by law and incurred by the Development Commission or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from Agency proceeds from the Urban Renewal Area when and if such funds are available.

Section 800. Other Provisions.

- A. Citizen Participation. The activities and projects identified in this Plan, the development of subsequent plans and regulations, and the adoption of amendments to this Plan ~~shall~~^{should} be undertaken with the participation of citizens, owners, and tenants as individuals and organizations who reside within or who have financial interest within the Project Area.
- B. Non-Discrimination Provision. In the preparation, adoption and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

Section 900. Procedures For Changes Or Amendments In The Approved Urban Renewal Plan. The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan, the modification must be duly approved and adopted by City Council in the same manner as the original Plan and in accordance with the requirements of State and local law.

initiating a formal Urban Renewal Plan amendment procedure pursuant to this Section 900. In the event of such amendment, the Text and/or Exhibits of this Urban Renewal Plan shall be changed accordingly by a duly recorded Resolution of the Development Commission at the next regular business meeting.

- A. Minor Changes. Minor changes such as clarification of language or procedures may be made only by formal written amendment, approved by the Development Commission.
- B. Substantial Change. Substantial changes shall include but are not limited to revisions in the tax increment proceed limitation as provided in Section 700-B, project boundaries, land uses, additional property acquisitions as described in Section 600-B-3, the alignment and use of streets, the location and frequency of parks, and other elements which will change the basic planning principles of this Plan.
- C. Amendment To The City's Comprehensive Plan Or Any Of It's Implementing Ordinances. Should the Newberg City Council legally amend the City's Comprehensive Plan or any of its implementing ordinances, and should such amendment cause a "Minor" or "Substantial" change to this plan; such City Council amending action shall automatically amend this Urban Renewal Plan without the Development Commission, Planning Commission or City Council

which would change the basic principles of the Plan

Section 1000. Duration And Validity Of Approved Urban
Renewal Plan.

- A. Duration of Urban Renewal Plan. This Urban Renewal Plan, with the exception of Section 700-B, shall remain in full force and effect for a period of not more than twenty-five (25) years from the effective date of such Plan.
- B. Validity. Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Urban Renewal Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.

DESCRIPTION OF URBAN RENEWAL AREA

Beginning at a point in Section 17, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, at the intersection of the West line of Deborah Road and the North line of Haworth Avenue; thence South along the West line of Deborah Road to the North line of U.S. Highway 99W; thence Southwesterly along the North line of U.S. Highway 99W to the West line of that property described in Film 145, Page 1966; thence North along the West line of said property to the Northwest corner thereof; thence West along the North line of that property described in Film 145, Page 1963, and the prolongation thereof to the West line of Elliott Road; thence South along the West line of Elliott Road to the North line of that property described in Film 113, Page 1593; thence West along the North line of said property to the Northwest corner thereof; thence South along the West line of said property to the North line of U.S. Highway 99W; thence Southwesterly along the North line of U.S. Highway 99W to the East line of that property described in Film 135, Page 1340; thence North along the East line of said property and the East line of that property described in Film 88, Page 2213 to the Northeast corner thereof; thence West along the North line of said property and the prolongation thereof to the West line of Villa Road; thence South along the West line of Villa Road to the North line of that property described in Film 102, Page 1549; thence West along the North line of said property to the Northwest corner thereof; thence West along the North line of Parcel 1 of that property described in Film 156, Page 359 to the Northwest corner thereof; thence West along the North line of that property described in Volume 60, Page 462 to the Northwest corner thereof; thence South along the West line of said property to the Southeast corner of that property described in Film 149, Page 1195; thence West along the South line of said property to the East line of Carlton Way; thence North along the East line of Carlton Way to the North line of Sheridan Street; thence West along the North line of Sheridan Street to the East line of

River Street; thence North along the East line of River Street to the prolongation of the North line of Sheridan Street projected East; thence West along the North line of Sheridan Street to the City boundary as described in Section 2 of City Charter of February 10, 1893, as amended by the Legislative Assembly, Laws of Oregon, 1905; thence S 34° W along the City boundary 301 feet to an angle point in same; thence South along the City boundary to the North line of First Street; thence West along the North line of First Street to an angle point in the City boundary; thence South along the City boundary to the South line of First Street; thence Westerly along the South line of County Road 30 to the Northeast corner of Lot 15 of Hurley and Larges Subdivision, a duly recorded subdivision in Yamhill County, Oregon; thence Southerly along the East line of Lot 15 to the Southeast corner thereof; thence Easterly along the South line of said subdivision to the West line of that property described in Film 151, Page 868; thence Southerly along the West line of said property to the Southwest corner thereof; thence Easterly along the South line of said property to the West line of Old West Side Pacific Highway West; thence Southerly along the West line of Old West Side Pacific Highway West to the City boundary; thence Easterly along said City boundary to the West line of Pacific Highway 99W, thence North along the West line of said Highway to the South line of Third Street; thence Southeasterly along the South line of Third Street and the extension thereof to its intersection with the South line of the Southern Pacific Railroad Right-of-way; thence West along the South line Third Street to the West line of Harrison Street; thence Southerly along the West line of Harrison Street to the prolongation of the South line of Fourth Street; thence Easterly along the South line of Fourth Street to the East line of Dayton Avenue; thence Northeast along the East line of Dayton Avenue to the West line of that property described in Film 127, Page 609; thence South along the West line of said property and that property described in Film 127, Page 155 to the Southwest corner thereof; thence East along the South

line of said property to the Southeast corner thereof; thence North along the East line of said property to the North line of that property described in Volume 52, Page 66; thence East along the North line of said property and its prolongation to the East line of Blaine Street; thence North along the East line of Blaine Street to the North line of a City Park (Memorial Park); thence East along the North line of said Park to the West line of Howard Street; thence South along the West line of Howard Street to the prolongation of the South line of Fourth Street; thence Easterly along the prolongation of the South line of Fourth Street to the East line of Howard Street; thence North along the East line of Howard Street to the South line of Third Street; thence East along the South line of Third Street to the West line of College Street; thence South along the West line of College Street to the South line of Fourth Street; thence East along the South line of Fourth Street to the East line of Chehalem Street; thence North along the East line of Chehalem Street to the North line of Third Street; thence Westerly along the North line of Third Street to the Southeast corner of that property described in Volume 178, Page 707; thence North along the West line of said property to the Northwest corner thereof; thence East along the North line of said property to the Northeast corner thereof and the East line of Block 7 of the "Town of Newberg", a duly recorded subdivision of Yamhill County, Oregon; thence South along the East line of Block 7 of the "Town of Newberg" to the South line of "Hobson's Addition to the Town of Newberg", a duly recorded subdivision of Yamhill County, Oregon; thence East along the South line of Lots 15, 16, 17, 18, 19 and 20 of Block "C" of Hobson's Addition to the subdivision boundary in Lot 20; thence South along the West line of Lots 20 and 37 of Block "C" of Hobson's Addition to the Southwest corner of Lot 37 of Hobson's Addition; thence Easterly along the South line of Lot 37 of Block "C" of Hobson's Addition

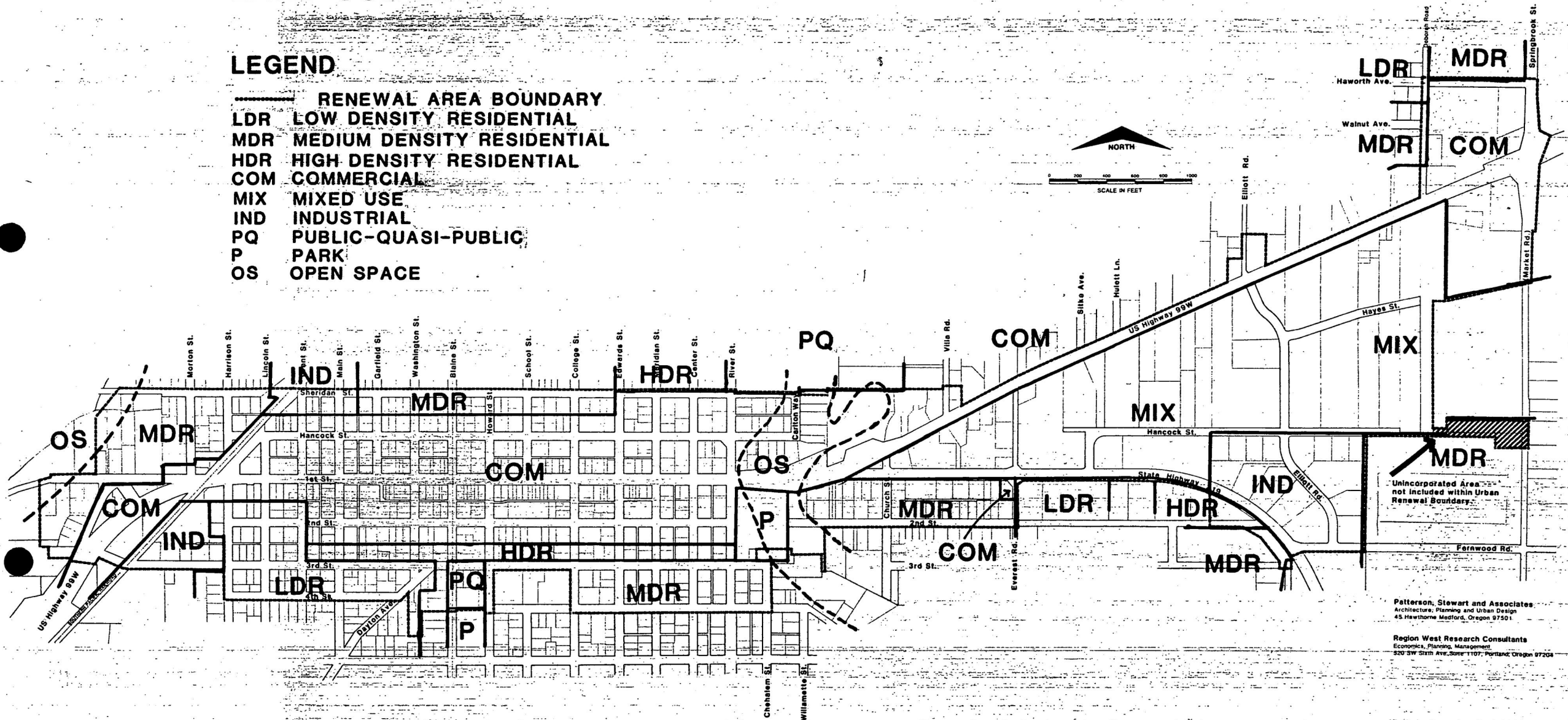
to the Southeast corner thereof; thence Northerly along the East line of Lots 37, 20 and 9 of Block "C" of Hobson's Addition to the South line of Second Street; thence Easterly along the South line of Second Street to the East line of Everest Road; thence Northerly along the East line of Everest Road to a point 50 feet South of the South line of the Hillsboro-Silverton Highway; thence Northeasterly to a point on the South line of the Hillsboro-Silverton Highway that is 80 feet Easterly from the West line of the Everest Donation Land Claim; thence Easterly along the South line of the Hillsboro-Silverton Highway to the West line of that property described in Film 135, Page 1719; thence South along the West line of said property and its prolongation to the South line of Second Street; thence Easterly along the South line of Second Street to the Right-of-way line of the Hillsboro-Silverton Highway; thence Easterly along said Right-of-way 60 feet to an angle point in same; thence Southeasterly 130 feet along said Right-of-way to an angle point in same; thence Southeasterly 250 feet along said Right-of-way to an angle point in same; thence Southerly perpendicular to Second Street 40 feet; thence Easterly parallel to Second Street 85 feet to the Right-of-way of the Hillsboro-Silverton Highway; thence Northerly along said Right-of-way 50 feet to an angle point in same; thence Easterly along said Right-of-way to an angle point in same; thence East across said Highway to an angle point in the East Right-of-way of said Highway; thence Northerly along said Right-of-way to the South line of Second Street; thence East along the South line of East Second Street to the prolongation of the East line of "Flightway Industrial Park", a duly recorded subdivision in Yamhill County; thence Northerly along the East line of "Flightway Industrial Park" to the South line of Hancock Street; thence East along the South line of said street to the prolongation of the East line of that property described in Volume 178, Page 349; thence Northerly at right angles 60 feet to a point on the prolongation of the North line of Hancock Street; thence Westerly along said line to the West line of that property described

in Volume 178, Page 349; thence North along the West line of said property to the Northwest corner thereof; thence Easterly along the North line of said property to the Northeast corner thereof; thence Northeasterly along the North line of that property described in Volume 178, Page 347 and the prolongation thereof to the East line of Springbrook Street (Market Road 5); thence North along the East line of Springbrook Street to the South line of U.S. Highway 99W; thence Northeasterly to the most Southerly point of that property described in Film 141, Page 1266; thence Northwesterly along the South line of said property to the East line of Springbrook Street; thence Northerly along the East line of Springbrook Street to the prolongation of the North line of Haworth Avenue; thence West along the North line of Haworth Avenue to the point of beginning.

EXHIBIT 3 LAND USE PLAN

LEGEND

----- RENEWAL AREA BOUNDARY
 LDR LOW DENSITY RESIDENTIAL
 MDR MEDIUM DENSITY RESIDENTIAL
 HDR HIGH DENSITY RESIDENTIAL
 COM COMMERCIAL
 MIX MIXED USE
 IND INDUSTRIAL
 PQ PUBLIC-QUASI-PUBLIC
 P PARK
 OS OPEN SPACE



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THE NEWBERG CENTENNIAL PLAN--NEWBERG, OREGON A REVITALIZATION PROGRAM FOR THE CITY'S URBAN RENEWAL AREA

**REPORT ON:
NEWBERG CENTENNIAL PLAN ...**

A REVITALIZATION PROGRAM FOR THE CITY'S RENEWAL AREA

PREPARED BY:

**THE NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
NEWBERG, OREGON
NOVEMBER, 1982**

REPORT ON:

NEWBERG CENTENNIAL PLAN (URBAN RENEWAL PLAN) --

A Revitalization Program for the City's Urban Renewal Area, Newberg, Oregon -- November 1982

Prepared by:

THE NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION:

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Bruce Breitling, Finance Committee Chair

Hal Grobey, Commission Vice-Chair -- Project Committee Chair

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Legal Consultation and Review of Documents

Portland, Oregon

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I. INTRODUCTION

SECTION 457.095-(3) of Oregon's Urban Renewal Law requires that the Urban Renewal Plan be accompanied by a report. This document shall constitute the required report to accompany the Newberg Centennial Plan--a revitalization program for the City's Urban Renewal Area.

The capitalized headings, with Roman Numerals, at the beginning of each Report Section, are extracted from the State Law and describe the subject matter which the Report shall discuss.

II. A DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE URBAN RENEWAL AREAS OF THE PLAN AND THE EXPECTED IMPACT

A. Physical Conditions:

1. Land Area - The Urban Renewal Area encompasses 330.75 acres within which about 38 acres constitutes the City's Central Business District. The City of Newberg's total land area is about 2,554 acres. Therefore, the Urban Renewal Area is less than 25% of the City total--a State Law maximum per ORS 457.420-2-b. The 330.75 acre Urban Renewal Area represents less than 13% of the City's total incorporated land area.
2. Existing Land Use and Zoning - Within the 330.75 acre study area, eight separate comprehensive plan and subsequent land use zoning

designations exist. Table One describes, by zoning designation, the following information:

- a. Total land area in acres by zone;
- b. Land area, in acres and percent of zone, used for the intended purpose of the zone;
- c. Land area, in acres and percent of zone, used for streets, alleys and railroad rights-of-way; and
- d. Land area, in acres and percent of zone, used for purposes other than that intended by the zone.

Overall, 18.3% of the eight zones are developed for uses other than those intended. The "C2" zone has the highest incidence of "non-conformity" with 22.6% of the land area involved. At the other end of the spectrum, the R1 zone has the least amount of nonconformity with only 5.6% of the land involved. Table One describes the status of all eight zones. It should be noted that vacant land within the several zones are included in the "used for the intended purpose" column. See Exhibits "A", "A-1" and "B".

3. Original Planning and Land Division Patterns - In the older Uptown Area, almost 43% of the land area is devoted to streets and alleys--leaving only 57% for development. Most contemporary development accommodates an efficient land utilization pattern with not more than 25% of the land area devoted to streets.

Even with the substantial quantity of large parcels in the easterly one-half of the study area, overall, almost one-third (32.9%) of the 330.75 acres is devoted to streets, alleys and railroad rights-of-way.

TABLE ONE

EXISTING LAND USES INVENTORIED WITHIN THE URBAN RENEWAL AREA -- MAY 1982

Designated Zoning		Used for Intended Purpose of Designated Zoning ¹		Used for Streets, Alleys and Railroad Rights-of-Way		Used for Purposes Other than that Intended By Designated Zoning ²	
Symbol	Total Acres	Acres	% of Zone ³	Acres	% of Zone ³	Acres	% of Zone ³
R1	15.98	7.51	47.0	7.57	47.4	0.90	5.6
R2	59.91	29.29	48.9	21.26	35.5	9.36	15.6
R3	9.94	6.12	61.6	2.65	26.6	1.17	11.8
RP	8.04	3.75	46.6	3.87	48.1	0.42	5.2
C2	175.64	82.05	46.7	53.84	30.7	39.75	22.6
C3	33.41	15.25	45.6	11.67	34.9	6.49	19.4
M1	1.43	1.43 ⁴	100.0	0	--	0	--
M2	26.40	15.96	60.5	7.87	29.8	2.57	9.7
Total	330.75 Acres	161.36	48.8	108.73	32.9	60.66	18.3

¹ Uses inventoried in field survey were checked against uses permitted in the respective zones designated in the City Zoning Ordinance.
Acres noted include vacant land.

² Uses inventoried in field survey were checked against the purpose of the designated zones as stated in the City's Zoning Ordinance.

³ Percentages may not sum to 100.0% due to rounding.

⁴ All 1.43 acres are vacant.

East of River Street, the land division patterns are a textbook of variety of methods to subdivide land. In addition to the street, water and drainage problems noted below, the narrow deep lots are not only wasteful and inefficient in themselves, but they also present major difficulties in constructing an efficient and economic sanitary sewer system. There are also landlocked parcels without frontage on dedicated streets.

A significant number of large, raw-land parcels lying between Highway 99W and 219--west of Elliott Road--have surface elevations lower than adjacent streets. This condition creates major drainage problems and seriously limits appropriate development of the property. Comprehensive filling and earth-grading activities, involving 12 to 15 large parcels, appears needed.

4. Infrastructure - Deficiencies in street, water, sanitary sewer, storm drains and street lighting systems exist throughout the Urban Renewal Area:

- a. Street and Traffic Problems: First Street, the principal street in the heart of the City's Uptown Business District--designated as U.S. Highway 99W--carries substantial traffic not destined for the business district. As such, the through traffic overly congests the street and discourages people from patronizing the uptown businesses.

Considerable public discussion has taken place over the years regarding the need for a by-pass route to accommodate the through traffic, thus allowing First Street to be reoriented for use as vehicular and pedestrian access to the several businesses.

Many other streets within the westerly sector of the study area are restricted by narrow (24 foot) travel ways which seriously limit their traffic carrying capacity and efficiency.

In the Uptown Area, Harrison to River Street, sidewalks are broken, uneven, and handicapped ramps at most intersections are not provided.

East of River Street several local streets have substandard rights-of-way and improvements, thus prohibiting reasonable access to internal properties. U.S. Highway 99W lacks sidewalks and two critical intersections--Elliott and Villa roads--lack signalization and proper traffic control striping which creates hazardous and unsafe conditions. The streets are inadequately lighted. State Highway 219 lacks sidewalks, curbs and gutters and a storm sewer system.

- b. Water and Fire Protection System: In the area east of River Street, there is inadequate water flow for proper fire protection. As the area continues to develop, the demand on the system becomes more critical in regard to the system's capability of providing adequate protection.

Additional fire hydrants and water flow capacity are needed. Water laterals to serve private property are old and undersized in much of the area. In the area west of River Street, fire hydrants at lateral service lines are deficient.

- c. Storm Sewer System: The storm sewer system needs upgrading throughout and is particularly critical in the Uptown Area where flooding occurs during heavy storms.

5. Conditions of Structures - An experienced staff person from Patterson, Stewart and Associates, together with the City's Fire Marshal and Building Official, conducted an exterior survey of each structure within the Renewal Area. Each structure was judged and classified into one of three condition categories as follows:

TABLE TWO

CONDITION OF STRUCTURES BY DETAILED LAND USE CLASSIFICATION WITHIN THE URBAN RENEWAL AREA

Use of Structure	A Structures		B Structures		C Structures		Total Structures	
	#	DUs	#	DUs	#	DUs	#	DUs
Single Family Residential	72	72	206	206	17	17	295	295
Duplex Residential	5	10	13	26	--	--	18	36
Multi-Family Residential	6	37	1	8	--	--	7	45
Mixed Residential	4	15	4	5	--	--	8	20
Boarding House	--	--	4	4	--	--	4	4
Office (Commercial)	25	--	11	--	2	--	38	--
Service (Commercial)	28	--	15	--	--	--	43	--
Retail (Commercial)	18	--	31	--	9	--	58	--
Mixed Commercial	17	2	26	43	2	8	45	53
Industrial	6	1	3	--	3	--	12	1
Park (Public)	4	--	1	--	--	--	5	--
Government	3	--	2	--	1	--	6	--
School (Public)	--	--	--	--	--	--	--	--
Medical (Public)	--	--	--	--	--	--	--	--
Church	3	--	4	--	1	1	8	1
Lodge	--	--	3	--	--	--	3	--
Office (Quasi Public)	--	--	--	--	--	--	--	--
Medical (Quasi Public)	--	--	--	--	--	--	--	--
School (Quasi Public)	--	--	--	--	--	--	--	--
Utility	1	--	--	--	1	--	2	--
TOTAL	192	137	324	292	36	26	552	455
% of TOTAL	34.8	30.1	58.7	64.2	6.5	5.7	100.0	100.0

ConditionDescription

- A New buildings, near-new buildings or older buildings which have been subjected to a high degree of maintenance and care. Buildings which essentially comply with basic provisions of Oregon's Life Safety Codes.
- B Older buildings which exhibit certain code deficiencies but which, with reasonable rehabilitation effort and continuing maintenance, could serve their owners for an additional 40 years. Buildings which appear to be feasible foreconomic rehabilitation.
- C Older buildings which exhibit serious life safety code deficiencies such as no foundations. Deficiencies which to correct would require substantial investment by their owners to the degree that rehabilitation may be inappropriate and uneconomic.

Within the 330.75 acre study area there exist 552 structures. Table Two describes the condition findings for the 552 structures--categorized by broad use classifications. It should be noted that there are 455 separate dwelling units contained within these 552 structures.

Almost two-thirds of all structures (65.2%) are classified as "B" and "C" structures. An even higher 69.9% of the dwelling units (DU's) were found to be in "B" and "C" condition.

B. Social, Economic and Housing Analysis:

In August and September, 1982, Vicki J. Pflaumer, AICP, Principal of Region West Research Consultants, conducted a social, economic and housing analysis of the Urban Renewal Area. Following are the findings reported by Ms. Pflaumer:

1. Population and Households - There are approximately 300 households in the Urban Renewal Area. These are divided approximately equally between renters and owner-occupied households. If we assume that the household size is similar to that of the City as a whole, there would be a population of 780 persons in the Renewal Area.

In 1970, the population of the City of Newberg was 6,507 persons. By 1979, the population during this high growth period reached to

TABLE THREE

POPULATION AND GROWTH -- CITY, COUNTY AND STATE

Year	Newberg		Yamhill County		State	
	Number	% Change	Number	% Change	Number	% Change
1970	6,507		40,213		2,091,385	
1971	7,290	12.0	41,460	3.1	2,143,010	2.5
1972	7,635	4.7	42,190	1.8	2,183,270	1.9
1973	8,020	5.0	43,400	2.9	2,224,900	1.9
1974	8,145	1.6	44,000	1.4	2,266,000	1.8
1975	8,200	0.7	44,900	2.0	2,299,000	1.6
1976	8,320	1.5	45,700	1.8	2,341,750	1.9
1977	8,875	6.7	47,200	3.3	2,396,100	2.3
1978	9,225	3.9	50,100	6.1	2,472,000	3.2
1979	10,100	9.5	51,200	2.2	2,544,000	2.9
1980	10,450	3.5	55,600	8.6	2,630,600	3.4
1981	10,525	0.7	56,300	1.3	2,660,435	1.1

Source: U. S. Bureau of Census
Center for Population Research and Census
Region West Research Consultants

10,100 persons. Since 1979, the growth rates have tended to stabilize in Newberg. During the high growth period between 1970 and 1979, the City's population increased by an average annual growth rate of 5.1 percent. Between 1979 and 1981 (the latest certified population data), the population has grown by an average annual growth rate of 2.1 percent. This slower growth rate is true for most areas in the Pacific Northwest, except in a few communities which are actually experiencing declines by a stabilization of immigration and the declining birth rates or household sizes. In 1950 the average household size in Newberg was 2.9. It had declined to 2.8 in 1970 and to 2.6 by 1980.

Approximately 14 percent of the population lives in group quarters. A part of this may be attributed to the resident population at the college. Four boarding homes are located in the Urban Renewal Area.

2. Income - The median income for Yamhill County is approximately \$20,063. The Department of Housing and Urban Development (HUD) classifies low income households at 50 percent of the median or \$10,032 and moderate income households at 80 percent of the median or \$16,050 in this case for a three-person household. Obviously, it would go up or down depending on the household size. For example, a two-person moderate income household could have an income as high as \$14,300.

Within the Renewal Area, the Department of Human Resources, Adult and Family Services Division, indicates there are 26 families receiving aid to dependent children (ADC). For a family of three the ADC Program would provide \$4,068 annually. In addition the family would qualify for food stamps. The total income allocation is well below the low and moderate income standards set by the HUD Section 8 Program. This does not include those households receiving "General Assistance" (GA) or the Oregon State Supplemental Income Program (OSIP). The latter program includes the aged and disabled and blind who may

qualify for SSI but still receive a small state supplement. In Yamhill County the following number of households are in the above mentioned Human Service Programs:

TABLE FOUR

HOUSEHOLDS IN HUMAN SERVICE PROGRAMS

Program	Yamhill County	Project Area
ADC	677	26
Food Stamp	1,313	
SSI-OSIP	584	
GA	48	
Other Adults	961	

Source: Department of Human Resources, Adult and Family Services Division, McMinnville Branch, James Norton, Assistant Supervisor

Within the Urban Renewal Area, we estimate there are approximately 106 low and moderate income households. Of these, approximately 50 have low incomes, probably below \$10,000. The remaining 56 are probably nearer the moderate income range. As mentioned previously, at least 26 of the very low income households receiving ADC have an average household size of 2.7 persons.

The following Table shows the per capita and personal income trends for Yamhill County and the State of Oregon. Until the detailed statements are published from the U.S. Bureau of Census, this is the most current, smallest area reliable data available.

TABLE FIVE

PER-CAPITA AND PERSONAL INCOME -- YAMHILL COUNTY AND STATE

Year	Yamhill County	
	Personal Income	Per Capita Income
1974	\$210,187	\$4,707
1975	235,695	5,283
1976	268,986	5,283
1977	312,598	6,591
1978	362,381	7,280
1979	425,717	8,392
Year	State of Oregon	
	Personal Income	Per Capita Income
1974	\$11,977,219	\$5,311
1975	13,166,129	5,764
1976	14,930,073	6,419
1977	17,110,359	7,176
1978	19,807,893	8,073
1979	22,460,154	8,887

Source: Regional Economics Information System
Bureau of Economic Analysis

3. Housing and Income - The following data was analyzed by Region West Research Consultants from data from the U.S. Bureau of Census, the regional office of U.S. Department of Housing and Urban Development, the Yamhill County Assessor's office, and Patterson, Stewart and Associates.

We have estimated there are 166 rental units and 152 owner-occupied housing units in the Urban Renewal Area. Of these, we estimate that there are approximately 28 to 31 owner-occupied households and 75 to 78 renter-occupied households that could be classified as having low and moderate incomes when applying the standards of the Federal Department of Housing and Urban Development (HUD). The following table clarifies this data.

TABLE SIX

HOUSEHOLD INCOME BY OWNER/RENTER OCCUPANCY

Owner-Occupied Households Income Range	Total Households	Low and Moderate Income
Less than \$ 9,999	1	1
\$10,000 - \$14,999	18	18
\$15,000 - \$19,999	54	9 - 12
\$20,000 - \$24,999	53	
\$25,000 - \$34,999	22	
\$35,000 or More	4	
Total	152	28 - 31
Renter-Occupied Households Income Range	Total Households	Low and Moderate Income
Less than \$ 9,999		49
\$10,000 - \$14,999		23
\$15,000 - \$19,999		6
Total	150	78

4. Economic and Business Conditions - The following statistics for the Urban Renewal Area are estimated by Region West Research Con-

sultants from the Survey of Business Owners/Managers in the Project Area (October 1 - 5, 1982), from the U.S. Department of Commerce, and the U.S. Bureau of Census.

For purposes of investigation, the establishments, sales, employment and payroll data was divided into four components: retail trade, service industries, manufacturing and wholesale trade. Retail trade includes such establishments as building materials, hardware, garden supply store, general merchandise stores selling a number of lines of merchandise and also known as variety stores or department stores; food stores; automotive dealers and gasoline service stations; apparel and accessory stores; furniture, home furnishings, appliance stores; eating and drinking places; drug stores and other miscellaneous retail stores. Service industries include motels; personal services such as laundries, beauty and barber shops, shoe repair, etc.; business services; automotive repair, services and garages; amusement and recreation services, motion pictures, professional services such as dental and legal services; and other miscellaneous services.

There are at least 200 businesses in the Renewal Area. The following shows their general nature of business as estimated by the Consultant:

Retail Trade	57%	95%
Service Industries	38%	
Wholesale Trade	3%	5%
Manufacturing	2%	

As indicated above, retail trade and service industries compose 95 percent of the business establishments.

Within the City, the Consultant estimates there are slightly over 300 business establishments, thus the Renewal Area includes approxi-

mately two-thirds of the City's business establishments. The proportion is not evenly distributed and the following table shows the estimated proportion of the City's businesses that are located in the Renewal Area.

Retail Trade	90 - 95%
Service Industries	60 - 65%
Wholesale Trade	30 - 35%
Manufacturing	10%

As could be expected, the number of "wholesale trade" and "manufacturing" businesses, or those whose primary activity is such, compose a small number of all business establishments. In 1977, wholesale trade had 10 establishments and manufacturing had 34 establishments in the City of Newberg. This should be compared to retail trade with 110 establishments and service industries with 102 establishments discussed below.

Selected service establishments have been rapidly increasing during the past decade or more. This is true for employment as well as in the number of establishments. Between 1972 and 1977 the number of service industry establishments increased from 77 to 102 and first quarter paid employment increased from 130 to 153.

This is not the case for retail trade establishments. During the same time period, retail trade establishments in the City declined from 112 to 110. First quarter paid employment, however, did increase from 418 to 616. From the Consultant's analysis and data collected in the owner/merchant survey, the number of retail trade establishments appears to have declined by 1.5 percent to 2.0 per year since 1977. It would appear that there is approximately a 3 percent business closure which is offset by the growth of new businesses per year. See Tables Seven and Eight.

TABLE SEVEN

BUSINESS ESTABLISHMENTS, SALES, EMPLOYMENT AND PAYROLL--
CITY OF NEWBERG -- 1972 AND 1977

	1972	1977
WHOLESALE TRADE		
Establishments	9	10
Sales	\$8,143,000	\$6,660,000
Payroll -- Year	NA	\$ 468,000
Payroll -- First Quarter	\$ 44,000	NA
Paid Employment--First Quarter	28	37
SELECTED SERVICES		
Establishments	77	102
Receipts	\$2,115,000	\$4,025,000
Establishments with Payrolls	33	37
Receipts	\$1,728,000	\$3,133,000
Payroll -- First Quarter	\$ 90,000	\$ 189,000
Paid Employment -- First Quarter	130	153
RETAIL TRADE		
Establishments	112	110
Sales	\$17,668,000	\$37,923,000
Establishments with Payrolls	86	77
Sales	\$17,198,000	\$36,615,000
Payroll -- First Quarter	\$ 452,000	\$ 787,000
Paid Employment -- First Quarter	418	616
MANUFACTURING		
Establishments	NA	34
All Employees	NA	1,200
Value Added	NA	\$48,000,000

NA: Not Available from Federal Census Sources.

5. Business Owner/Manager Survey - Early in October, 1982, Region West Research Consultants conducted a "Business Owner/Manager Survey" of all businesses located within the Urban Renewal Area.

A summary of the results follows:

- a. Purpose and Scope: The purpose of the survey was to assist the Newberg Centennial Redevelopment Commission in their task of developing a plan to improve the function, condition, and appearance of the Urban Renewal Area. The survey instrument collected both merchant opinions and business/economic facts. Merchant opinions were sought on priorities for revitalization projects, and "tax increment financing" as a tool for initiating redevelopment. Facts were sought on business tenure (owner/renter/leaser) and indicators of growth or decline (employment, length of business operation, sales, potential facility changes).

Overall, it was an attempt to encourage citizen participation in developing a Revitalization Plan. As such, it provides a written statement from more than a third (36.0%) of the business community in the Renewal Area.

- b. Approach: In order to increase the response rate, 200 copies of the survey instrument were personally hand delivered to businesses on Saturday, October 2, and Monday, October 4, 1982. Again, the completed survey instruments were personally, hand collected on Tuesday, October 5, and Wednesday, October 6, 1982. Those businesses which could not be delivered to on Saturday because they were closed or the survey could not be inserted under the doorway, were given a survey on the Tuesday and Wednesday collection dates. They and others who had not completed the survey were encouraged to mail them to the City Hall. To date (November 1, 1982), 72 surveys have been returned for a completed response rate of 36%--considered high for a survey of this type.

TABLE EIGHT

RETAIL TRADE IN THE CITY OF NEWBERG

Retail Type	1972		1977	
	Number	Sales	Number	Sales
Building Materials, including Hardware, Garden Supplies, Etc.	5	\$1,042,000	8	\$2,435,000
General Merchandise Group	5	826,000	5	D
Food Stores	12	3,044,000	8	10,487,000
Automotive Dealers	13	D	12	12,581,000
Gasoline Service Stations	12	1,732,000	9	3,120,000
Apparel and Accessory Stores	10	458,000	10	D
Furniture, Home Furnishings, Equipment Stores	11	1,334,000	9	1,170,000
Eating and Drinking Establishments	15	1,511,000	20	2,979,000
Drug and Proprietary Stores	4	D	4	D
Miscellaneous Retail	25	1,272,000	25	2,494,000

Source: Census of Retail Trade

D: Withheld to Avoid Disclosure.

c. Analysis and Findings:

Question One: "Are you satisfied or dissatisfied with the existing business conditions and the appearance in the Project Area?"

Of those that responded to this question, 79% indicated they were dissatisfied and 21% indicated they were satisfied.

Questions two through six are known as the "quintessential design" in survey research in which this issue is explored through five different paths. Question Two asks what projects should be improved. Question Three asks for uninfluenced attitudes about how to approach the improvements. Question Four asks specific attitudes on how and particularly the "tax increment financing" approach. Question Five asks for the reasons behind their attitudes or why, and Question Six relates to the intensity of feeling behind the attitudes.

Question Two: "What conditions (both private and public) do you feel should be improved in the Project Area?"

Building improvements was the most often mentioned condition as indicated by 39% of the merchant respondents. This category includes such statements as: "restoration of historical buildings", "buildings (commercial) should be upgraded to give a growth look instead of decline", and "remove or rehab many buildings".

Parking and traffic flow problems were the next most often mentioned conditions, each was indicated by 35% of the respondents.

Generally, comments related to parking evolved from the need for additional parking. Specific comments referred to the need for changes in the street parking time limits: "allow at least 2-hour parking", or "uniformity in parking time limits". Some thought "parking on First Street should be angle parking in order to give more cars easier access to the stores".

Diverse attitudes were expressed about traffic flow problems and solutions. A need for a traffic rerouting solution was indicated by 21% of the respondents. Those who expressed specific solutions were equally divided between a south bypass and the reroute of First Street to Second Street thru traffic. One respondent said "highway traffic is a problem, but if it wasn't for the traffic, my business couldn't exist". Similarly, another said, "I do not agree with changing the north-bound traffic to Second Street. Too many towns have tried the diversion and just ended up with a lot of empty buildings." Those favoring the south bypass viewed it as a more permanent and comprehensive solution to the traffic problem. "Better to look forward to bypass from Rex Hill, past Publishers... than spend a lot for a reroute thru town. No one wants 17,000 cars a day anywhere near them." In short, the traffic is clearly viewed as a problem in the Uptown Area, but there is no clear-cut, easy, or general consensus on solution(s) as expressed by the business owners/managers.

Specific traffic flow solutions included: "Better stop light and traffic control on 99W. Need Villa thru to Highway 219. Light at Elliot and 99W". "Stop light at First Street and School for the pedestrian traffic." Verbal discussions with the consultant also indicated realignment of the Elliot and 99W intersection, including a left-turn lane. Pedestrian amenities on Elliot, north of 99W to the school. Not all of this street is in the Project Area.

Pedestrian/people amenities were desired by 33% of the respondents. Conditions desired were: "benches", "parks", "fountains", "recreation areas", "play structures", "pedestrian crossings", "sidewalk improvements", "building overhangs", "public restrooms" and "street lighting".

The need for some type of sign control was indicated by 11 percent of the merchants. For example, they indicated a desire for "signs and graphics that have a uniform appearance," and the desire to "improve the appearance of Portland Road by eliminating portable advertising signs."

Other aesthetic improvements mentioned were "street cleaning" and "cleaning up", "alley ways and rear of buildings", "trees", "cafe tables in outside eating areas", businesses (especially new ones) should be required to put in some landscaping when they take over existing ones", and "renovation of the town entrance. The City looks ugly coming into it from Portland or leaving by..." The need for coordination and cooperation was mentioned by several related to a common theme for the Uptown Area. One indicated a desire to "retain the country flavor". Another recognized the need for "merchant cooperation".

"Drainage improvements" and a "water system" were indicated in a very few cases. This may be due to the nature of the problems in that they are underlying (out-of-sight) problems.

Regarding a new civic center in the Uptown area, there were both statements favoring and those opposing it. Those favoring it felt it would be a magnet attracting people to Uptown. Those opposing it related their concern generally to the cost during these difficult economic times.

In summary, the following general categories indicate the type of attitudes about conditions needing improvement in the Project Area.

Buildings - 39%
Parking - 35%
Traffic Flow - 35%
Pedestrian/People Amenities - 33%
Signage and Aesthetics - 32%

Question Three: "How, if anything, should the City or the Newberg Centennial Redevelopment Commission better coordinate efforts or directly participate in implementing the Redevelopment Plan."

This was a difficult question, although many good comments were received. Slightly over half of the survey respondents (51%) did not complete this question.

Of those who did respond, 80 percent favored action by the Redevelopment Commission. These responses ranged from "advisory only", to various degrees of direct involvement. Examples of these follow:

- Low interest loans for building improvements
- Provide overall plans and objectives
- Coordinate implementation efforts
- Provide design assistance
- Promote enthusiasm for the Project
- Work with developers
- Assist with arranging financing
- Provide for tax benefits
- Favor current approach
- Purchase of land for public parking
- Make sure its done

There was clearly expressed the need for communication with the business community. The comments referred to two-way communication, that is, "keep open for input", and "advisory". Some sought "personal contact with business" and one thought the survey was a great start!

Those favoring less direct action by the Commission or City made statements such as: "Suggestions are fine--pressure and tax money, absolutely not. Just stay out of it." -- or, "Shopowners and landlords should work out a plan to improve their individual store-fronts. Allow private sector to take care of the problems themselves without governmental intervention."

Questions Four, Five and Six:

Four: "It has been suggested that "tax increment financing" be used to initiate redevelopment in the Uptown Area. Typically, when a redevelopment process is implemented, the value of the area increases dramatically in the renewed or redeveloped condition. It is this tax increment, above the 'frozen base' year (the year the plan is adopted), that can be diverted to the Redevelopment Commission to pay for the costs of renewal. All taxing entities (schools, etc.) still receive annual tax income resulting from the product of the assessed value of the Project Area at the base year, multiplied by the tax rate for any given year. Once the public indebtedness (cost) is paid, the increased value increment is turned over to the general taxing entities. Do you approve, disapprove, undecided about using this approach?"

Five: "Why do you feel this way?"

Six: "How strongly do you feel about this? Very strongly, fairly strongly, not at all strongly?"

These three questions were cross-tabulated to determine of those who approve, how strongly do they approve and why; or vice versa, of those who disapprove, how strongly do they disapprove and why.

Overall, nearly half of those responding to this question approved (49%), another 21% disapproved, and 30% were undecided. Those who are undecided may be substantially higher than 30% because there were 18% who did not answer the question. Those who were undecided frequently felt they did not have enough facts and figures to base their decision.

Those who approved tended to be largely divided between those with "very strongly" and "fairly strongly" held opinions. This was not the case with those who disapproved of this method. They tended to have "very strong" opinions. Those who answered that they were undecided

were more equally dispersed among the three categories of "very strongly", "fairly strongly", and "not at all strongly".

The completed (those responding to this specific question) response rate is shown below, and it is followed by quotes.

APPROVE	49%
Approve (4%)	
Very Strongly (19%)	
Fairly Strongly (23%)	
Not at all Strongly (2%)	
DISAPPROVE	21%
Disapprove (2%)	
Very Strongly (15%)	
Fairly Strongly (4%)	
Not at all Strongly (0%)	
UNDECIDED	30%
Undecided (11%)	
Very Strongly (4%)	
Fairly Strongly (6%)	
Not at all Strongly (9%)	

Approve because...

"It is fair."

"One way of raising money."

"Upgraded stores will bring more money and business."

"Only possible way to introduce improvements wanted."

"Equitable way to make improvements."

"This program would accomplish overseeing a total approach."

"The cost is spread between all business and property owners."

"This gives the business a chance to finance some improvements they might not otherwise."

"Approve only if the tax is really turned over to the general taxing entities."

"It allows small business a way to finance capital improvements. It will improve the image of Newberg making it a better place to do business. This will be returned to the rest of the community 10-fold by the increased tax base."

Disapprove because...

"Permanence of tax increment."

"Tax and rent increases would drive some out of business."

"They should leave things the way they are."

"The economic times."

"The area businesses will benefit without tax relief."

"Tired of any government body telling (me) what to do and when--my property used to be mine and I controlled it--those were the good old days."

"It forces private property owners to make up the difference in tax increment during this period."

"I hope to see a major reduction in the size and spending of government."

Undecided because...

"Do not have enough information on different methods of financing improvements."

"Increased taxes outside the Project Area."

"Not too sure if the tax increment financing would help ease costs on redevelopment, but believe burden would hit small business firms heavier after redeveloping and to what extent would it increase the tax base."

"The general public doesn't know what 'tax increment financing' means."

"Unsure how much more would we pay during redevelopment and once public indebtedness is paid."

"Spreading a burden over a number of years to many other taxpayers for the direct benefit of a few property owners will be difficult to sell to the voting taxpaying public."

"I'm not convinced that right in the middle of a recession that business needs more tax burden. I need to find out more about it."

Those who are undecided clearly expressed a desire for more information and more definite facts.

The central Uptown Area (Washington to College) respondents were strongly supportive of the "tax increment financing" approach with 67 percent of those responding to this question "approving", 13 percent "disapproving" and 20 percent "undecided". More projects were also suggested by and for this area.

The west Uptown Area (western boundary to Washington Street) respondents were largely "undecided" about this financing approach. Of the respondents, 20 percent "approved", 20 percent "disapproved" and 60 percent were "undecided". The reasons why they were, as yet, undecided were clearly related to the need for further information. Comments were: "Do not know the pros and cons of the sundry financing (methods) available, therefore, cannot render a yes or no answer."

In the east Uptown Area (College to Carlton Way/Willamette Street), 50 percent "approved", 25 percent "disapproved" and 25 percent were "undecided".

Parking and traffic flow were the number one problems in the total Uptown Area. Building appearances followed closely. The parking problem is more readily apparent in the east Uptown Area.

In the eastern area (east of Uptown), business owner/managers more strongly "disapproved" of the "tax increment financing" approach.

In summary, 55 percent of these respondents "disapproved", 27 percent were "undecided" and 18 percent "approved".

Those who were undecided desired more specific information on:

- How will it affect the school budget in the future;
- Cost estimates of the proposed projects;
- Estimates of the amount of increase on taxes;
- Estimates on the increased value when returned to the tax rolls; and
- Pro's and con's of various financing options.

Question Seven: "Do you wish to know more about financing assistance for rehabing or improving your business facilities? For new development?"

Information about financing assistance was desired by 39 percent for rehabing or improving their business facilities and by 30 percent for new development.

Question Eight: "How long has your business been operating at this location?"

0 - 4 years	30%
5 - 9 years	26%
10 - 14 years	4%
15 - 19 years	10%
20 - 24 years	6%
25 - 29 years	8%
30 years or more	16%

This distribution indicates the skewness towards a larger proportion of new businesses established less than ten years and that the Project Area is attracting new business investment.

The actual data on length of years in business also indicates that a number of businesses have been operating for at least thirty years and, in some cases, forty or fifty years. The reasons for some businesses expecting to close during the next five years may be partially attributable to retirement rather than financial losses or personal choice.

Other Questions (Not in Order): "How many work at your business?" "Do you expect any employment changes in your business during the next five (5) years?"

Slightly more than 80 percent of the business respondents answered these questions. These represented 310 full-time workers, 84 part-time workers, and 2 seasonal workers. There was an average of 6.7 full-time and 1.8 part-time workers per business.

Concerning employment growth expectations, 47.8 percent of these expected to add an average of 2.9 full-time employees during the next five years. Concerning part-time employees, 21.7 of these businesses expected to grow by an average of 2.2 workers.

The large proportion of businesses expecting employment growth or facility needs is a positive sign for the Project Area economy and community well-being.

Question: "Do you expect to make any changes in your facilities in the next five (5) years?"

This related question indicates more definite planning. The two questions indicate indirectly private commitment towards improving

the Project Area. Multiple responses were often given to this question. The results are as follows from those most often indicated to those least indicated.

Remodeling inside	30%
Expansion in the Project Area	25%
Improving storefront	14%
Closing Business	11%
Relocation outside the Project Area	7%
Opening a branch elsewhere	5%

Those who indicated they expect to close their business, generally had definite plans and in some cases had immediately pending actions. Some closing their business may be selling it to another party rather than the loss of a business in the Project Area.

6. True Cash and Assessed Values - The total taxable true cash value, as reported on the fiscal 1981-82 tax roll by the County Tax Assessor, is \$42,846,494. To determine assessed value, state-wide reduction factors, calculated annually by the State Department of Revenue, are applied as noted in Table Nine. The composite reduction factor of 83.89% which is estimated to be the (County assessed) "frozen base A.V." of the Urban Renewal Area. Actual frozen base will also include State assessed property which cannot be estimated at this time.

7. Land and Improvement Values - One measurement of the economic health of an area is an analysis of the relationship, or ratio, of the value of improvements to the value of the land on which the improvements are placed--the I:L ratio.

Within the Renewal Area the values for both "owner occupied residential property--OOPR" and for "all other property--NOOPR" are known. For improved property, the area-wide ratio for "owner-occupied residential property" is I:L = 2.02:1. These properties range from a low ratio of 0.52:1 to a high of 6.82:1.

TABLE NINE

TRUE CASH AND ASSESSED VALUES OF THE RENEWAL AREA

Owner-Occupied Residential Property (OOPR)		
	TCV (100.0%)	AV (81.6% of TCV)
Land	\$ 2,596,818	\$ 2,119,003
Improvements	5,256,920	4,289,647
Exempt	(-67,500)	(-55,080)
Total OOPR	\$ 7,786,238	\$ 6,353,570
All Other Property (NOOPR)		
	TCV (100.0%)	AV (84.4% of TCV)
Land	\$17,671,595	\$14,914,826
Improvements	17,403,661	14,688,690
Exempt	(-15,000)	(-12,660)
Total NOOPR	\$35,060,256	\$29,590,856
All Property (OOPR) + (NOOPR)		
Land	\$20,268,413	\$17,033,829
Improvements	22,660,581	18,978,337
Exempt	(-82,500)	(-67,740)
Totals	\$42,846,494	\$35,944,426

Source: County Tax Roll--1981-82 and Patterson, Stewart and Associates.

"All other property"--NOOPR", the so-called income-producing property--has an overall ratio of 0.98:1--the land has a higher value than the improvements. The NOOPR properties range from a low 0.10:1 to a high ratio of 11.72:1.

Using these ratios as yardsticks and comparing them with healthy, viable areas in other parts of Newberg and with other Oregon cities, the Renewal Area is considerably lower. Healthy "owner-occupied residential areas" average in the 3.0:1 to 6.0:1 range while viable commercial and rental housing areas range from 3.0:1 to 12.0:1.

To realize an appropriate return on investment, prudent developers of commercial and rental housing projects will attempt to create improvements which are at least 8 times the value of the land--or an I:L ratio of 8.0:1.

Lower valued areas in American cities usually require greater public services at greater costs than the higher valued areas. At the same time these lower valued areas generate fewer tax dollars to pay for these services. They, in fact, are being subsidized by the healthier sectors.

American central business districts, historically, have contributed heavily to the costs of our schools, parks, police, fire protection and other vital public services. When deterioration sets in and the values decrease, proportionate to other districts of the City, the tax-paying responsibility also shifts from these older areas to healthier ones. This condition is clearly evident in Newberg's Urban Renewal Area.

8. Affected Taxing Districts - Property within the Urban Renewal Area encompasses portions of six (6) Taxing Bodies, all of whom levy taxes:

Yamhill County (County)
City of Newberg (City)

Chehalem Park and Recreation District (Park and Recreation)
School District 29 Jt. (Schools)
Yamhill County Education Service District (ESD)
Metropolitan Area Service District (Metro)
Portland Community College (PCC)

Tables Ten and Eleven show a history of Tax Rates and Growth Rates for the six affected Taxing Bodies.

TABLE TEN

AN ELEVEN YEAR* TAX RATE HISTORY OF THE SIX AFFECTED TAXING BODIES -- FISCAL YEARS 1972-73 TO 1982-83

Taxing Body	Past 11 Years		Past	Past
	High Yr.	Low Yr.	11 Yr. Avg.	5 Yr. Avg.
Yamhill County	3.70	1.79	2.58	1.92
City of Newberg	8.56	3.79	5.66	5.83
Chehalem Park & Rec.	1.51	0.74	1.33	0.87
School Dist. No. 29	15.50	8.76	12.55	12.65
Yamhill E.S.D. *	2.51	0.68	1.45	0.91
Portland Com. College	0.74	0.43	0.59	0.51
Total Tax Rate	29.29	21.29	23.21	22.69

*Segregated into High and Elementary Schools through 1974-75--
The average in the 11 year column is only for eight years.

TABLE ELEVEN

A TEN YEAR HISTORY OF THE ANNUAL PERCENTAGE GROWTH RATES
IN TRUE CASH VALUE OF TAXABLE PROPERTY IN THE SIX AFFECTED
TAXING DISTRICTS--FISCAL YEARS 1972-73 TO 1982-83

Taxing District	Past 10 Years		Past	Past
	High	Low	10 Yr. Avg.*	5 Yr. Avg.**
Yamhill County	27.88%	4.80%	17.15%	20.61%
City of Newberg	36.80%	3.59%	19.16%	23.81%
Chehalem Park & Rec.	45.02%	4.98%	20.08%	26.44%
School Dist. No. 29	45.02%	4.98%	20.08%	26.44%
Yamhill E.S.D.	28.01%	4.66%	17.14%	20.64%
Portland Com. College	45.02%	4.98%	20.08%	26.44%

* 1972-73 to 1982-83

**1978-79 to 1982-83

III. FISCAL IMPACT OF THE URBAN RENEWAL PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION.

Improvement to the area's streets, storm drainage and water delivery systems should reduce the City's operation and maintenance costs presently experienced in the area.

Improvement in the area's vehicular traffic flow should result in a reduction of energy consumed per vehicular traffic mile traveled with an attendant reduction in air pollution and travel time.

Rehabilitation of older buildings and making possible the private sector's development of new facilities on the area's vacant land should substantially

improve the area's assessed value base thus allowing all six affected taxing bodies a broader economic base on which to levy taxes.

Since the Urban Renewal Area is predominantly zoned for commercial land uses, the affect on the area's population is only minimal.

In the Spring of 1982 there were approximately 300 dwelling units containing an estimated 780 population. Developed residential property accounts for less than 13% of the area's 330.75 acre area.

As required by State Law, the Land Use Plan for the Urban Renewal Area is the same as that delineated on the City's Comprehensive Plan. The dwelling unit capacity of the Urban Renewal Area's Residential zones is 757 units. The expected population of these 757 dwelling units is less than 1,670--a population increase of approximately 120% if built for the maximum permitted.

The Comprehensive Plan provides for a higher dwelling unit density than now exists. The population per household in higher density units is usually one-half to two-thirds of that found in low-density residential development. The number of school-age children per dwelling unit is also considerably less.

The net effect of the residential element of the Urban Renewal Plan is that no significant impact should be felt on the school district's enrollment--either higher or lower.

IV. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The Urban Renewal Area is a single, contiguous land area of 330.75 acres. It has deficient street, storm drain and water delivery systems

which, together with recent economic depressed conditions, has discouraged private development of the area's vacant land.

About 70% of the area's structures are in need of some rehabilitation or redevelopment. The ratio of improvement to land values in the Urban Renewal Area, overall, is a low 1.11:1. Similar geographic areas in Newberg and other Oregon cities experience a comparable ratio of 3:1 to 12:1. The Urban Renewal Area's low improvement to land ratio is due to vacant land, age, some physical deterioration in the structures and the inadequate infrastructure to attract private new and redeveloped properties.

These described deficiencies qualify the area as blighted as same is defined in ORS 457--the State's Urban Renewal enabling statute.

The Newberg Centennial (Urban Renewal) Plan is a vehicle designed to correct these deficiencies--particularly those which are the responsibility of the City.

V. THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The Urban Renewal Area, as expressed above, is a single contiguous area and project, with a variety of proposed activities and public works projects designed to correct the deficiencies described in this Report.

VI. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS--THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT (OR ACTIVITY).

The following improvements and services are proposed to be provided within the Urban Renewal Area during the fiscal years noted:

A. 1983-84-85:

1. Urban Renewal Plan Preparation--Reimburse City
2. Parking Lot--Existing City--Redesign
3. 1st Street Building Design--Front and Rear Elevations
4. Rehab. Loan Fund--Demonstration Project
5. Market Analysis and Strategies--Entire Project
6. Bond Reserve Fund
7. Elliott Road--North of 99W
8. Elliott Road--99W to Fernwood
9. Signalization--Elliott Road @ 99W
10. Water Line at Villa Road--Highway 219 to 99W
11. Consultant
12. City's Administrative Costs--Urban Renewal Plan Preparation--Reimburse City

B. 1984-85:

13. Note Payment 1 of 5
14. Market Seminars
15. Rehab Loan Fund
16. Bond Reserve Fund
17. Villa Road--Highway 219 to 99W
18. Hayes Street--East to Springbrook
19. Springbrook--South of 99W
20. Signalization--Villa Road @ 99W
21. Consultant

C. 1985-86:

- 22. Note Payment 2 of 5
- 23. Parking Lot
- 24. Rehab Loan Fund
- 25. Bond Reserve Fund
- 26. Fernwood Road--Highway 219 to Urban Renewal Boundary
- 27. Consultant

D. 1986-87:

- 28. Note Payment 3 of 5
- 29. Bond Counsel/Consultant/Prospectus/Bond Printing
- 30. Rehab Loan Fund
- 31. Bond Reserve Fund
- 32. Sanitary Sewer--Deborah Road--Walnut to 99W
- 33. Sanitary Sewer--Airpark Area--Serve Land
- 34. Consultant

E. 1987-88-89:

- 35. Note Payment 4 of 5
- 36. Water Transmission Line (Uptown Sect.)
- 37. Storm Drain System (Uptown Only)
- 38. Reroute 1st Street East Bound Traffic
- 39. New Fire Station
- 40. 1st Street--River to Main Street
- 41. Parking Lot
- 42. Parking Lot
- 43. Rehab Loan Fund
- 44. Administration/Office Equipment

F. 1988-89:

- 45. Note Payment 5 of 5 (Final Payment)
- 46. Bond Debt Service (1st Payment)
- 47. Administration
- 48. Water--Hancock Street--Springbrook to End
- 49. Hancock Street--West of Springbrook
- 50. Consultant
- 51. Water Transmission Line (Easterly Section)

G. 1989-90:

- 52. Bond Debt Service (2nd Payment)
- 53. Administration
- 54. Parking Lot
- 55. Consultant

H. 1990-91:

- 56. Bond Debt Service (3rd Payment)
- 57. Parking Lot
- 58. Administration
- 59. Consultant

I. 1991-92:

- 60. Bond Debt Service (4th Payment)
- 61. Cross Streets (1/3)
- 62. Administration
- 63. Consultant
- 64. Water Line--South Side 99W
- 65. Hydrants (Fire)
- 66. State Highway 219--Church to Fernwood streets

J. 1992-93:

- 67. Bond Debt Service (5th Payment)
- 68. First Street--Main to Grant Streets
- 69. Cross Streets (1/3)
- 70. Administration
- 71. Consultant
- 72. Bike Paths

K. 1993-94:

- 73. Bond Debt Service (6th Payment)
- 74. Cross Streets (1/3) Complete
- 75. East Second Street
- 76. Street Lights (Airpark--Elliott Road--Hancock Street)
- 77. Administration
- 78. Consultant

L. 1994-95:

- 79. Bond Debt Service (7th Payment)
- 80. Hoover Park
- 81. Administration
- 82. Consultant
- 83. Rehab Loan Fund

M. 1995-96:

- 84. Bond Debt Service (8th Payment)
- 85. Hancock Street (Up Town) 1/2
- 86. Administration
- 87. Consultant

N. 1996-97:

- 88. Bond Debt Service (9th Payment)
- 89. Hancock Street (Up Town) 1/2 (Complete Project)
- 90. Administration
- 91. Consultant

O. 1997-98:

- 92. Bond Debt Service (10th Payment)
- 93. Civic Center Site--1/3
- 94. Administration
- 95. Consultant

P. 1998-99:

- 96. Bond Debt Service (11th Payment)
- 97. Civic Center Site--1/3
- 98. Administration

Q. 1999-2000:

- 99. Bond Debt Service (12th Payment)
- 100. Civic Center Site--1/3 (Complete site acquisition)
- 101. Administration

R. 2000-01:

- 102. Bond Debt Service (13th Payment)
- 103. Call Bonds--7 Years Principal Due
- 104. Everest Road
- 105. Administration - Close out Project Except for Rehab Loans
- 106. Consultants
- 107. Contingencies

S. The Building Rehabilitation Loan Program - The rehabilitation loan program is intended to start in the first year and continue throughout the Urban Renewal Program and beyond. Rehabilitation program types which are being considered are briefly described as follows:

1. Deferred Payment Loans:

- a. Available to the low income (particularly the elderly, low income) home owner, where their home is in need of repair and the person or family cannot qualify for a conventional loan.
- b. Loan would be due and payable only upon transfer of title to the property.

2. Monthly Payment Loans:

- a. Usually available to younger, low and moderate income home owners.
- b. Interest rates will likely vary from 4% to 8%--the amount should be sufficient to service the loan but not necessarily earn money. When interest rates approach market value, the rehabilitation efforts decrease substantially.

3. Loans to the Owners of Renter-Occupied Households:

- a. Where occupants are low and/or moderate income, below market rate loans are made to the owner only after agreeing not to increase rents for a reasonable period of time and then only within certain agreed upon guidelines.
- b. The intent is to keep housing stock available and within reach of low/moderate income households.

The above loan programs can be made from Community Development Block Grant (CDBG) funds, Tax Increment proceeds or a combination of the two.

4. Commercial Loans: Below market rate interest loans, from conventional lending sources, are guaranteed by a reserve of tax increment, CDBG, or other funds. It is hoped that two or more banks in the community will earmark resources for such loans.

T. The Total Cost of the above projects and activities, over 18 years, is estimated to be \$38,472,731, and is expected to be funded by a variety of funding sources noted in Table Twelve below. All costs represent their in-place values including inflation factors added beyond their original 1982 dollar estimates. Detailed cost estimates for each of the above 107 items and their estimated funding sources are available at the office of the Secretary (Planning Director) of the Redevelopment Commission. The prioritizing and cost estimates of these projects and activities should be re-evaluated periodically in light of funds available, changing economic conditions, community needs and desires and other factors which will influence project implementation. The project/activities, their order of implementation, their estimates of cost and funding sources represents the best collective judgment of the Redevelopment Commission after receiving public input from a wide variety of sources, including citizen committees, business owner/manager survey, and numerous public meetings.

It will be noted in Table Thirteen that total Redevelopment Commission Funds amount to an estimated \$36,575,293 and Table Twelve shows the Commission's Funds for project expenditures to be \$34,081,881--a difference of \$1,643,412. This \$1,643,412 figure is estimated to be surplus. Should there be a surplus in the final Tax Increment year, such surplus shall be prorated back to the taxing districts as provided by ORS 457.450 (3).

TABLE TWELVE

PROJECT EXPENDITURES BY FUNDING SOURCES--FISCAL YEAR 1983-84 TO 2000-01--A SUMMARY BY PROJECT TYPE AND ACTIVITY

Project Improvements and Other Costs	Redevelopment Commission Funds*	Local Improvement Districts	Gas Tax	Federal Aid Secondary Highway or County	Water Fund or System Develop. Charges
Public Works Projects:					
Street Work	\$ 9,614,740	\$ 882,540	\$80,780	\$1,294,670	
Storm Drain Systems	459,600				
Sanitary Sewer Systems		105,650			
Water Systems	15,710				\$1,837,890
Parking Lots	1,359,340	189,320			
Services:					
Building Rehabilitation Loan Fund	850,000				
Building Design Theme--Front and Back Elevations	18,000				
Market: Analysis/Strategies/Seminars	48,000				
Redevelopment Consultant--18 Years	151,290				
Bond Counsel--Bond Consultant--Bond Printing	25,000				
Bond Reserve Fund	610,792				
Public Facilities:					
Fire Station--Building and Site	1,197,940				
Civic Center (Site Only)	6,892,890				
Hoover Park Improvements	400,000				
Borrowing--Debt Service:					
Short Term Note	426,475				
Bond Issue	9,760,304				
Contingencies	320,000				
Administration/Rent/Equipment--18 Years	1,931,800				
Totals:	\$34,081,881	\$1,177,510	\$80,780	\$1,294,670	\$1,837,890
Percentage	88.59%	3.06%	0.21%	3.36%	4.78%
TOTAL	\$38,472,731 (100.00%)				

*Includes \$27,516,762 (estimated) Tax Increment Proceeds over an 18-Year Period.

TABLE THIRTEEN

ESTIMATED SOURCES OF REDEVELOPMENT COMMISSION'S FUNDS AND DISPOSITION OF SUCH FUNDS--ANNUALLY--FISCAL 1983-84 TO 2001-02

Fiscal Year	REDEVELOPMENT COMMISSION FUNDS ¹				DISPOSITION OF FUNDS	
	Annual Tax Increment Proceeds	Interest From Rehab Loan Fund	Interest From Bond Reserve Fund	Other Revenue As Noted	Project Expenditures For Year ²	Working Balance at Year's End ³
83-84	\$ 106,114			\$ 300,000	\$ 326,620	\$ 79,494
84-85	188,328	\$ 5,000	\$ 10,000	(5 Year Note)	202,860	79,962
85-86	427,603	10,500	16,000		482,360	51,705
86-87	544,320	16,550	37,600		479,922	170,253
87-88	734,723	28,050	67,439	5,200,000	6,103,900	96,565
88-89	861,353	51,010	74,183	(Bond Issue)	975,765	107,346
89-90	985,596	56,111	81,601		870,590	360,064
90-91	1,083,844	61,722	89,761		1,357,190	238,201
91-92	1,334,432	67,894	98,737		1,483,040	256,224
92-93	1,465,945	74,683	108,611		1,630,700	274,763
93-94	1,641,917	82,152	118,485		1,729,120	388,197
94-95	1,703,484	90,367	130,333		1,551,800	760,581
95-96	2,001,047	139,403	143,366		2,045,720	998,677
96-97	2,293,142	153,344	157,703		2,152,920	1,449,946
97-98	2,708,932	168,678	173,473		2,887,040	1,613,989
98-99	2,911,702	185,546	190,821		3,053,900	1,848,158
99-00	3,179,308	204,101	209,903		3,241,350	2,200,120
00-01	3,344,972	224,511	230,893		3,507,084	2,493,412
01-02	Terminate				850,000 ⁴	
	\$27,516,762	\$1,619,622	\$1,938,909	\$5,500,000	\$34,931,881	
	\$36,575,293					

¹ See Table Twelve² See Section VI and Table Twelve³ Annual Working Balance will be Carried Forward to the Following Year.⁴ \$850,000 Available for Building Rehabilitation for An Indefinite Period into the Future.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT MONEY REQUIRED IN EACH URBAN RENEWAL AREA UNDER ORS 457.420 TO 457.440 AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER ORS 457.440

The Newberg Centennial Plan is a single Urban Renewal Area. It is estimated that all projects and activities described in Section VI will have been funded when \$27,516,762 of Tax Increment proceeds have been collected. At the time the Urban Renewal Plan was prepared (June to December 1982), it was estimated that such \$27,516,762 sum will have been reached in Fiscal Year 2000-2001. During such Fiscal Year 2000-2001, it is anticipated that the Tax Increment process will be terminated even though project activities and programs (i. e., Building Rehabilitation) may be continued indefinitely.

Further, to finance the projects and activities described in Section VI, it is anticipated that a short-term loan (five years) of \$300,000 will be required in Fiscal 1983-84--the first year in which Tax Increment proceeds should be available. In Fiscal 1987-88 it is anticipated that a Tax Allocation Bond Issue in an amount of \$5,200,000 will be sold by the Redevelopment Commission. See Table Thirteen.

It will be noted in Table Twelve that the total project cost of \$38,472,731 will be funded by a variety of sources, including the \$27,516,762 in Tax Increment proceeds. Also see Table Thirteen.

VIII. A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

Table Thirteen demonstrates the need to receive Tax Increment proceeds for an 18 year period beginning in Fiscal 1983-84. Table Fourteen

estimates the impact such Tax Increment will have on the tax rates of each of the affected Taxing Agencies. The tax rate increase is estimated to vary from \$0.26 to \$1.05 per \$1000 of assessed value over the 18 year period.

When the Tax Increment process is terminated--estimated to be at the end of Fiscal 2000-01, the increased assessed value generated within the Urban Renewal Area (URA) will be "unfrozen" and turned back to the six taxing agencies. The tax rate should drop \$0.74 to \$20.68/\$1000 A. V. in fiscal 2001-02.

Projecting these estimates forward to fiscal 2007-08, the reduction in the tax rate resulting from the increased assessed value within the Urban Renewal Area in these seven years should result in a savings in taxes that will exceed the total amount of Tax Increment proceeds collected during the 18 years.

With the \$27,516,762 Tax Increment dollars collected, with the loan and bond issue in hand, and the several other funding sources noted in Table Twelve, the \$38,472,731 total estimated project cost appears feasible. The impact on the tax rates of the six Taxing Bodies does not appear to be excessive in light of the estimated \$155,327,000 in increased assessed value that the proposed urban renewal activities are estimated to generate.

IX. A RELOCATION REPORT WHICH SHALL INCLUDE:

An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of Agency actions under ORS 457.170;

A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the Urban Renewal Area in accordance with ORS 281.045 to 281.105;

TABLE FOURTEEN

ESTIMATED AFFECT OF THE NEWBERG CENTENNIAL (URBAN RENEWAL) PLAN ON THE SIX AFFECTED TAXING BODIES

Fiscal Year	Incremental Assessed Value in URA \$000	Increased Tax Rates--\$/\$1000 IAV Six Affected Taxing Bodies ¹						Tax Rate		Annual Tax Increment Proceeds \$
		County \$	City \$	Park/Rec. \$	School \$	ESD \$	PCC \$	Increase ²	Total ³	
1981-82	None	--	--	--	--	--	--	--	22.64	None
82-83	\$ 1,771	--	--	--	--	--	--	--	26.05	None
83-84	4,312	.00520	.15451	.00511	.07976	.00214	.00392	0.26	24.61	\$ 106,114
84-85	7,990	.00868	.25951	.00868	.12407	.00352	.00631	0.42	23.57	188,328
85-86	17,909	.01716	.50398	.01676	.25035	.00675	.01207	0.81	23.88	427,603
86-87	22,767	.01920	.55544	.01826	.28517	.00731	.01300	0.90	23.91	544,320
87-88	30,567	.02246	.64106	.02077	.33936	.00853	.01462	1.05	24.04	734,723
88-89	35,899	.02252	.62484	.02034	.34301	.00885	.01395	1.04	23.99	861,353
89-90	41,891	.02328	.62950	.02077	.34128	.00914	.01365	1.04	23.53	985,596
90-91	47,706	.02365	.61319	.02088	.32812	.00984	.01342	1.01	22.72	1,083,844
91-92	56,798	.02450	.60929	.02133	.36580	.00963	.01371	1.05	23.49	1,334,432
92-93	63,250	.02413	.57352	.02075	.35577	.00948	.01334	1.00	23.18	1,465,945
93-94	75,385	.02569	.58703	.02038	.34489	.00942	.01316	1.01	21.78	1,641,917
94-95	81,489	.02510	.55316	.01908	.32630	.00864	.01231	0.95	20.90	1,703,484
95-96	95,383	.02670	.56547	.01954	.35511	.00925	.01303	0.99	20.98	2,001,047
96-97	106,903	.02728	.53725	.02098	.37127	.01006	.01388	0.99	21.45	2,293,142
97-98	123,112	.02734	.52105	.02207	.37841	.01074	.01419	0.98	22.00	2,708,932
98-99	133,542	.02528	.46917	.02018	.34610	.00994	.01297	0.89	21.80	2,911,702
99-00	146,537	.02423	.44256	.01916	.32853	.00955	.01231	0.84	21.70	3,179,308
2000-01	155,327	.02289	.40716	.01788	.30654	.00902	.01149	0.78	21.53	3,344,972
2001-02	Terminate the Tax Increment Process									

¹ (Increased Tax Rates) x (Incremental Assessed Value) = (Tax Increment)

² Increased Tax Rates of the 6 Taxing Bodies Rounded Up to the Nearest One Cent.

³ Total (Estimated) Tax Rate to Produce the 6 Taxing Bodies' Annual Levies and the Annual Tax Increment.

An enumeration, by cost range, of the existing housing units in the Urban Renewal Areas of the Plan to be destroyed or altered and new units to be added.

The subjects are discussed, in order, below:

A. Relocation Load Resulting from Proposed Actions by the Newberg Centennial Redevelopment Commission (Agency). The following projects are estimated to cause the following type properties to be permanently relocated at the Commission's cost:

1. First Street Traffic (East Bound) Rerouting:

2 Businesses--Mixed Retail/Service

2. Civic Center Site Acquisition:

13 Businesses: 6 Service

5 Retail

1 Recreation

1 Light Industrial

7 Residential Rental Units

3. Seven Off-Street Parking Lots:

6 Businesses: 1 Service

2 Retail

2 Mixed Service/Retail

1 Storage (old garage building)

1 Residential Rental Unit

B. Relocation Methods to be Used - The following provisions are included within Part I (Section 600-C-3) of the Urban Renewal Plan:

"If, in the implementation of this (Newberg Centennial) Plan, persons or businesses are displaced by action of the Redevelopment Commission, the Newberg Redevelopment Commission will provide

assistance to persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

"Prior to acquiring any property which will cause households, businesses, offices or other uses to be displaced, the Redevelopment Commission will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Redevelopment Commission's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters."

C. Cost Range of Existing Housing Units to be Acquired by the Redevelopment Commission.

1. Eight, single-family, rental residential units are estimated to be acquired by the Redevelopment Commission. Moving of such eight residential units, which are capable (structurally and economically) of such move, will be considered by the Redevelopment Commission.

The cost range of the eight residential units, based on their 1981-82 true cash values as determined by the County Tax Assessor are as follows:

a. \$66,762

b. 46,517

c. 43,210
d. 37,868
e. 32,321
f. 29,657
g. 25,844
h. 20,814

2.— New residential units which are likely to be constructed within the Urban Renewal Area are estimated to have the following 1982 dollar values:

Single Family Units -- \$45,000 to \$75,000

Duplex Units -- \$40,000 to \$60,000 each unit

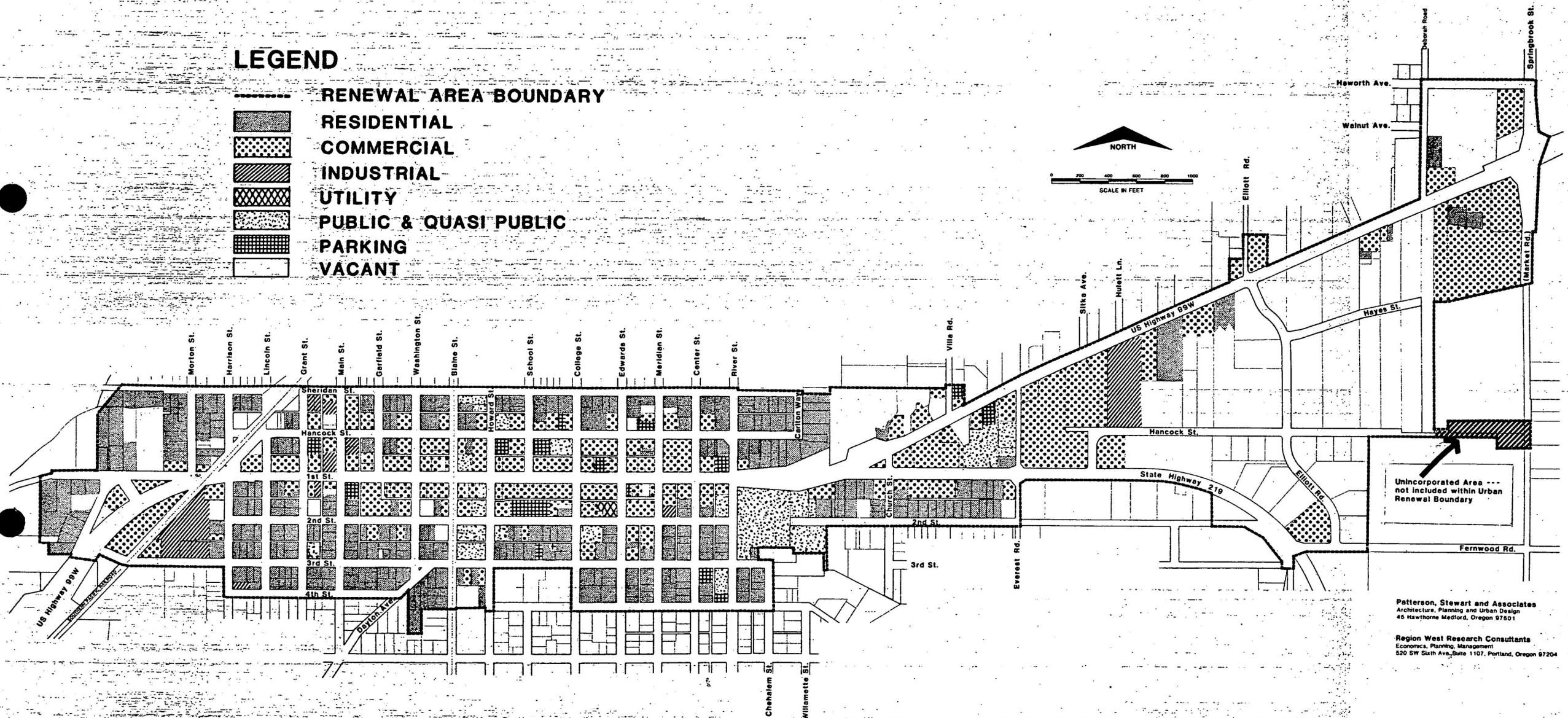
Apartment Units (Low Rise) -- \$35,000 to \$60,000 each unit

Apartment Units (Mid Rise) -- \$35,000 to \$100,000 each unit

EXHIBIT A EXISTING LAND USE---GENERALIZED

LEGEND

- RENEWAL AREA BOUNDARY
- [Stippled Pattern] RESIDENTIAL
- [Cross-hatched Pattern] COMMERCIAL
- [Diagonal Lines] INDUSTRIAL
- [Grid Pattern] UTILITY
- [Dotted Pattern] PUBLIC & QUASI PUBLIC
- [Horizontal Lines] PARKING
- [Blank] VACANT



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45 Hawthorne Medford, Oregon 97501

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Economics, Planning, Management
520 SW Sixth Ave., Suite 1107, Portland, Oregon 97204

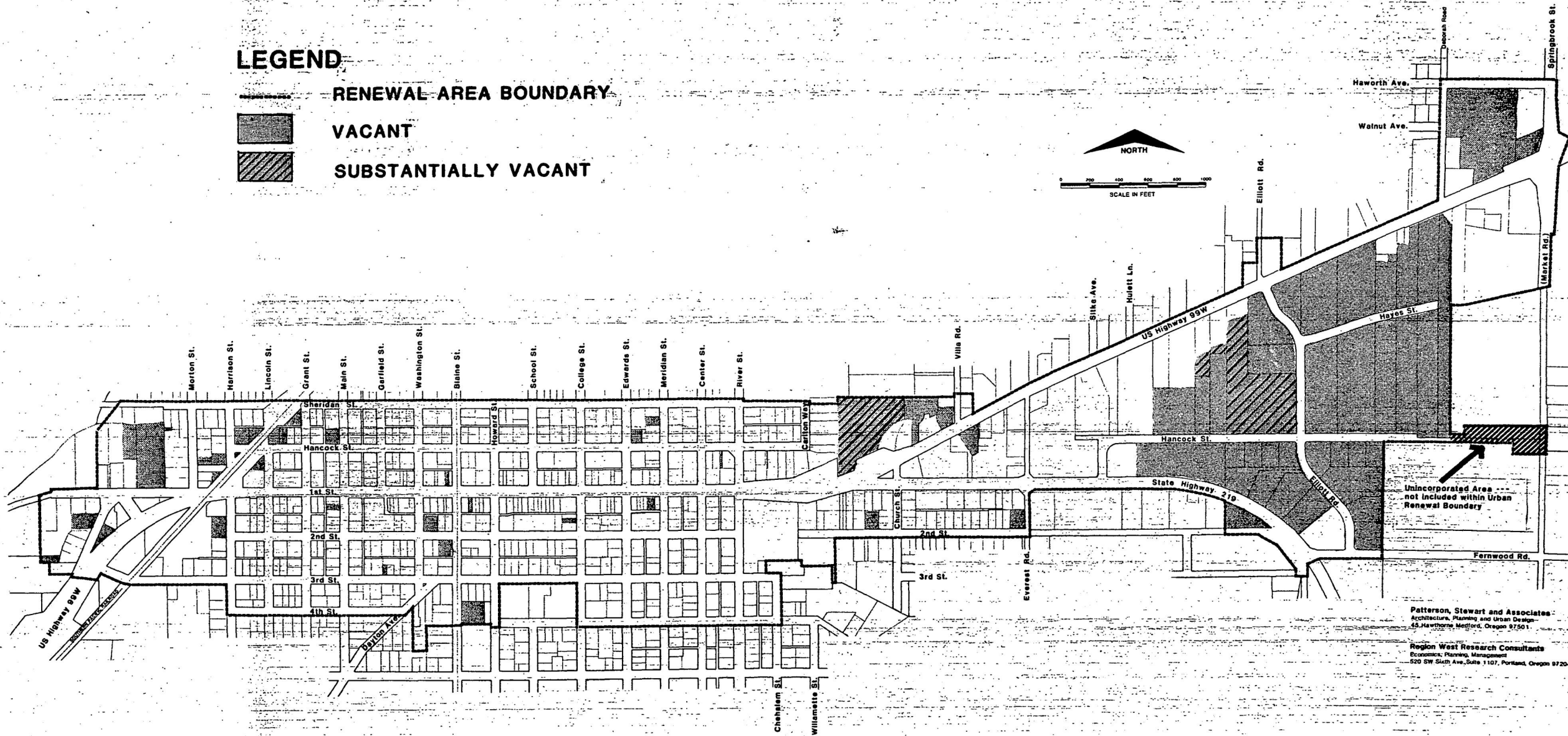
THE NEWBERG CENTENNIAL PLAN---NEWBERG, OREGON

A REVITALIZATION PROGRAM FOR THE CITY'S URBAN RENEWAL AREA

EXHIBIT A-1 VACANT PARCELS

LEGEND

- RENEWAL AREA BOUNDARY
- VACANT
- SUBSTANTIALLY VACANT



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THE NEWBERG CENTENNIAL PLAN...NEWBERG, OREGON

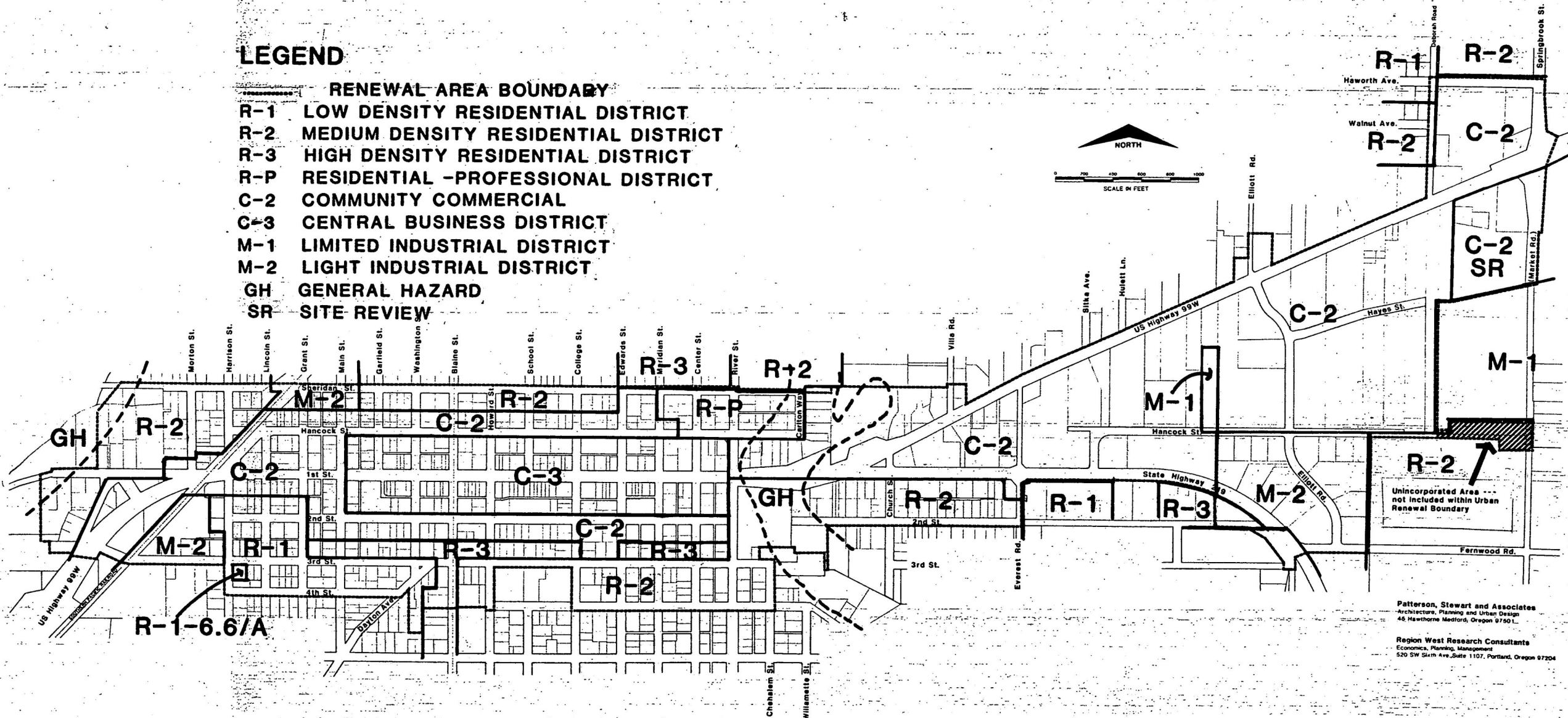
A REVITALIZATION PROGRAM FOR THE CITY'S URBAN RENEWAL AREA

EXHIBIT B EXISTING ZONING

LEGEND

RENEWAL AREA BOUNDARY

- R-1 LOW DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3 HIGH DENSITY RESIDENTIAL DISTRICT
- R-P RESIDENTIAL - PROFESSIONAL DISTRICT
- C-2 COMMUNITY COMMERCIAL
- C-3 CENTRAL BUSINESS DISTRICT
- M-1 LIMITED INDUSTRIAL DISTRICT
- M-2 LIGHT INDUSTRIAL DISTRICT
- GH GENERAL HAZARD
- SR SITE REVIEW



THE NEWBERG CENTENNIAL PLAN...NEWBERG, OREGON
A REVITALIZATION PROGRAM FOR THE CITY'S URBAN RENEWAL AREA

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Newberg Area Chamber of Commerce

613 E. First, Newberg, Ore. 97132
Phone 538-2014

December 6, 1982

Mr. Michael Warren
City Manager
City of Newberg
Newberg, Oregon

Dear Mr. Warren and City Council:

The following action was taken by the Newberg Area Chamber of
Commerce Board of Directors meeting held on Monday, December 6, 1982:

"Jim Snell moved, seconded by Jack Nulsen that the City of New-
berg address the Oregon Department of Transportation in their Six-
Year-Highway Improvement program as follows: The Newberg by-pass be
the number one priority as a longtime 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 motion:

By action of the Board of Directors
Newberg Area Chamber of Commerce

Bob
Bob Quanstrom
Executive Vice President

BQ/nas

Wednesday, 7:30 p.m.

November 10, 1982

A JOINT MEETING
OF THE NEWBERG CITY COUNCIL
AND THE NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

ROLL CALL:

Council:

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

ROLL CALL:

Newberg Centennial Redevelopment Commission:

Present: LeRoy Benham, Chairman
Harold Grobey
Alan Halstead
Quentin Probst
Tommy Tucker

Absent: Bruce Breitling
Art Moffat

Staff Present: Michael Warren, City Administrator/Executive Director
Clay Moorhead, City Planner/Executive Secretary
Richard Faus, City Attorney
Arvilla Page, City Recorder/Finance Officer
Lyle Stewart, Consultant on Planning

Also Present: 3 citizens:
Mike Fagan, Newberg Graphic
Mikki Snell, KCYX Radio
Gene Buckley, Buckley's Locker

Motion: Gano-Probst to approve the consent calendar which had one item: Approve minutes of regular Council meeting of November 1, 1982. Carried unanimously.

Motion: Halstead-DeMay to accept canvass of votes at the November 2, 1982 election as follows:

For the position of Mayor: Elvern Hall running unopposed - 2,633 votes.
Undervotes - 1,128 Overvotes - 0.
Total votes - 3,751.

For Councilperson four year term - vote for four - four highest elected
The votes were as follows:

Wayne Bowlby, Jr. - 1,151
Roger Gano - 1,758
Harold Grobey - 1,440
Alan Halstead - 1,779
John Poet - 1,773
Tommy Tucker - 1,672
Undervote - 5,330
Overvote - 136

Total votes - 15,044

III /

City of Newberg Ballot Measure 51 - Charter Amendment:

Yes - 1,716
No - 936
Undervotes - 1,108
Overvotes - 1
Total votes - 3,751

Write-in votes for Mayor: Town Drunk - 1
Michael Leavitt - 1

Write-in votes for Council: Melvin Hedgecock - 1
Harold Tilden - 1
Jerry Morris - 1
Dick Fernleaf - 1

Motion carried unanimously.

Mr. Warren reported that the City-County dinner meeting will be held the evening of November 17 in Dundee. This date conflicts with a scheduled meeting of the Newberg Centennial Redevelopment Commission. He asked that somebody be appointed to represent the City of Newberg.

Motion: Tucker-Halstead to appoint Roger Gano, Vice-President of the Council, to attend the City-County meeting on November 17 at Dundee. Carried unanimously.

Mr. Warren reported that a letter had been received from the State Highway Department of Transportation asking for proposals to be considered in their new six-year highway improvement program.

The Council discussed various projects which should be included in the Newberg request. A motion made by Gano and seconded by DeMay requesting that the Villa extension be requested was withdrawn. The Council continued discussion covering the Elliott Road-Highway 99 traffic light, the Villa Road extension, and the by-pass. Discussion centered on whether projects should be prioritized. Mr. Warren stated the City has until December 31, to submit their proposed projects. It was the consensus of the Council to consider this matter at the December Council meeting.

Motion: Gano-Halstead to adopt Resolution No. 82-958, requesting on behalf of the Citizens of Newberg and Newberg City Council, that a study be done on extended area phone service. Carried unanimously.

Motion: Gano-McIntosh to adopt Resolution No. 82-959 declaring the month of December, 1982 "Caring Month" in the City of Newberg. Carried unanimously.

Motion: Gano-Halstead that the Council, after discussion of the Redevelopment Plan, adjourn at 10:00 p.m. Carried unanimously.

PUBLIC HEARING:

Presentation by Newberg Centennial Redevelopment Commission on the Redevelopment Plan. LeRoy Benham, Chair of the NCRC presented a slide program of pictures taken about two weeks ago from a helicopter of the City of Newberg. The slides presented were of the entire City of Newberg with the focus upon the downtown area and that portion included in the Redevelopment Plan.

The Council then reviewed Draft Copy number VII of the Newberg Centennial Redevelopment Plan as prepared by the NCRC. Mr. Moorhead read the Plan beginning at Section 300 and Mr. Benham and Mr. Stewart elaborated on various aspects of the Plan. Section 200 - definitions, was not read. Section 300, Boundary of Urban Renewal Area was not questioned. Section 400, Goals and Objectives: The first part of Section 400 lists nine goals as are stated in the Comprehensive Plan. Section 400 continues with eight sections on objectives as follows:

- a. Attractive living, working and shopping environment.
- b. Improvement of local transportation routes and services.
- c. Development of centrally located civic center.
- d. Assure that public facilities and services are developed to a level that will meet the special needs and support activities within the area.
- e. Assure that housing is provided within the area.
- f. Emphasize the rehabilitation and conservation of existing structures.
- g. Facilitate redevelopment activities in certain areas.
- h. Consider and develop other appropriate project improvements which the Development Commission deems to be necessary to implement the Urban Renewal Plan.

The Council recommended changes as follows:

In Section 300, subsection A, 2, b change the third word from properties to redevelopers.

In Section 400, subsection D, 1 and 2 place the word "systems" after fire protection. Councilmembers asked for elaboration in this Section 400 on the requirement for landscaping; in subsection A and Section G the meaning of substandard structures.

There were no questions on Section 500, Land Use Plan. This must comply with the Comprehensive Plan.

Section 600, Project Activities, add the following subsections:

- a. Rehabilitation and conservation.
- b. Acquisition and redevelopment.
- c. Public improvements.
- d. Property disposition, redeveloper obligations and owner participation.

No questions were asked on this Section 600.

Section 700, Methods for Financing a Project. Subsections were:

- a. General description of the proposed financing methods.
- b. Self-liquidation of costs.
- c. Prior indebtedness.

In Section b under self-liquidation of costs of projects, change the wording from "specified in the certificate of amendment" to "specified in the certificate or amendment". No other questions were asked on this portion.

Section 800, Other Provisions has subsections:

- a. Citizen Participation.
- b. Non-discrimination Provision.

No questions were asked on this section.

III /

Section 900, Procedures for changes or amendments in approved Urban Renewal Plan. Subsections were:

- a. Minor changes
- b. Substantial change
- c. Amendment to the City's Comprehensive Plan or any of its implementing ordinances.

No questions were asked on this section 900.

Section 1000, Duration and Validity of Approved Urban Renewal Plan. Subsections were:

- a. Duration of Urban Renewal Plan
- b. Validity.

No questions were asked on section 1000.

Councilman Gano questioned whether the Redevelopment Commission would have more power than the Council to acquire lands by condemnation proceedings. Mr. Stewart responded that the powers would be the same and described the protection that the property owner has under condemnation proceedings.

Citizens present were asked if they had any questions or comments. There were no questions or comments.

Motion: Gano-Probst to continue the public hearing on the Newberg Centennial Redevelopment Plan to November 15, 1982 at 7:30 p.m. Carried unanimously.

Motion: Halstead-Probst to adjourn the meeting of the Newberg Centennial Redevelopment Commission. Carried unanimously.

Councilman Rementeria asked that a letter be sent to the Legislature requesting that taxes be reformed but not supporting any particular tax reform plan.

The Council discussed the City Council Seminar to set goals and priorities for the City Government. Meeting dates proposed were on Thursday evenings on December 9 and December 16. Mr. Warren will contact the individual Councilmembers to confirm a date, time and place for the seminar.

Motion: Gano-Probst to adjourn to November 15, 1982 at 7:30 p.m. Carried unanimously.

Monday, 7:30 p.m.

November 15, 1982

AN ADJOURNED MEETING
OF THE 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
Richard Faus, City Attorney
Clay Moorhead, City Planner
Arvilla Page, City Recorder

Also Present: were the following people:

LeRoy Benham, Chair of the Newberg Centennial Redevelopment
Commission
John Poet, Councilmember-elect
Mike Fagan, representing the Newberg Graphic
Gene Buckley, a property owner in the Redevelopment Area.

Motion: Gano-Grobey to approve the consent calendar as follows:

1. Communication from Senator Packwood regarding Senate Bill 2172 on Cable Television.
2. Report from Finance Director on recent Bond Sale.
3. Letter from the Nehama-Weagant Engergy Company regarding discontinuance of oil and gas lease.

Motion carried unanimously.

The City Administrator reported that at the annual convention of the League of Oregon Cities, Newberg was the recipient of the first place award for the best City/Community Festival Community Spirit Activity for 1982. Also, Mayor Hall was elected to the Executive Board of the League of Oregon Cities.

Councilman Gano asked what groups were selected as representing the City in the application for the City's award. He also suggested that the various groups should be advised of the award, perhaps in the form of a resolution to express the Council's appreciation.

Mayor Hall stated that he had shown a slides program prepared by LeRoy Benham at the Mayor's Conference and has had requests to show it again.

Several people present expressed interest in obtaining enlarged prints of some of the aerial photos. Mr. Benham presented at the joint meeting of the Council and NCRC. Mr. Benham responded that the prints are being prepared.

Mr. Warren reported that Stan Shirk, Dog Control Officer, will be leaving the City's employ at the end of the month. Preparations have been made to bid good-bye to Mr. Shirk on November 24 at 10:00 a.m. in the Administrator's office.

Motion: Tucker-Gano that a resolution be prepared regarding the League of Oregon Cities Award to the City. Carried unanimously.

New Business:

Councilman Rementeria stated he believed that the Council should be concerned about the newspaper reports regarding the possible landfill in Dundee and the fact that plans are being made to haul garbage through the City of Newberg from Portland. Concerns should be what affect it will have on traffic and directly on the City of Newberg. How many trucks will be going through the City daily.

Motion: Rementeria-Gano that a letter be written to Angus MacPhee, Disposal Industries, Inc., stating the Council's concerns. Carried unanimously.

Mayor Hall stated the Council needs to consider replacing Tommy Tucker on the Newberg Centennial Redevelopment Commission. A resolution of the commission states that a member will be replaced if they miss three consecutive meetings or 60% of the meetings. The Chairman of the Commission has requested a replacement. Councilman Tucker stated that whatever's best for the Commission should be done.

Councilman Grobey stated that the Mayor could be on the Commission and recommended that he appoint himself.

Motion: Grobey-DeMay to replace Tommy Tucker on the Newberg Centennial Redevelopment Commission with Mayor Elvern Hall. Motion carried.

Public Hearing continued:

Public Hearing on Newberg Centennial Redevelopment Plan.

Councilman Gano asked whether tax increment proceeds had been identified for 1983. Mr. Moorhead responded that only an estimate is available and the amount is \$106,114.

Councilman Gano asked whether the people are supportive of the redevelopment. Councilman Halstead responded that the Council is elected by the people. No one has appeared at the meetings and opposed the plan strongly. Mr. Warren stated that the people would vote against something they do not understand. When they can see the results, they will be supportive. Mr. Benham stated that two or three people have voiced opposition. Individual conversations with these people have changed their views from negative to non-committal or supportive.

Mr. Moorhead showed on the blackboard the effects of tax increment financing on property taxes in the area.

Mr. Grobey stated that redevelopment is something a community can do by themselves without asking for outside help. He stated that he was very supportive of tax increment financing and redevelopment plans.

Councilman Probst stated that he feels the same as Councilman Grobey.

Councilman Gano questioned whether the Council may be permitted to approve the projects one by one. "Mr. Moorhead responded there are three items in the plan; reroute, parking and civic center, that the Council would approve by adoption of the Plan." In addition, the Council will have approval or denial of any amendments to the plan.

Councilman Gano asked whether if the Council adopts the Plan, are they also adopting the projects so marked. He stated he was opposed to the Second Street rerouting. He would support the plan but would not approve all of the projects. He stated he specifically objects to creating a traffic bottleneck on the west end of town and additional problems on the east end of the downtown area.

Councilman Tucker stated that there might be the same problems on Second Street as is now on First Street with the reroute of traffic. Councilman Gano asked for the City Attorney's opinion on Section 600, subsection B, 2, C regarding acquisition efforts. Mr. Faus stated that this section is related to Section 900D regarding substantial change. He recommended that the wording of the Section 600 portion be changed from "such as" to "as follows."

Council reviewed Section 900B and suggested change in the fourth line to read "property acquisitions, in addition to those described in Section 600, D, 3." Mr. Benham stated that a change to this section would require other changes in the plan document. Mr. Faus stated he believed that Section 900B was clear as originally phrased.

Councilman Gano asked whether the Council has any way to come back on the Redevelopment Commission if they do not solve problems they create. Response was that the laws regarding redevelopment address this issue specifically.

Councilman Tucker again stated he does not like the Second Street plan and believes that Third Street would be better.

Mayor Hall stated that the Highway Department had looked at Third, Second, First and Hancock at the time of the one way couplet. They determined that even Third Street would be much more expensive than using Second Street.

Councilman Gano asked whether Section 600, B, 2, C, could be rewritten to remove the specifics on the projects. Mr. Benham responded that the wording in this section is to limit powers of the commission. It possibly could be reworded to make it less specific but input from the consultant would be needed. Mr. Benham suggested that the scheduled meeting of NCRC on Wednesday, November 17, 1982 be a joint meeting with the Council with the Consultant present to respond to legal questions Council has.

Mr. Moorhead reviewed for the Council funding sources and amounts available for the project and presented project implementation and timetable of events. The plan is a 20 year plan and the estimates of revenues and projects are just estimates.

Motion: Probst-Tucker to adjourn to 7:30 p.m., Wednesday, November 17, 1982. Carried unanimously.

III /

Wednesday, 7:30 p.m.

November 17, 1982

A JOINT MEETING
OF THE ADJOURNED
CITY COUNCIL AND
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

ROLL CALL:

Council Present:

Maybellè DeMay
Roger Gano
Harold Grobey
Alan Halstead

C. Eldon McIntosh
Quentin Probst
Richard Rementeria
Tommy Tucker

Newberg Centennial Redevelopment Commission:
Present:

LeRoy Benham
Bruce Brietling
Harold Grobey
Elvern Hall
Alan Halstead
Art Moffat
Quentin Probst

Staff Present: Michael Warren, City Administrator
Richard Faus, City Attorney
Clay Moorhead, City Planner
Arvilla Page, City Recorder

Lyle Stewart, Consultant

Also Present: John Poet, Councilmember-elect
Six other citizens

Mr. Warren presented Resolution 82-960 paying tribute to the organizations that contributed to the pride and spirit of 1982.

Motion: Grobey-Gano to adopt the resolution and that letters and copies of the resolution be sent to organizations listed and others that have contributed to the City receiving the award from the League of Oregon Cities. Carried unanimously.

Continued Public Hearing on Newberg Centennial Redevelopment Plan, Draft Copy VII.

Mr. Warren reviewed the Council's previous review of the plan.

Motion: Gano-Probst that the Council consider adjournment at 9:30 p.m. Carried unanimously.

Councilman Gano asked the consultant, Lyle Stewart to interpret Section 600 - B, 12 C on Land Acquisition as presented in the plan. The Council spent considerable time reviewing this section at their previous meeting.

Mr. Stewart responded that the section was a consensus of many meetings of citizens on the three items. The language does not mandate the three items. There are alternatives on each of the three elements.

Mayor Hall asked whether it gives the commission power to buy property. Mr. Stewart responded that it does but this matter is being reviewed by legal counsel. Provision could be made that before property is acquired, specific resolution of the Council would be required permitting the commission to proceed with the acquisition.

Mayor Hall then asked whether that would require complete procedure through the Redevelopment Commission, the Planning Commission and the Council. Mr. Stewart responded no. If there is no specific provision in the plan, then the Council would need to amend the plan.

Councilman Grobey asked whether this would be the place in the plan to set a limitation. Mr. Stewart responded that it could be done but caution should be used as it would cause delays by needing Council action on every acquisition.

Councilman Grobey asked whether addition to Section B-2 of the wording "except as restricted by Council action" would be possible. Mr. Stewart responded that it could however, the Council always has the option of amendment to restrict actions of the Commission. Mr. Gano stated that he wanted the plan without projects listed.

Mr. Breitling stated that the language was intended to be restrictive and Mr. Stewart added that also it is directive. It takes three months to implement any amendment to the plan.

Mr. Tucker asked whether the plan could be adopted without having these defined projects stated. Mr. Warren suggested that it could be written with implied restrictions and the committee not be permitted to begin implementation until directed by resolution of the Council.

Mr. Benham asked whether the designation could be written without specifics. Mr. Stewart responded that unless there is plan for future amendment the plan needs to be site specific.

The Council continued to consider and suggest alternatives to the wording.

Mayor Hall called for input from the audience.

Fran Yackey, 214 N. College stated that the majority of people are in favor of the rerouting. However, in a survey that was done that was only twelve people. She feels strongly against the location proposed for the civic center at River and First. The Council and Commission may find that the traffic reroute is in error and may want to revert to the present traffic plan which this location would prevent.

Mayor Hall stated that the input on the rerouting was not from just the most recent survey but from many committees and areas over a long period of time.

Richard Meyer, 200 W. Second St. stated he is a resident that would be heavily impacted by any of the proposed planned reroutings onto Second

Street.

Al Blodgett, read a letter to the Council stating his objections to the Second Street by-pass route. This is the same letter that Mr. Blodgett presented to the Newberg Centennial Redevelopment Commission.

Gene Buckley, 800 E. Vermillion and owner of Buckley's Lockers at Blaine and Second, pointed out that there are two areas in the Redevelopment Plan, the area called the uptown area and the area to the east. He stated he had concerns about how much of the Redevelopment Funds and effort would go to each area. The two areas will each be vying for the money. Mr. Buckley also stated his opposition to the Second Street bypass, not because of his business but because of the Fire Department location.

Mr. Stewart stated that both areas in the Plan would receive funds. The Commission would make an assessment of the problems in both areas and try to solve them in an equal fashion.

Mr. Warren quized the audience about what their major concerns were and whether they were opposed to redevelopment. All members of the public responded that they approved the idea of redevelopment except Mrs. Yackey who stated she had a problem with the tax increases to businesses that would occur.

Don Kelso, 300 E. Sherman St. stated that he had seen redevelopment and bypasses fail and towns die. Moving traffic to Second Street only enlarges the present island. Businesses might or might not benefit. The by-pass should be to the south. Second Street is only a bandaid. Mr. Kelso cited Santa Clara, California as a town that had done redevelopment and had not succeeded very well.

Mel Lehmann, owner of the Dairy Queen, E. First Street stated he still feels as he previously did that First Street should be left as is and omit parking on Hancock Street.

Mr. Benham pointed out that the increased value for tax purposes is really secondary to increased businesses. Redevelopment will attract shoppers to the area and increase the business.

Mayor Hall stated that the concern is not just for people driving through and stopping but to attract local people to shop in Newberg.

Councilman Gano stated that local businesses will need to stock merchandise that will bring in the customers before people will shop in Newberg.

Councilmember DeMay stated that truck traffic intimidates shoppers. A 1976 survey sent out with the water bills brought a response that traffic was the number one concern. Newberg is not a pleasant or safe place to shop.

Councilman Tucker asked what the gain and assessed value would be with the proposed improvements completed 20 years from now. Mr. Stewart responded that the gain would be \$155 million in assessed value.

Councilman Tucker stated that he was concerned that perhaps the plan is not making enough area available for redevelopment. Mr. Stewart responded that there is room enough. The Plan may be too long. Although the width

extends several blocks on each side of the center line.

Councilman Rementeria stated that the projected population at the year 2000 is 27,000 people. And wondered if the redeveloped area would support that population.

Councilman Grobey stated that the City must get the by-pass back into the Comprehensive Plan or we will never get it.

Mayor Hall directed the Council and Commission to go back to Section 600, B-2-C. Councilman Gano asked for wording by Mr. Stewart to clarify this section and asked whether his previously proposed wording could be used. Mr. Stewart responded that it could be used with a date. Council and Commission then discussed the proposed wording and what date could be used. Councilman Rementeria stated he did not want to see a date placed on item 3 regarding parking lots.

Motion: Gano-Tucker to change Section 600, Subsection B-2C by adding as follows; provided however, that prior to acquisition of property for such (traffic, or civic center), the Newberg City Council shall have approved a resolution specifically authorizing such property acquisition on or before December 6, 1983, for the traffic question, and on or before January 1, 1985 for the civic center question. Motion carried unanimously.

The amount \$27,516,762 was inserted in the blanks on page 19 and 20 of the Plan Draft.

Motion: Halstead-McIntosh to instruct the City Attorney to prepare the ordinance to adopt the Plan. Carried unanimously.

NCRC Chair LeRoy Benham, directed the Commission's attention to table B, Project implementation costs, which has been prepared for their review.

Mr. Stewart reviewed for the Commission Table A, Funding Sources and Amounts available and Table B, the Project Implementation Costs. The Commission directed staff to include the tables in the materials for the Commission under projects.

After brief discussion regarding whether the Plan should be presented to the people, the dates when it could be done and what effect it would have by law, the following motion was made.

Motion: Probst-Grobey that redevelopment be subjected to approval by a vote of the people.

Councilman Gano asked for an explanation for the reason for the motion. Mr. Grobey responded that he had heard comments that the times are not right to begin redevelopment. Also, Mrs. Yackey's comments that taxes will be imposed without vote of the people.

The City Attorney stated that under the City Charter the vote would be an advisory vote only.

Councilman Tucker called for the question. Councilman Grobey challenged Mr. Tucker's call as not in proper order. City Attorney reviewed Roberts

Rules of Order which Council has not adopted and therefore would not be able to make a ruling on the challenge. Mayor Hall declared that the call was in order and called for a vote on the motion.

Vote on the motion by Probst and Grobey that redevelopment be subjected to approval by a vote of the people. Roll Call: Aye 2 - Grobey, Probst, Nay 6 - DeMay, Gano, Halstead, McIntosh, Rementeria, Tucker. The Mayor declared the motion had failed.

Motion: Grobey-DeMay to adjourn. Carried unanimously.

MEMO

TO: City Council

DATE: November 29, 1982

FROM: City Manager

SUBJECT: Oregon Public Library Statistical Report

Attached is a copy of the statistical report for the fiscal year ending June 30, 1982. All public libraries submit this report annually and the report follows basically the same format from year to year. Copies of this report and previous reports are at the Public Library.

The State Library uses some of the information provided in the report to compile information that is published annually in the DIRECTORY AND STATISTICS OF OREGON LIBRARIES.

This information does not require any City Council action and is for your review only.


Michael Warren
City Administrator

MW/bjm

Enc.

Dec
+ Council mtg
+ file

Nov. 1, 1982

To: City Administrator, Mike Warren

From: City Librarian, Doreen Turpen

Subject: Oregon Public Library Statistical Report

Attached is a copy of the statistical report for the fiscal year ending June 30, 1982. All public libraries submit this report annually. The report follows basically the same format from year to year. The city should have a file of previous reports; we have copies at the library also.

The State Library uses some of the information provided in the report to compile a report that is published annually by them, the DIRECTORY AND STATISTICS OF OREGON LIBRARIES.

TH 2

OREGON PUBLIC LIBRARY STATISTICAL REPORT

For the fiscal year ending June 30, 82

Complete one copy for the library file, one for the city council and/or county court or controlling body, and return one copy by October 30 to the Oregon State Library, Salem, OR 97310.

- | | | | |
|----|---|----|---|
| 1. | <u>NEWBERG</u>
(City) | 4. | <u>YAMHILL</u>
(County) |
| 2. | <u>NEWBERG PUBLIC LIBRARY</u>
(Name of Library) | 5. | <u>Doreen Turpen</u>
(Name of Librarian) |
| 3. | <u>503 E. Hancock St.</u>
(Mailing Address)
Newberg, OR 97132 | 6. | <u>538-4389</u>
(Library Telephone) |

7. Library trustee appointed by County Court ☐ City Council ☒ Other ☐

TRUSTEE NAME	MAILING ADDRESS (Include city and ZIP Code)	TELEPHONE	DATE TERM EXPIRES
Leonard Attrell	207 Villa Rd. Newberg 97132	538-3677	Jan. 1984
Mrs. Ruth (Charles) Gilman	119 W. Columbia Dr Newberg "	538-2834	Jan. 1983
Mrs. Ellen (Harold) Scharff	713 Elliott Rd. Newberg "	538-4588	Jan. 1985
Stewart Harris	1209 N. Springbrook Rd. "	538-3540	Jan. 1984
Mrs. Nancy (Richard) Pratt	1304 Barclay Way Newberg "	538-5891	Jan. 1986

Appointment of trustees should be made in accordance with legal provisions of a four-year term, with dates of expiration staggered. (See Oregon Revised Statutes 357.417, 357.460 and 357.465.)

8. Date of ordinance or resolution establishing library under ORS 357.400 - 357.621. March 6, 1939
9. Are your operations partially or fully financed by funds received through a serial levy? Yes _____ No X
10. Number of public service outlets: Headquarters 1
Branches _____
Mobile unit stops _____
Other public service outlets _____
11. Number of bookmobiles and other mobile units None
12. Books-by-mail program? Yes _____ No X
13. Hours library is open for service: *Indicate exact opening and closing winter hours.*

MON	TUES	WED	THURS	FRI	SAT	SUN	TOTAL HRS. PER WEEK
to Closed *	11to8	11to8	11 to 8	11 to 5	11 to 5	to Closed	39

*Librarian's work day

COLLECTION

Category	Number Added During Fiscal Year	Number Held at End of Fiscal Year
<u>BOOK STOCK</u>		
14. Volumes	2,014	21,719
15. Titles	1,883	20,692
<u>CURRENT PERIODICAL SUBSCRIPTIONS</u>		
16. Titles	9	88
<u>AUDIOVISUAL AND OTHER NON-PRINT LIBRARY MATERIALS</u>		
17. Titles, Sound Recordings	106	181
18. Titles, Films and Video Cassettes		none
19. Titles, All Other Non-Print Library Materials		not recorded

CIRCULATION

Type of Loan	Number of Transactions of All Library Materials		Total No. of Transactions
	Adult Materials	Juvenile Materials	
20. <u>DIRECT CIRCULATION</u>	40,782	20,247	61,029
21. <u>EXTENSION CIRCULATION</u>	delivered to nursing homes 660		660
<u>INTERLIBRARY LOAN</u>			
22. Loaned to Other Libraries	included in direct circ		
23. Borrowed from State Library	449		449
24. Borrowed from Other Libraries	491		491
25. TOTAL Interlibrary Loan-Borrowed	940		940

FINANCIAL STATEMENT
(Round to nearest dollar)

OPERATING RECEIPTS

26. Operating fund balance	\$ -0-
27. City funds	\$78,844
28. County funds	\$ -0-
29. Other local funds (Specify)	\$ -0-
30. State Aid Grants	\$ 1,476
31. Federal funds (LSCA)	\$ -0-
32. Revenue Sharing	\$ -0-
33. Other federal funds (Specify)	\$ -0-
34. Gifts & Donations	\$ 1,200
35. Other Operating Receipts	\$ -0-
36. TOTAL (Items 27 - 35)	\$81,520
37. TOTAL OPERATING RECEIPTS (Items 26, 36)	\$81,520

OPERATION EXPENDITURES

Personal Services

38. Salaries	\$46,545
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Library Materials

39. Books	\$19,212
40. Periodicals	\$
41. Audiovisual & Other Non-print Materials	\$.200
42. TOTAL (Items 39 - 41)	\$19,412

Other Operating Expenditures

43. Library equipment	\$564
44. Plant Operating & Maintenance	\$9,428
45. All Other Operating Expenses	\$5,571
46. TOTAL (Items 43 - 45)	\$15,563
47. TOTAL OPERATING EXPENDITURES (Items 38, 42, 46)	\$81,520

48. Unexpended Balance	\$ -0-
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CAPITAL RECEIPTS

49. Local Funds	\$220
50. Federal funds	\$ -0-
51. Revenue Sharing	\$ -0-
52. Other Capital Receipts	\$ -0-
53. TOTAL CAPITAL RECEIPTS (Items 49 - 52)	\$200

CAPITAL EXPENDITURES

54. New buildings, add. & remodeling	\$ -0-
55. Equip. for new &/or expanded buildings	\$ -0-
56. Other capital ex- penditures (Specify)	\$220
57. TOTAL CAPITAL EXPENDITURES (Items 54 - 56)	\$220

58. TOTAL RECEIPTS (Items 37, 53)	\$81,740
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59. TOTAL EXPENDITURES (Items 47, 57)	\$81,740
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If fines, rental fees, etc. are turned in to appropriating body, state amount collected here, but omit from Item 35. \$ 3,226

Approved budget for coming fiscal year

\$ 92,556

LIBRARY STAFF REPORT

EMPLOYEES IN FILLED POSITIONS JUNE 30, 82

	LINE NO.	TOTAL STAFF (a)	LIBRARIANS & OTHER PROFES- SIONAL STAFF (b)	TECHNICAL, CLER- ICAL AND OTHER STAFF (c)	PLANT OPERATION AND MAINTENANCE STAFF (exclude staff provided by contract or local govern- ment) (d)
FULL-TIME EMPLOYEES	1	1	1		
PART-TIME EMPLOYEES	2	6	5		1
FULL-TIME EQUIVALENT OF PART-TIME EMPLOYEES SHOWN ON LINE 2*	3	2	1.8		.2
TOTAL FULL-TIME & PART-TIME EMPLOYEES IN FULL-TIME EQUIVA- LENTS (L. 1 + L. 3)	4	3	2.8		.2
Federal Employment No. Emps.	5				
Program Personnel FTE	6				

* Show to one decimal place.

7. Number of volunteers 43 Total volunteer hours 1,6968. Number of hours in full-time work week for your library 40

LIBRARY SALARY SCHEDULE EFFECTIVE FOR COMING FISCAL YEAR

CLASS TITLESALARY RANGE OR FIXED AMOUNT

Library Director	1481-1890 / mo.
Assistant Librarian	
Department Head	
Librarian 3 Lib Asst. III	5.92/hr
Librarian 2 Lib Asst. II	5.50/hr
Librarian 1 Lib Asst. I	4.985/hr
Community Librarian	

See back of form for instructions.

III 2

PROGRESS REPORT

July 1, 1981 - June 30, 1982

Please report special developments in any area of your operation such as increased or extended services, cooperation with other libraries, personnel, financial support, policies, or awards.

FINANCIAL SUPPORT

1981-82 marked the first year with an increased book budget. The additional funds from the city coupled with a mini-grant awarded earlier by the state, enabled us to make substantial improvements in the collection. Efforts were made to establish a useable reference collection and to begin updating the non-fiction collection.

Increased financial support also enabled us to pursue long needed maintenance projects: a natural gas furnace was installed to replace an ailing and inefficient oil furnace; leaks into the basement were pinpointed and exterior basement walls were sealed; exterior woodwork and metal trim was painted.

The library received \$1,000 from the estate of a local citizen. Part of the money was spent on a tape deck and audio-cassette tapes; the remainder was carried over into the 1982-83 budget.

VOLUNTEERS

Volunteers continue to have an important role at the library. A small group of regulars work on Tuesday mornings doing clerical tasks, book mending and other tasks. This same group makes up the active members of the Newberg Library Friends. This past year they held two book sales, instead of the traditional one. Receipts from the extra book sale were earmarked for redecoration of the Children's Library. Another group of volunteers came forth to scrape, sand, and paint. They tackled not only the children's room, but also the stairway leading to it. Other volunteers have painted murals in the stairway and installed new bulletin boards, and one local woman designed and stitched a wall hanging for the entrance to the children's room. Still in progress is a large mural for a reading nook.

The Library Friends also donated a third paperback rack to the library.

OTHER

The library celebrated the 70th anniversary of the dedication of the Carnegie Library with an open house and tea.

The library's periodical holdings were recorded so that they will appear on the next edition of ORULS.

543 AD 103 6/80

III 2

BILL RUTHERFORD
YAMHILL AND MARION COUNTIES
DISTRICT 29

REPLY TO ADDRESS INDICATED:

- ☐ House of Representatives
Salem, Oregon 97310
☐ 1118 Springwood Lane
McMinnville, Oregon 97128



COMMITTEES
Vice-Chairperson:
Judiciary
Member:
Elections

P.O. Box 597
McMinnville, OR 97128

HOUSE OF REPRESENTATIVES
SALEM, OREGON
97310

November 17, 1982

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

Dear Elvern:

Thank you for your letter regarding tax reform.

I believe the electorate did give the legislature a clear message that it wants reform in the property tax area. The revenue committee will have its work cut out for it in the next session.

What solutions will emerge that are both politically and practically possible I cannot say at this time but you may be assured that I will be watching this matter carefully and working toward a solution wherever I can.

Thank you, again, for your interest.

Sincerely,

A handwritten signature in black ink, appearing to be "Bill Rutherford".

Bill Rutherford

BR:cla



Liberty Cable Television

A DIVISION OF LIBERTY COMMUNICATIONS, INC.

2502 Portland Road · P.O. Box 409 · Newberg, Oregon 97132 · 503/538-7480

November 15, 1982

RECEIVED

NOV 18 1982

CITY OF NEWBERG, ORE.
OFFICE OF RECORDER

Mr. Mike Warren
City Administrator
City Hall
414 E. First
Newberg, Or 97132

Dear Mike:

I am very pleased to announce to you and the City of Newberg that construction of a cable communication system for Newberg and Dundee by Liberty Cable Television is now completed according to requirements as set forth in city franchise documents. The entire boundries of the two cities are completely serviceable by an exhaustive network of a aerial and underground trunk and distribution cables.

Currently we have five salespeople marketing the system, four of which are local to the area. It is expected that our marketing efforts will continue through the end of the year until the system is fully penetrated.

Our studio equipment has been received, installed and is operational at this time. Some equipment, non critical to operation, has been delayed by supply manufactures. However, delivery is scheduled and the items will be installed at the earliest possible date.

We are currently in the process of arranging for the connection of all multi-unit apartment complexes to the system as well. This process, quite separte from system construction, involves securing special right of entry agreements with dwelling owners before the connection can commence. Trailor/Mobile Home Parks, also falling into this same category, are progressing very well and only are awaiting "turn-on" at this time.

We will continue to have some construction crews in the area performing any miscell-aneous and/or clean up work that may be appropriate.

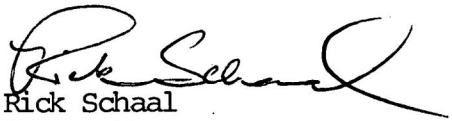
I also want to take this opportunity to personally thank you, the City Council, the Cable Committee, and City Staff Members for the excellent way in which you have responded to our needs and efforts as a new business in town. The city engineering staff has gone out of their way on several occasions to accomodate us and it is certainly appreciated.

III 4

Building a cable communication system certainly is not an easy task. However, in working with the city I found that the attitudes and professional abilities of all persons involved have made this project much easier to achieve within the given time frame.

For your information, I have also included a copy of our Monthly Activity Report which highlights major events that have occurred in the month of October.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rick Schaal". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Rick Schaal
System Manager

RS/je

enc: 1

November 2, 1982

Monthly Activity Report - October

CONSTRUCTION

Newberg/Dundee: All aerial construction, now completed, is undergoing final proof of performance testing. Underground construction will be finalized by the first week of November.

The city of Newberg has gone through all of the subdivision areas, making notes, listing any connections in landscaping, street, and/or sidewalk restorations. This list has been issued to both Schenks and our in-house crews for repair. Most items on the list apply to landscaping where lawns have sunken after heavy rains and/or barkdust that needs to be reapplied. Most of the eleven crews that were working are now gone as the final clean-up process takes place.

Dayton/Lafayette: Construction in Lafayette, both aerial and underground, is nearly complete with only small areas left to be spliced and two railroad crossings to be completed. Turn-on is proceeding, but has been slightly delayed while we await a final shipment of trunk amplifiers from GTE, Sylvania. No delays in system completion are expected as these items will ship Monday, November 1, 1982.

Construction of aerial plant in Dayton is also nearly complete. Cable crews are scheduled for pull out the first week of November. Only splicing yet remains. First subscriber is scheduled for November 5, 1982.

A meeting was held at Dayton City Hall in reference to underground subdivisions in Dayton. The meeting was very successful and enabled our crews to begin construction the following week. Dayton's Mayor, Damewood, Mike Henry - city paid consultant, Bruce Trimble, and myself attended.

SUBSCRIBER ACTIVITY

On October 30, 1982, our subscriber base has climbed to 980 Basic Subscribers, pay homes to basic has increased to approximately 74%, with pay units at approximately 150%.

The remote control feature has still continued to be a popular feature with a total of 25% of basic subscribers ordering the option.

Four sales people are now working in the area. With the sales combined with CSR sales, approximately 25 to 30 installs are being performed daily.

GENERAL OFFICE

Office activity has continued to be very busy. Most change of service, upgrade, or downgrades are being processed on a walk-in basis. Although this actually increases the normal office work load, it saves a trip to the customers home and is well worth the additional effort.

STUDIO

The studio package is proceeding well. Major components that would have held up the installation have been shipped now. The installation of the system is scheduled for November 5, 1982.

Our first commercial event has been negotiated and scheduled for November 20, 1982. The production will cover the Newberg Annual Hair Fashion Show, sponsored by local businesses.

OTHER ACHIEVEMENTS/DIFFICULTIES

The tour of our Office/Headend system by the local chapter of Ham Operators took place as previously scheduled. Approximately 20 persons, including Newberg Chief of Police, Herb Hawkins, attended the tour. The group was very responsive and impressed with our system. One member, carrying a hidden hand held radiation detector, commented as he was leaving on the "tightness" of our system. After the tour, we received a letter from Collin Lamb, club president, thanking us for our cooperation with an enclosed copy of a letter sent to their National Headquarters citing our cooperation and our well constructed system. This type of response is seldom seen and will surely aid the NCTA in their efforts to reconcile existing disputes between the two organizations.

We continued to have several problems in the receiving of materials. These problems, now resolved, occurred from changes in procedures in Material Transferring from Portland. At the same time, it was also discovered that the majority of materials transferred had been inappropriately coded. This effected budget figures in a negative fashion.

A thorough analysis was prepared that reconciled the differences. This also aided in refining the procedures previously used to a procedure now that insures proper checks and balances and will prevent this from happening again.

The Newberg Graphic has indicated its interest in leasing one of the Cable Channels to promote local news programming. Negotiations have not yet occurred ; only discussions relating to the planning of such an operation. Sandy Bruley, Of Astro View Corporation, has submitted quotes to the Graphic in reference to character generator equipment that the Graphic would need to purchase to interface with our system.

Further talks with Hospital Staff have occurred in reference to a 24 hour answering service. A decision to engage the service has not been reached by either party at this time.

As the system build is very near to an end, progress is steadily being achieved with very few problems existing. The marketing of the system will be a primary focus point over the next two months as we continue to install new subscribers to the system.

Rick Schaal
System Manager

III 4

December 16, 1982

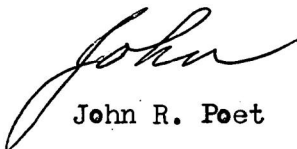
Mr. Elvern Hall
Newberg City Mayor
Newberg City Hall
Newberg, Oregon 97132

Dear Mayor Hall,

The November meeting of the Planning Commission has been cancelled due to lack of business. Should the December meeting proceed on the designated date to transact business, there is a rather strong likelihood that some business might be continued to the January meeting. The "slate" is presently clear. Therefore, I am submitting my resignation to the Planning Commission, effective on December 1, 1982.

I have greatly appreciated the opportunity to serve on this Commission, and sincerely appreciate your confidence in me as reflected by your appointment of me. I hope to be able to serve acceptably under your capable leadership on the Newberg City Council, to which I was elected on November 2, 1982.

Respectfully,



John R. Poet

Nov. 17, 1982

cc: Newberg City Council
Newberg Fire District
Fire Marshall's Office

NOV 18 1982
CITY OF NEWBERG, ORE
OFFICE OF RECORDER

Dear Fire Marshall Andrews,

Forgive me for not getting to this sooner. I would like to thank you for your excellent presentation on Emergency Action and Accident Prevention given October 26, 1982. My class certainly enjoyed your talk. We will probably be offering the class again in the spring and do hope you will be available for another enlightening presentation.

Sincerely,

Mrs. Linda Williamson
Instructor

Mother's Aid / Babysitting
Chahalem Park and

Recreation District

MEMO

TO: City Council

DATE: November 18, 1982

FROM: City Manager

SUBJECT: Unique Resolutions

The attached two resolutions are, to say the least, unique and unusual. Resolution 82-18 will create a situation that will be very interesting to follow in the city of Rajneeshpuram.

Resolution 82-11 is also interesting but in a humorous way.



Michael Warren
City Manager

MW/bjm

Enc.

CITY OF RAJNEESHPURAM

RESOLUTION NO. 82- 13

A RESOLUTION EXPRESSING THE CITY OF RAJNEESHPURAM'S POLICY ON CRIMINAL JUSTICE

WHEREAS, the City of Rajneeshpuram is concerned with the environment of its citizens and has recently created a Public Safety Department to help ensure their safety, the City wishes to express its policies on criminal justice, and therefore,

BE IT RESOLVED by the City of Rajneeshpuram that:

The commission of crime diminishes man. Imprisonment diminishes him further. The herding of people into jails has created criminal universities where offenders learn to become more inhuman and how to commit more crime. Since most crime is a by-product of social conditioning and environmental deprivation, jails simply create their own future population. More laws, more police, more courts and more prisons have led to more crime and to an expanding, over-crowded prison population. If we are ever to change this spiral, attitudes about crime and penal institutions must reflect compassion and love. The time has come to change course and to create an environment in which compassionate and loving help is provided to alter the circumstances which nurture criminal activity. Therefore,

1. The City will not establish a jail, and
2. The City will use all the means in its power to encourage courts to use creative sentencing wherever possible with those committing crimes in the City, which would include compassionate and loving psychological and medical treatment and avoid incarceration. The City will encourage federal and state legislators to adopt this course of dealing with crime, and
3. The City will participate in the existing state and federal legal systems, recognizing that until people behave more intelligently and with more awareness, such systems will be maintained in our society, but
4. The City will monitor the social conditions in the City, such as employment, housing and education facilities, to ensure that the circumstances which breed crime do not arise in the City, and
5. The City will endeavor to educate its citizens through its institutions, its laws and resolutions and its own example so that each person feels a genuine responsibility for himself and for the community as a whole and understands that crime provokes a cycle of reaction - more laws, more police, more security measures, more fear - which diminishes the quality of life for everyone.

PASSED: This 10th day of November, 1982.

Swami Krishna Deva
Mayor, City of Rajneeshpuram

ATTEST:

ma sat prabodhi
City Recorder, City of Rajneeshpuram

III 8

CITY OF RAJNEESHPURAM, OREGON

RESOLUTION NO.82-11

A RESOLUTION REQUIRING HUMOR TO BE AN INTEGRAL PART OF ALL MEETINGS OF THE CITY COUNCIL.

WHEREAS, the City of Rajneeshpuram recognizes that, in the past, meetings of city councils throughout the world have been dull, boring and conducive to unconsciousness; and

WHEREAS, the City of Rajneeshpuram recognizes that such seriousness leads to indigestion, ulcers, cardiac conditions, mental rigidity and exaggerated self-importance among senior city officials; and

WHEREAS, the City of Rajneeshpuram declares that humor separates man from the beasts, and that love, life and laughter are desirable civic goals; and

WHEREAS, jokes afford an opportunity for man and woman to see and laugh at their own stupidities, attachments and social conditioning of all kinds, be they political, ethnic, sexual, intellectual, religious or other,

BE IT RESOLVED by the City of Rajneeshpuram that:

Section 1.

At least one member of the City Council shall be required to tell a joke immediately after the roll call before any other items on the agenda are considered. A joke shall be defined as a story or anecdote, fictitious or real, which provokes laughter in the audience.

Section 2.

In the part of the proceedings of the City Council set aside for public comment, any citizen who wishes to tell a joke may do so.

Section 3.

Any council member wishing to move for the adjournment of City Council meetings must first tell a joke.

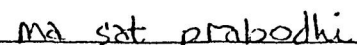
Section 4.

No joke shall be told more than once.

PASSED: This 20th day of September, 1982.


Mayor - City of Rajneeshpuram

ATTEST:


City Recorder - City of Rajneeshpuram

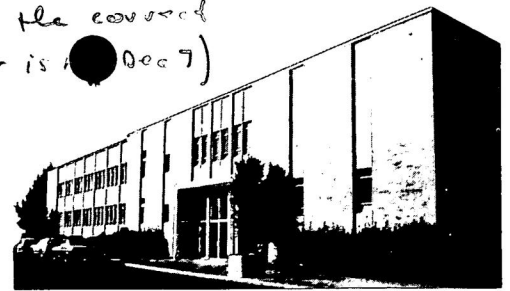
RESOLUTION NO.82-11

III 8

Becky Find out the covered
Date (Thur is Dec 7)

YAMHILL COUNTY

Oregon



BOARD OF COMMISSIONERS
November 10, 1982

RECEIVED

NOV 15 1982

CITY OF NEWBERG, ORE.
OFFICE OF RECORDER

City of Newberg
414 East First Street
Newberg OR 97132

Dear Mayor and City Councilmen:

Enclosed find nomination form and information about the Senior Services Agency for any elected city official who is seriously interested in participating on the Advisory Council.

Mid-Willamette Valley Senior Services Agency is currently in the process of obtaining a nominee to fill the position of "Elected Official" being vacated by Ed Burley, City of Lafayette Councilman. It would be helpful if the person nominated to represent the cities of Yamhill County is over 60 years of age and has at least a half day each month available to spend on Advisory Council business.

Said selection should be made prior to ^{Tuesday} ~~Thursday~~, December 7, so Mr. Ed. Sage, Director of Senior Services Agency can include it in the December Board meeting agenda material. If more time, however, is needed to be sure that an appropriate representative is chosen, more time can be taken.

Sincerely,

Ted Lopuszynski

Ted Lopuszynski, Chairman
Board of Commissioner

eep

IV 1

MID-WILLAMETTE VALLEY SENIOR SERVICES AGENCY

PURPOSE

The Senior Services Agency's purpose is to help, within available resources, elderly and physically disabled citizens of Marion, Polk, and Yamhill counties who are in need. Special emphasis is given to providing services that meet the needs of our clients by assisting them to receive the necessary care to remain in their own homes for as long as possible.

ORGANIZATION

The Senior Services Agency is organized under Oregon state law as a local voluntary intergovernmental organization formed by the counties of Marion, Polk, and Yamhill.

BOARD OF DIRECTORS

The agency's Board of Directors is made up of the nine county commissioners from the tri-county area, three from each county.

ADVISORY COUNCIL

The Board of Directors appoints a 22 member Advisory Council to assist the Board in determining which policies and programs to implement. The Advisory Council is made up of representatives from the general public, consumers of services, local elected officials, and representatives of adult disabled persons. The majority of the membership on the Advisory Council are persons over 60.

SERVICES

The following types of services are available, depending on the needs and eligibility of the individual client, and are provided by other community organizations under contract to the Senior Services Agency.

- Transportation
- Health Screening
- Group Meals
- Senior Center
- Home Delivered Meals
- Special Diets
- Live-in Companion
- Housekeeper/Homemaker
- Personal Care
- Home Health
- Physical Therapy
- Adult Foster Homes
- Residential Care Facilities
- Nursing Homes

IV 1

MID-WILLAMETTE VALLEY SENIOR SERVICES AGENCY ADVISORY COUNCIL
(Clatsop, Polk, and Yamhill Counties)

Membership Application (Part 1)

(Use the back, if necessary, to answer any questions.)

Name _____ Birthdate _____

Home Address: _____ Current Business Address: _____

Telephone: _____

Telephone: _____

1. Please list any local, state, or national senior or disabled organization you belong to. Indicate if you have served on any boards or councils or held a leadership position in any of these organizations.

2. Please describe any senior or disabled services which you receive. Include programs such as senior centers, mealsites or home delivered meals, home health programs, senior transportation, or others.

3. Please explain your interest in serving on the Advisory Council.

4. What do you think are the major needs or concerns of the elderly and adult disabled of your area?

5. Are you currently employed or retired? _____

What is (or was) your occupation? _____

Please return this completed form by _____ to:

Edward H. Sage - Director
Mid-Willamette Valley
Senior Services Agency
410 Senator Building
220 High St. NE
SALEM, OR 97301

Telephone 271-1212

MID-WILLAMETTE VALLEY SENIOR SERVICES AGENCY ADVISORY COUNCIL

(Multnomah, Polk, and Yamhill Counties)

Membership Application (Part 2)

NAME: _____

The Advisory Council must meet certain federal and state guidelines. The following information is optional and will be kept confidential and not be made public. This information is needed to help us make certain the Advisory Council is truly representative of those clients it is most concerned with.

ETHNIC BACKGROUND (Check the most appropriate category.)

☐ White	☐ Black
☐ American Indian	☐ Oriental
☐ Hispanic	☐ Other: _____
	(indicate)

HANDICAP STATUS

If you consider yourself handicapped or disabled, please indicate briefly your condition. Handicap conditions may include: mobility limitations, use of wheelchair or cane, severe health problems such as heart condition, severe hearing or eye problems, or other conditions which are limiting or potentially harmful.

ANNUAL INCOME LEVEL

A. Are you the only person living in your household?

☐ Yes ☐ No

If so, please check below to indicate your yearly income:

☐ Below \$4,310 (359 per month)
☐ Between \$4,310 and \$5,388 (between \$359 and \$449 per month)
☐ Above \$5,388 (above \$449 per month)

B. Are there two or more persons living in your household?

☐ Yes ☐ No How many? _____

If two or more, please check below to indicate your yearly household income:

☐ Below \$5,690 (\$474 per month)
☐ Between \$5,690 and \$7,113 (between \$474 and \$593 per month)
☐ Above \$7,113 (above \$593 per month)

MID-WILLAMETTE VALLEY SENIOR SERVICES AGENCY

PURPOSE

The Senior Services Agency's purpose is to help, within available resources, elderly and physically disabled citizens of Marion, Polk, and Yamhill counties who are in need. Special emphasis is given to providing services that meet the needs of our clients by assisting them to receive the necessary care to remain in their own homes for as long as possible.

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- Live-in Companion
- Housekeeper/Homemaker
- Personal Care
- Home Health
- Physical Therapy
- Adult Foster Homes
- Residential Care Facilities
- Nursing Homes

IV 1

The Senior Services Agency itself provides:

Information & Assistance
Protective Services
Elderly Abuse Complaint Investigation
Volunteer Services
Case Management

FUNDING

Funds for operation of the Senior Services Agency and its programs come from federal, state, and local governments, as well as from community groups and individual donations. Voluntary donations are accepted in any amount and are tax deductible.

OFFICES

Salem: 410 Senator Building (Main office)
220 High Street N.E.
Salem, OR 97301
371-1313

Stayton: 275 E. High
Stayton, OR 97383
769-6174

Woodburn: 2200 Country Club Ct.
Woodburn, OR 97071
981-5138

McMinnville: P.O. Box 866
McMinnville, OR 97128
472-9441

Sheridan: 102 S. Bridge St.
Sheridan, OR 97378
843-3133

Dallas: P.O. Box 89
288 E. Ellendale
Dallas, OR 97338
623-2301

IF YOU NEED HELP

Please call us or visit one of our offices. Persons unable to afford the cost of the phone call or who cannot leave their home are encouraged to call our offices collect.

Tape

RECEIVED
NOV 24 1982
CITY OF NEWBERG, ORE.
OFFICE OF RECORDER

Disposal Industries Inc.
104 S. River Rd.
Newberg, Oregon 97132
(503) 538-9150

November 23, 1982

Newberg City Council
c/o Mike Warren, City Manager
Newberg City Hall
Newberg, OR 97132

The city administrator, three months ago, brought to you some information about the possibility of a transfer station located in Newberg. As you know, this is essential because the current landfill will be due to close sometime in the next nine months. This is a problem that the City Council will undoubtedly be involved with and must address very deliberately.

While the possibility of a transfer station in Newberg does exist, there are also some other factors that are directly related to a transfer station. One of these of course is a landfill.

I am sure the City Council is very concerned not only about a transfer station but especially about a landfill that would, of course, be supported by other cities' refuse. I too am concerned about the City of Newberg, transfer stations and landfills. I'm concerned not only as an engineer in this field but also as a resident of the City of Newberg.

The questions that were proposed by the City Council at the last City Council meeting (i.e. traffic, location, . . .) are good questions and should be asked by the City Council, the people of Newberg and the people of the surrounding area. I believe I have a solution or at least a possible solution to a problem that is facing the City of Newberg, and I would like to talk directly with you and answer many of your concerns.

I will reiterate that I do believe that it is extremely important that we look at the problem and explore possible alternatives. Although this subject is controversial and will certainly arouse emotions by many various groups, the one underlying fact that is inescapable is that something will have to be done very quickly. I would like to work with you on this important project.

Sincerely,


Angus G. MacPhee
DISPOSAL INDUSTRIES, INC.

AGM:dap

IV 2

Disposal Industries Inc.
104 S. River Rd.
Newberg, Oregon 97132
(503) 538-9150

RECEIVED

NOV 24 1982

CITY OF NEWBERG, ORE.
OFFICE OF RECORDER

November 23, 1982

Newberg City Council
c/o Mike Warren, City Manager
Newberg City Hall
Newberg, OR 97132

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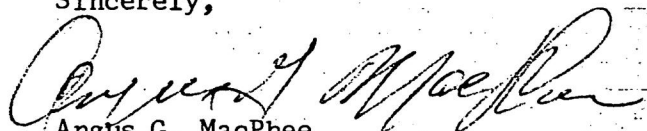
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Sincerely,



Angus G. MacPhee
DISPOSAL INDUSTRIES, INC.

AGM:dap

IV 2

MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Redevelopment

DATE: November 29, 1982

The attached list indicates the number of public hearings and opportunities for input we have had over the past two years on this important subject.

I believe what we lose track of is where the ideas come from. It has not been something that was dreamed up as a busy project nor has it been something that the City or the Redevelopment Agency stands to profit by implementing. It is an idea that has come from the people.

Our consultant, Lyle Stewart, has continued to say throughout the process that he is absolutely amazed that there has been so little negative comments about redevelopment. The City Council is a reflection of the community with its concerns over projects and not the idea of redevelopment. These concerns were addressed at the last City Council meeting by some special wording that would allow the idea of redevelopment to be implemented while the major projects would have a longer period of time for study. It now becomes time for us to take a final vote on what we are to do in our City.

The City Council has provided strong, stable, confident leadership. This probably is one of the reasons why there has been so little input to the public hearing process. The community, in my opinion, has enough confidence in the decision making ability of the City Council and is satisfied by past performance. Probably many people think the process has begun and are waiting for something to happen.

I believe what I have heard from the City Council is that the City Council is unanimous on the idea of redevelopment. The Council also seems to be unanimous that something has to be done with the downtown or core area of the City. Problems or concerns did lie with the civic center and traffic, but these have been taken out and put into the City Council's hands. If there are other concerns the Council would like to ultimately decide upon, I would suggest the City Council look closely at appointing themselves as the Redevelopment Agency and thereby control all aspects of the plan and report.

Businesses are having difficulty and times are very poor. We can wait for things to get better or take the bull by the horns. I realize that redevelopment is very controversial and I realize that there may be some people that will not like the idea of redevelopment but I also am sure that no matter what the City Council does at this point there are going to be those that are disgruntled. What must be looked at is what is right and what do the people expect. As I stated earlier, I believe the people of Newberg have seen years of good government and they expect good strong leadership from the City Council. I am very concerned that the City Council think uniformly on this subject matter and not be split

Page 2

Memo to City Council
Subject: Redevelopment

and thereby divide our community. Each City Council member must be supportive of redevelopment and be able to talk to his or her constituents positively about the subject matter. If there are Council people that are not supportive it will surely tear apart the work we have done for the past few years and the community itself.

I implore the City Council to make every attempt to work together on this subject. Perhaps phone calls amongst the City Council members is in order to clear up any misunderstandings prior to the City Council meeting. How ever it is done it would be good to see the City Council members all concur on this subject and be able to either lead the charge in support of redevelopment or all agree not to have redevelopment.


Michael Warren
City Administrator

MW/bjm

Enc.

VI 1

CHRONOLOGICAL ORDER OF EVENTS
RELATING TO
REDEVELOPMENT

more
there may be more letters
written to TASK FORCE THAN WE
HAVE A RECORDS OF (refer to P.S.)
I THOUGHT THERE WERE 30-40?
cure

PUBLIC MEETINGS

P.S. ALOT OF WORK
NOT?

- 3-24-81 Initial meeting of Mayor's Task Force
- 4-1-81 Letter from Mayor Hall sent to clubs, public agencies
and service organizations regarding prioritizing
community goals and needs (70 letters mailed/hand delivered).
**See attached list Exhibit A
- 4-7-81 to Responses to Mayor's 4-1-81 letter received.
5-13-81 **See attached list Exhibit B
- 4-6-81 Council adopted Resolution formally enacting Mayor's
Task Force
- 4-16-81 Mayor's Task Force meeting
- 5-21-81 Mayor's Task Force meeting
- 6-4-81 Mayor's Task Force subcommittee meeting "Traffic & Uptown"
- 6-17-81 Mayor's Task Force subcommittee meeting "City & Industrial
Growth"
- 6-25-81 Mayor's Task Force subcommittee meeting "Traffic &
Uptown"
- 7-13-81 Mayor's Task Force subcommittee meeting "City Facilities"
- 7-15-81 Mayor's Task Force subcommittee meeting "City & Industrial
Growth"
- 7-16-81 Mayor's Task Force meeting
- 8-27-81 Mayor's Task Force meeting
- 9-17-81 Mayor's Task Force meeting
- 9-29-81 Letter sent to clubs, public agencies, service organiza-
tions and individuals inviting them to attend Mayor's
Task Force/City Council Joint Meeting to discuss priority
list.
- 10-15-81 Mayor's Task Force/City Council joint meeting
- 11-2-81 Council meeting to appoint Task Force Committes for
Sewer Treatment Plant, Redevelopment, Traffic & By-Pass,
Civic Center and Charter
- 12-4-81 Traffic Re-Routing Committee meeting
- 12-10-81 Traffic Re-Routing Committee meeting

1-13-82 Revitalization Committee meeting
 1-27-82 Traffic Re-Routing Committee meeting
 2-8-82 Memorandum from City Administrator to City Council
 Introducing Redevelopment
 2-16-82 Civic Center Committee meeting
 2-17-82 Revitalization Committee meeting
 3-4-82 Traffic Re-Routing Committee meeting
 3-16-82 Civic Center Committee meeting
 3-24-82 Revitalization Committee meeting
 4-5-82 Council approved hiring Patterson, Stewart & Associates
 for consulting services relating to redevelopment
 4-21-82 Revitalization Committee meeting
 5-4-82 Town Hall Meeting
 5-26-82 Revitalization Committee meeting
 6-6-82 Council approved "Finding of Blight" Ordinance
 6-23-82 Revitalization Committee meeting
 7-6-82 Revitalization Committee meeting
 7-29-82 Chamber of Commerce discussion regarding Redevelopment
 9-1-82 Organizational meeting of Newberg Centennial Redevelopment
 Commission (NCRC)
 9-8-82 NCRC meeting
 9-14-82 NCRC meeting
 9-21-82 Civic Center Committee meeting
 9-21-82 Special NCRC meeting-Al's Drive-in-for citizen/merchant
 input
 9-22-82 NCRC meeting
 9-28-82 Traffic Re-Routing Committee
 9-29-82 NCRC meeting
 10-2-82 to Redevelopment Survey hand-delivered by consultant
 10-4-82 Vicki Pflaumer to downtown merchants
 10-5-82 to Redevelopment Survey hand-collected by consultant
 10-6-82 Vicki Pflaumer
 10-6-82 NCRC meeting

10-12-82 . Planning Commission meeting/Redevelopment
10-13-82 . NCRC meeting
10-14-82 . Planning Commission meeting-Redevelopment
10-19-82 . Planning Commission meeting-Redevelopment
10-21-82 . Planning Commission meeting-Redevelopment
10-21-82 Park Bureau meeting-Redevelopment
10-22-82 Chehalem Valley Heritage Society meeting-Redevelopment
10-26-82 Library Board meeting-Redevelopment
10-27-82 . NCRC meeting
11-1-82 . City Council meeting-Redevelopment
11-3-82 . NCRC meeting
11-10-82 . NCRC/City Council joint meeting-Redevelopment
11-15-82 . City Council meeting-Redevelopment
11-17-82 : NCRC/City Council joint meeting-Redevelopment

EXHIBIT A

Letter from Mayor Hall sent to clubs, public agencies and service organizations regarding prioritizing community goals and needs.
(70 letters mailed/hand delivered)

Chairman of the Board - Tree People
Ken Austin - ADEC
President of Rotary - Stan Bunn
Chairman of Old Fashioned Festival - Dr. Dennis Hagen
Board Chairman - Chamber of Commerce
Chehalem Park and Recreation - Director Jere Jackson
Kiwanis President - Hillis Slaymaker
Newberg Human Resources Director - Neil Jacox
City Administrator
District 29JT- Newberg Schools - Dr. Gerald Post
George Fox College President - David LeShana
Ministerial Association - President Bill O'Connor
Task Force Committee Members
Publishers Paper Co. - Administrator
Newberg Hospital - Administrator Don Elsom
Herbert Hoover Foundation - Board Chairman
National Guard
Newberg Optimist Club
Active 20/30 Club
Realtor's Association
Planning Advisory Commission (CIAC)
High School Student Body
George Fox College Student Body
Boy Scouts
Friendsview Manor
All Newberg Churches
All Businesses employing over 30 people

EXHIBIT B

Responses to Mayor's 4-1-81 letter received from the following:

4-7-81	Chehalem Park & Recreation District
4-11-81	St. Michaels Episcopal Church -Rev. David Lounsbury Jean Harris, Planning Commission member Stu Harris, Chairman-Traffic Safety Commission
4-13-81	Michael Warren, Newberg City Administrator
4-14-81	Senior Citizen's Club Rebecca Piros, Planning Commission member
4-15-81	Church of Jesus Christ of Latter Day Saints
4-14-81	Jack Kriz, Planning Commission member
4-11-81	John Cach, Planning Commission member Allan Blodgett, Owner-Al's Drive-In Ron Hatfield, Newberg dentist
4-20-81	First Christian Church
4-21-81	Seventh Day Adventist Church
4-22-81	Zion Lutheran Church
5-13-81	Art Stanley, Planning Commission member
5-13-81	Chehalem Valley Heritage Inc.
4-9-81	Grace Baptist Church
4-8-81	George Fox College president, David LeShana
4-8-81	Church of the Nazarene

INDIVIDUAL MEETINGS WITH INTERESTED CITIZENS REGARDING REDEVELOPMENT

Meetings took place with the following individuals and Clay Moorhead, Lyle Stewart, LeRoy Benham, and/or Mike Warren:

Fran Yackey, Merle Brown, Dave Bauer, Dorothy Johnson, Bob Quanstrom, Minthorne House Association, Jack Nulsen, Stan Bunn and Jere Jackson.

Rob Baker, DR, David M. Wellikoff, Gary Braun, Don Millege

List
Vertically ↑

ORDINANCE NO.

AN ORDINANCE APPROVING THE NEWBERG CENTENNIAL REDEVELOPMENT PLAN (URBAN RENEWAL PLAN) AND THE REPORT ON THE NEWBERG CENTENNIAL REDEVELOPMENT PLAN (URBAN RENEWAL PLAN), AND MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATING THERETO.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1. The Newberg Centennial Redevelopment Commission, as the duly designated Urban Renewal Agency of the City of Newberg, in cooperation with the City of Newberg has caused to be prepared and submitted to the City Council of the City of Newberg for review and approval a Redevelopment Plan (Urban Renewal Plan) entitled "Newberg Centennial Redevelopment Plan" for the City of Newberg, a copy of said Redevelopment Plan (Urban Renewal Plan) being on file with the City Planning Director and a copy of said Redevelopment Plan (Urban Renewal Plan) is attached as Exhibit A and incorporated herein and made a part hereof at this point by reference.

Section 2. The Redevelopment Plan (Urban Renewal Plan) is accompanied by a Report prepared by the Newberg Centennial Redevelopment Commission in accordance with ORS Chapter 457, a copy of which report is on file with the City Planning Director.

Section 3. The Council has reviewed the Redevelopment Plan (Urban Renewal Plan) and Report on the Redevelopment Plan (Urban Renewal Plan) for the City of Newberg.

Section 4. The Redevelopment Plan (Urban Renewal Plan) and Report have been reviewed by the Planning Commission of the City of Newberg which has determined that it is in conformance with the City's Comprehensive Plan and other pertinent ordinances and regulations and has recommended that the Council approve and implement the Redevelopment Plan (Urban Renewal Plan).

Section 5. After proper public notice the Council has held a public hearing on the Redevelopment Plan (Urban Renewal Plan) and has considered testimony received at the public hearing.

Section 6. The area included in the Redevelopment Plan (Urban Renewal Plan) as described in Exhibit A which is attached hereto and incorporated herein at this point by reference, is blighted and its rehabilitation and redevelopment is necessary to protect the public health, safety and welfare of the City of Newberg.

Section 7. The Redevelopment Plan (Urban Renewal Plan) provides an outline for accomplishing the Urban Renewal Projects proposed therein including but not limited to proposals for rehabilitation and conservation, acquisition and redevelopment, public improvements, relocation of displaced businesses and residences and property disposition and acquisition.

Section 8. The Redevelopment Plan (Urban Renewal Plan) conforms to the Comprehensive Plan of the City as a whole by specifying proposed

land uses, and by specifying the relationship of the Redevelopment Plan (Urban Renewal Plan) to definite local objectives as to appropriate land uses, improve traffic, public transportation, public utilities, and other public improvements within the area.

Section 9. Provision has been made to house displaced persons within their financial means in accordance with ORS 281.045 to 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing Federally subsidized housing.

Section 10. The acquisition of property provided for in the Redevelopment Plan (Urban Renewal Plan) is necessary.

Section 11. Adoption and carrying out of the Redevelopment Plan (Urban Renewal Plan) is economically sound and feasible as documented in the Report on the Redevelopment Plan (Urban Renewal Plan).

Section 12. Approval of the Redevelopment Plan (Urban Renewal Plan) will not cause the limits on urban renewal programs contained in ORS 457.420 to be exceeded.

Section 13. That the Newberg Centennial Redevelopment Plan (Urban Renewal Plan) which is attached hereto as Exhibit A and incorporated herein at this point by reference, is hereby approved.

Section 14. That the City of Newberg will assume and complete any activities prescribed for it by the Redevelopment Plan (Urban Renewal Plan).

Section 15. That the City Planning Director is directed to file a copy of the Redevelopment Plan (Urban Renewal Plan) with this ordinance and to forward copies of this ordinance to the Redevelopment Commission and the Planning Commission.

Section 16. That the City Planning Director is directed to cause to be published within four (4) days of adoption of this ordinance a "Notice of Adoption" as required by ORS Chapter 457.

Passed by the Council of the City of Newberg, Oregon this 6th day of December, 1982 by the following votes:

AYES:

NAYS:

ABSENT:

Arvilla Page - City Recorder

Approved by the Mayor this 6th day of December, 1982.

Elvern Hall - Mayor

MEMO

TO: City Council
FROM: City Manager
SUBJECT: Council Seminar

DATE: November 24, 1982

We have discussed the need for a seminar as early as last year. I believe with some of the staff changes and Council changes the need is even more critical.

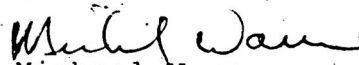
While I have mentioned that I felt fairly good about conducting the seminar myself, I do believe it would now be best for someone to come in and assist. The Mayor and I have talked to Alan Hershey and a gentleman by the name of Robert McCarthy, on this subject matter. Alan will not be able to make all of the Council seminars and he highly recommends Mr. McCarthy.

In our discussion it was felt that a total of three seminars would probably cover all of the material that we need to go over. The first seminar would be primarily centered around what has occurred in the various departments the past year, where we are at with the goals that were set by the Council last year and what is being planned administratively for 1983.

The next two seminars would be on the goal setting for 1983 and beyond. The philosophy of the City Council and where we would like to be, would be very helpful to me in dealing with all subjects on a day to day basis.

I'm very pleased that we were able to reach agreement on a date for the first seminar prior to Christmas. Some of the areas that I am involved with at the present time need to be, at the least, explained to the City Council. I would imagine that the following two seminars would be after the first of the New Year.

The first seminar has been arranged for December 16, 1982 at 7:00 p.m. at the Newberg Community Hospital.


Michael Warren
City Manager

MW/bjm

VI 1

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MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Six Year Highway Improvement Program

DATE: November 29, 1982

At a previous City Council meeting we discussed various projects that could be listed on the City's priority list. I mentioned to the City Council that at that time that I would come back to the December Council meeting with a recommendation. The following is my recommendation.

I recommend that the first priority be the by-pass off of Rex Hill. We must make our point loud and clear that each year the State delays makes it not only more costly for the eventual by-pass but lowers the chances of it ever occurring. This is the one project the City can in no way afford nor should we even expect to come up with the estimated \$25 million cost. The by-pass would benefit many cities and areas and it takes the efforts and coordination ability of the State to make this project occur.

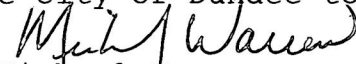
My purpose for putting the by-pass as the number one priority is two-fold. First of all, from what I understand of the community, I believe they see that as the number one priority rather than any other project in the City. Secondly, if we put it as anything less than number one the State will view this as something that has become less important over the span of one year rather than what has actually occurred which is, the project is more important than ever.

The second priority, I believe, should be the Villa Road extension. The reason for this is because we have mentioned it before the State in our appearance last year. It would assist traffic jams and safety hazards that occur frequently around the area and perhaps the most important aspect for the State is that it is an obvious conclusion to Villa Road.

While there will be some people that may feel that this should be listed as number one for political reasons I believe it would be a costly mistake to do so. We cannot compare the need for a by-pass to the need for the Villa Road extension. It is my feeling that we should approach the State with a list of priorities reflective of the need in our City.

Other projects such as Elliott Road were mentioned and I would recommend that unless the City Council would like to substitute Villa Road for one of these projects that they not be listed. A "laundry list" would not accomplish a great deal with the decision makers of the six year highway improvement program.

As an addendum to the number one priority I further recommend that the Mayor be authorized to make contact with the City of Dundee to solicit their support for the by-pass.


Michael Warren
City Administrator

VI 2

MW/bjm

MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Signs

DATE: November 30, 1982

The attached memo by the Planning Director was done because of the increasing problem of signs within the right-of-way. Councilmembers have asked why ordinances are not being enforced and the attached information should give at least a partial explanation.

Basically the memo states that revision and consolidation must be done on our sign ordinances. However, even with liberal administrative discretion there are "25 to 50 signs within the Newberg area which do not comply with the standards and interpretations" of the ordinances. Enforcement will mean that City Councilmembers will hear from a special interest group for requests of variances. It would be unwise to extend staff time for enforcement or revision of the ordinances without the City Council concurrence that this must be done.

Recommendation: This matter be referred to committees for review, direction and possible revision of ordinances.

Michael Warren
Michael Warren
City Administrator

MW/bjm

Enc.

MEMORANDUM
November 30, 1982

TO: Mike Warren, City Manager
FROM: Clay Moorhead, Planning Director *cmh*
RE: Signs

Regulating certain signs to comply with City regulations is becoming an increasing problem. Primarily, the biggest problem associated with signs have been attributed to the temporary or portable type of signs. These signs are placed within the public right-of-way, on telephone poles, on sidewalks and in a number of other locations which violate City regulations. One of the biggest problems associated with regulating these types of signs is that, in some instances, the City regulation is too restrictive. To explain this point I should first identify how signs are regulated within the City of Newberg.

1. The Newberg Zoning Ordinance regulates signs through the standard setback requirements in any zone. Section 484 of the Zoning Ordinance states that building features such as signs conforming to all other applicable ordinances, may project into the required front yard no more than 5 feet and into the required interior yard no more than 2 feet.

Section 504 provides further restrictions for signs within the R-1, R-2, R-3 and R-P zoning districts which are as follows:

1. One name plate or sign, nonilluminated, less than one and one-half square feet in area for each dwelling.
2. One nonilluminated temporary sign, less than six per square feet in area, pertaining to the lease, rental or sale of the property.
3. One temporary sign per tract of land or subdivision advertising the sale of the tract or the lots and not exceeding 42 square feet in area.
4. One bulletin board, nonilluminated or indirectly illuminated, not exceeding 20 square feet in area, plus identification signs, nonilluminated or indirectly illuminated but nonflashing, not exceeding 12 square feet in total area, designating a church.
5. Identification signs, nonilluminated or indirectly illuminated but nonflashing, not exceeding 12 square feet in total area, designating any other permitted use.

2. Ordinance 865 which was adopted in 1938 states:
"that it shall be unlawful for any person, firm or corporation to use either the sidewalks or the land lying between the sidewalk line and the curb line, known as the parking strip, for the purpose of displaying or storing wares, goods and merchandise, or for any other commercial or other purpose except ordinary domestic use... Further, that nothing contained in this ordinance shall be held or prohibit the Post Office Department of the United States from establishing and maintaining post boxes and mailboxes within the sidewalk and parking areas within the City of Newberg."
3. Ordinance 863, which was also adopted in 1938, provides restrictions for billboards. "Billboards" is defined within this ordinance as any structure erected, maintained or used for the purpose of posting or painting advertisements or signs thereon or whereon any poster, painting, advertising device or other advertising of any kind whatsoever may be placed, posted, painted or fastened shall be held to be an outdoor advertising structure or billboard; provided, however, this definition shall not be held to include any board, sign or surface used to display official notices used by the Courts or public officers or posted by public officers in the performance of official duty, or used to advertise any business or institution conducted on the premises where such structure is located; nor shall it be held to include a real estate sign advertising for sale or rent the property upon which it stands, nor any sign giving notice of events or activities taking place or to take place in or apertaining to any public school, church or other similar non-profit organization.

With these ordinances as sited above, the following general conclusions can be made.

- A. No sign or any other form of obstruction may be permitted within the public right-of-way (sidewalk area, parking strip or street).
- B. Any sign which is used to display or advertise any business or institution not conducted on the premises is considered to be a billboard which requires a license to be issued by the City Council and a liability insurance policy with limits not less than \$25,000 for property damage and \$50,000 for injury to one person and \$100,000 for one accident.
- C. All other signs must conform to the Zoning setback requirements.

It is apparent there are several problems in administering these ordinances.

1. First, the ordinances are not clearly written, or applicable and must be interpreted by the Administrative staff in order to enforce the ordinance. Because of this, there is the possibility of receiving various answers as the ordinances are administered by various people. Secondly, it is more difficult to enforce an ordinance which has to be interpreted. This form of enforcement is not viewed with much regard by the general public.
2. The ordinances regulating signs are not found in one central document. Because of this it is necessary to sift through various ordinance books to determine the applicable regulations. This is time consuming and leaves open the possibility of error due to an inability to find the appropriate ordinance conditions.
3. The ordinances are not appropriate in some instances, such as requiring all real estate "for sale" signs to comply with the setback requirements. This is virtually an impossible task as the signs are very temporary in nature (in normal instances) and the enforcement of this regulation would undoubtedly be considered a nuisance by most of the general public. On the other hand, larger signs such as the lighted trailer displays which can be rented, or most other forms of advertising should comply with the standard setback and obstruction requirements.
4. The biggest problem associated with temporary signs is that the signs are usually placed within the public right-of-way in a manner which either obstructs pedestrian movement or vision for traffic safety purposes. Where the temporary signs are not placed within the public right-of-way, they are usually placed within a parking lot in a location which eliminates the use of one or more parking spaces or interferes with normal traffic flow. Most commercial structures which have been constructed within the Newberg area have complied with the minimum parking standard requirement in terms of the total number of spaces required for the business. When temporary signs are placed in a manner which obstructs the use of one or more parking spaces, then it could be interpreted that the commercial use no longer complies with the parking standard provisions and, certainly, reduces the number of available parking spaces. Limiting the number of available parking spaces is not always considered a problem, but in certain smaller developments where there are only a few parking spaces to begin with, this situation can create a parking problem.

Conclusion: These particular ordinances need to be retooled and incorporated into a single sign ordinance which can be administered easily. The problem associated with this is that there appears to be a need to address signs in general relating to such things as size, shape, extension and appearance requirements. This would be a major project endeavor which cannot be initiated immediately. Until such time as a new sign ordinance is created, there will be enforcement problems with temporary signs. There could be as many as 25 - 50 signs within the Newberg area which do not comply with the standards and interpretations as mentioned above. I do feel it is necessary in terms of traffic and pedestrian safety and general liability to the City that all temporary signs be removed from the public right-of-way, which includes the land between the curb and the right-of-way line (known as the parking strip and sidewalk area). In providing enforcement of this regulation, it will be necessary to get the backing of the Council so that they may understand the picture as a whole, in the event that individuals object to the enforcement of the ordinance and request variances. On past occasions the City has notified all individuals with temporary signs within the public right-of-way, asking them to remove these signs. For the most part, they were all removed, but within about 3-5 days most all of the signs were re-placed within the public right-of-way. It is apparent to me that several objections will be voiced if a strong stand is taken by the City to remove all of the signs within the public right-of-way.

As far as temporary signs which are located on private property but violate the setback provisions, this regulation is difficult to administer uniformly primarily because all real estate "for sale" signs would also come under this requirement. This ordinance can be administered, but I would expect to receive objections from those individuals where the regulation is in force, arguing that the City is not enforcing the ordinance uniformly or fairly, and that they, as a business, are being singled out. The flashing temporary sign located at the Springbrook Shopping Plaza is a sign which is located on private property but violates the setback requirements. The City could enforce the ordinance and require the sign to be placed back at least as far as the main Springbrook Shopping Center sign. In doing this, it may reduce the effectiveness of the sign, which may be a cause for its removal by the owner. There are probably three or four other signs similar to this situation fronting the Highway within the City.

MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Second Draft of Sewer User Ordinance

DATE: November 29, 1982

You have all received copies of the Westech Engineering waste water pre-treatment program draft. The book is blue in color and is approximately 100 pages thick.

The first two pages really summarize the need for bringing this to the City Council and having a sewer user ordinance. Basically the Department of Environmental Quality has required all cities over 50,000 people or with categorical discharge industries to adopt a plan by January 1, 1983. We can get a 30 day or so delay but we should be looking at adopting this hopefully by the January City Council meeting.

The Public Works Director will be meeting with some of the major industries prior to the City Council meeting and will go over the draft. The industries will have the opportunity to come, if they so wish, to the City Council meeting and express some of their ideas. We've already heard from one industry in writing who has pointed out some areas for improvement. Also the Public Works Committee has reviewed the draft a number of times.

After the Council review at the December City Council meeting we plan on putting it back on the City Council meeting for January unless there are major changes. In that case, I recommend that it go back to the Public Works Committee to do some of the detail work.


Michael Warren
City Administrator

MW/bjm

chain
MEMORANDUM
November 10, 1982

TO: MIKE WARREN, CITY ADMINISTRATOR
FROM: BOB SANDERS, DIRECTOR OF PUBLIC WORKS *BS*
SUBJECT: SECOND DRAFT OF THE SEWER USER ORDINANCE

Attached please find a copy of the letter from Westech Engineering and the second draft of the sewer user ordinance which includes the pretreatment program. The second revision includes all of the comments that were presented by the Public Works Committee at numerous meetings through the past two months.

The draft is ready to be reviewed again by the Public Works Committee and the rest of the Council members so that the schedule outlined by Westech can be met. As you recall, the DEQ has required us to have this ordinance adopted by January 1, 1983. However, if we discuss it at the December Council meeting and again in the January Council meeting, with final adoption in February, it may be possible to still meet the DEQ compliance requirements.

I will set up meetings next week with individual industries to go over a more detailed review with them on how this ordinance applies to them on an individual basis. It may be prudent that you attend these meetings along with representatives of the Chamber Industrial Committee to help smooth the way for adoption.

Please advise me of any comments you may have as we proceed with this schedule.



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

November 8, 1982

Mr. Bob Sanders
Director of Public Works
City of Newberg
414 East First
Newberg OR 97132

RE: Wastewater Pretreatment Program J.O. 815

Dear Bob:

Our revised draft sewer user ordinance and associated narratives and permit program forms are provided herewith for your review. These documents reflect the recent input from your Public Works Committee, as well as appropriate comments during the October 19th public meeting.

This package constitutes the official draft of your pretreatment program, and is considered ready for detailed discussions with the affected industries and the City Council. Perhaps we can begin those initial discussions the week of November 15th.

We will have to maintain a fairly tight time schedule in order to satisfy DEQ's requirements. Therefore, I suggest we have the first hearing before the Council in December with final adoption in January. We should set an absolute date for adoption by no later than February.

I've appreciated your help in expediting this process, and am confident that our completed program will serve the community well while fully satisfying DEQ's requirements. Please call me if you have any questions or need further information.

Very truly yours,

WESTECH ENGINEERING, INC.

Stephen C. Downs, P.E.
Project Manager

VIII 2

MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Retirement Plan

DATE: November 29, 1982

One of the more difficult assignments that I have been associated with in the City of Newberg has centered around the Retirement Plan for the employees. The difficulty started many years ago when the City adopted a plan through Bankers Life Insurance Company and subsequently made some changes in the plan. The result was confusion, not only for the employees but for representatives of Bankers Life.

Many of the problems surfaced when contacts were made with Bankers Life representatives in Portland, Seattle, and Des Moines, Iowa. Newberg's plan was tailored to meet the needs of Newberg and it was therefore unique. No one seemed to have a clear handle on all the intricacies of the plan.

I met, phoned and wrote regarding this problem for the next eighteen months and in the meantime the employees were understandably getting restless for some definite answers on their retirement plan. It wasn't until about six months ago when it was brought to my attention that a firm in Portland specialized in retirement programs without becoming involved in the selling aspect. In other words, they were there to help resolve problems or administer a plan and not to sell insurance or other benefits for employees. Alan Stonewall, the President of Stonewall Pension Service, Inc. will be here tonight to go over a resolution that would adopt a new retirement plan for the employees. The plan itself is a result of meetings with employees and employee representatives. The representatives or Retirement Committee met with Alan and myself no less than four times to go over very specifically what was wanted in the new plan and the cost associated with various parts of the plan.

I believe the process has been a good process and I believe the plan will be one that should benefit all of the employees.

I have not attached a copy of the plan because of the numbers of pages involved. As usual, any Councilmember may come into my office and review the plan in its entirety. For those of you that are unable, I have attached a memorandum sent to the employees outlining some of the major points or changes in the new plan.

I believe one of the most important aspects of this entire matter centers around Stonewall Pension Service. They have shown the employees and myself their capabilities and knowledge in this area. They have instilled a great deal of confidence in the employees and it is for this reason that the City will be retaining them as the overseer of the retirement plan and to provide financial consultation to our employees. The latter service is most unique for a municipality but is none the less critically needed especially during these complicated and

Council
only

Page 2

Memo to City Council
Subject; Retirement Plan

difficult financial times.

Ironically, the cost of having Mr. Stonewall available to administer the new plan and provide consultation service will be slightly less than the previous method of paying Bankers Life the administrative fee.

There will need to be two resolutions passed because emergency personnel have a slightly different plan than the general employees.


Michael Warren
City Administrator

MW/bjm

Enc.

IX 1

MEMO

TO: City Employees
FROM: City Administrator
SUBJECT: Retirement Plan

DATE: November 1, 1982

For the past six months an employee committee has been meeting with Alan Stonewall, financial and retirement plan advisor, in an attempt to rectify a situation that has been a frustration for all employees for the past few years.

The cause of the problems stem from the fact that we had a retirement plan that was not exactly what we wanted and was extremely difficult to understand. Mr. Stonewall and his staff have worked through the current retirement plan to give us a new plan that is easy to understand and will benefit all parties concerned.

The purpose of the employee committee has been to not only understand the changes but to offer opinions as to the direction a new plan should take. The goals or reasons for the new plan are many. They include:

1. A fair and equitable plan for all employees.
2. A plan that everyone can understand.
3. A plan that gives increasing benefit or credit to those employees that stay with the City longer.
4. A plan that is responsible and fair to employees and the public.
5. A plan that will allow the contributions the City must make for employer and employee share to be in line with other cities and ultimately not jeopardize the City finances and the plan itself.

It was obvious that the old plan or the plan that we are under at this time did not accomplish all of the above. For example, in some cases people were getting a total of \$80 a month retirement for 20 years of service while others would have been getting a retirement check that was more than their paycheck was on the last day of work.

The committee, consultant and hopefully you have all been appraised of the proposed changes for a new and more equitable plan. They are:

1. A simple formula for all people employed by the City regardless of when they started.
2. Decreasing normal retirement age to 58 for emergency employees and 60 for general employees.
3. Vesting period of 5 years instead of 3 years.
4. A maximum of 2% cost of living increase per year after retirement.
5. A change of interest on mandatory and voluntary contributions from a maximum (not guaranteed) of 7% to a guaranteed 7½%.

IX

Memo to City Employees
November 1, 1982

6. A change to 1.67% for general employees times years of service and average monthly compensation from 1.35%.
7. A maximum of 100% compensation upon retirement but in all cases an entitlement to his/her mandatory contribution account.

The attachment explains what you will receive at two different retirement ages. It has been assumed that your salary remains the same as it was on July 1, 1981 to June 30, 1982. Obviously, as your salary changes upward the new formula computations change proportionately upward.

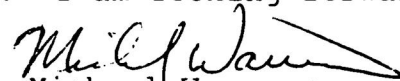
The computations are based upon the figures that were given in the two page long form that was handed out approximately 6 weeks ago. It explained dollar amounts that you have credited in your mandatory employee contributions and were appropriate in your voluntary employee contributions. These figures have been double and triple checked so it can be assumed that they are accurate.

Many of you will have questions as to why there are changes from the old formula to the new formula. These can best be answered by the members of the employee committee. They are: Chief Hawkins, Judy Peterson, Russ Thomas, Tim Weaver, Ben Erb and Arvilla Page. If you still have questions you may make an appointment to see me and if necessary, Mr. Stonewall. By all means don't be bashful or let your questions go unanswered. We are paying for a very good consultant to assist us and your questions should be answered to your satisfaction.

A few general comments should be made about the proposed changes and the effort that has been put in for the past two years. First of all it should be realized that the new plan is substantially better than any public retirement plan the consultant has come in contact with and any plan that I am aware is in existence. A rule of thumb is that if you can retire after twenty-five years of service with 50% of the average of your three highest years, you are doing extremely well. If you can retire with 20% or 25% after ten years that too is very good. The percentages we are looking at under our new plan are extraordinary.

Secondly the City is not realizing a windfall of money from these changes. We have budgeted 17% of payroll to account for the retirement benefits (approximately \$230,000) and with the new changes we will be paying 17% of payroll.

Finally the consultant will be working out the new changes into document form for approval in the next 30 to 45 days. Booklets for all employees will follow approximately 30 days after that. If you have questions or concerns, I again ask you to see your committee members. They have been appraised of the progress for the past few months and have reviewed, discussed, etc. the changes and computations. I am looking forward to having this project completed by January.


Michael Warren
City Administrator

IX 1

RESOLUTION NO.

A RESOLUTION OF THE CITY OF NEWBERG IMPLEMENTING A NEW RETIREMENT PLAN FOR THE FULL-TIME POLICE AND FIRE EMPLOYEES OF THE CITY OF NEWBERG TO BE UNDERWRITTEN BY BANKER'S LIFE AND ADMINISTERED BY STONEWALL PENSION SERVICE, INC. AND AUTHORIZING AMENDMENT OF SECTION 7.1 OF THE "PERSONNEL RULES AND REGULATIONS" TO REFLECT THE NEW PLAN.

WHEREAS, Ordinance No. 2041, Section 3, provides that the Personnel Rules and Regulations adopted under said ordinance may be amended, altered or modified by resolution of the Council of the City of Newberg; and

WHEREAS, the Retirement Plan provided by Banker's Life Company has been thoroughly reviewed by the City Administrator, a Committee of City Employees, and by a professional evaluator, Mr. Alan Stonewall, over a period of nearly two years in an effort to provide a fair and equitable plan for all employees, an easily understandable plan, a plan that gives increasing benefit or credit to those employees that stay with the City longer, a plan that is responsible and fairer to employees and the public, and a plan that allows the contributions of the City to be in line with other cities; and

WHEREAS, after this extensive review, modifications of the plan currently in force through Banker's Life are found to be in order and for the benefit of the public and the city police and fire employees; and

WHEREAS, it has been determined by this Committee and the City Administrator that it would be in the best interests of the City that the new plan through Banker's Life Company be administered by Stonewall Pension Service, Inc.; and

WHEREAS, the City Council of the City of Newberg has carefully reviewed the elements of the new plan which represent a change over the old plan and the services of Stonewall Pension Service, Inc., and finds that the modifications of the old plan and the retention of Stonewall Pension Service, Inc. to administer the plan are in the best interests of the City of Newberg.

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

1. That the City of Newberg hereby authorizes the City Administrator to enter into a new Retirement Plan Contract for police and fire employees with Banker's Life Company which includes, but is not limited to, the following changes over the old plan:

- a. A simple formula for all people employed by the City regardless of when they started.
- b. Decreasing normal retirement age to 58 for police and fire employees.
- c. A vesting period of the Plan of 5 years instead of 3 years.
- d. A maximum of 2% cost of living increase per year after retirement.
- e. A change of interest on mandatory and voluntary contributions for a maximum not guaranteed of 7% to a guaranteed 7½%.
- f. A change to 1.67% for police and fire employees times years of service and average monthly compensation from the current rate of 1.35%.
- g. A maximum of 100% compensation upon retirement but in all cases the entitlement to employees mandatory contribution in account.
- h. Other minor alterations in the current retirement plan. A copy of the new retirement plan shall be made available to all employees, upon request to the City Administrator, and shall be retained in the office of the City Administrator.

2. The City Council of the City of Newberg hereby authorizes the City Administrator to contract with Stonewall Pension Service, Inc. to administer the Retirement Plan for police and fire employees.

3. That the new plan does meet all the requirements of State and Federal Law regarding mandated retirement coverages.

4. That Section 7.1, Retirement Plan, of the "Personnel Rules and Regulations" is an informational section only and the City Council does hereby authorize the information contained in Section 7.1 to be modified to accurately reflect the new Retirement Plan.

ADOPTED by the Council of the City of Newberg, Oregon this 6th day of December, 1982.

Arvilla Page - City Recorder

RESOLUTION NO.

A RESOLUTION OF THE CITY OF NEWBERG IMPLEMENTING A NEW RETIREMENT PLAN FOR THE FULL-TIME GENERAL EMPLOYEES OF THE CITY OF NEWBERG TO BE UNDERWRITTEN BY BANKER'S LIFE COMPANY AND ADMINISTERED BY STONEWALL PENSION SERVICE, INC. AND AUTHORIZING AMENDMENT OF SECTION 7.1 OF THE "PERSONNEL RULES AND REGULATIONS" TO REFLECT THE NEW PLAN.

WHEREAS, Ordinance No. 2041, Section 3, provides that the Personnel Rules and Regulations adopted under said ordinance may be amended, altered or modified by resolution of the Council of the City of Newberg; and

WHEREAS, the Retirement Plan provided by Banker's Life Company has been thoroughly reviewed by the City Administrator, a Committee of City Employees, and by a professional evaluator, Mr. Alan Stonewall, over a period of nearly two years in an effort to provide a fair and equitable plan for all employees, an easily understandable plan, a plan that gives increasing benefit or credit to those employees that stay with the City longer, a plan that is responsible and fairer to employees and the public, and a plan that allows the contributions of the City to be in line with other cities; and

WHEREAS, after this extensive review, modifications of the plan currently in force through Banker's Life are found to be in order and for the benefit of the public and the city general employees; and

WHEREAS, it has been determined by this Committee and the City Administrator that it would be in the best interests of the City that the new plan through Banker's Life Company be administered by Stonewall Pension Service, Inc.; and

WHEREAS, the City Council of the City of Newberg has carefully reviewed the elements of the new plan which represent a change over the old plan and the services of Stonewall Pension Service, Inc., and finds that the modifications of the old plan and the retention of Stonewall Pension Service, Inc. to administer the plan are in the best interests of the City of Newberg.

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

1. That the City of Newberg hereby authorizes the City Administrator to enter into a new Retirement Plan Contract for full-time general employees with Banker's Life Company which includes, but is not limited to, the following changes over the old plan:
 - a. A simple formula for all people employed by the City regardless of when they started.
 - b. Decreasing normal retirement age to 60 for general employees.
 - c. A vesting period for the Plan of 5 years instead of 3 years.
 - d. A maximum of 2% cost of living increase per year after retirement.
 - e. A change of interest on mandatory and voluntary contributions for a maximum not guaranteed of 7% to a guaranteed 7½%.
 - f. A change to 1.67% for general employees times years of service and average monthly compensation from the current rate of 1.35%.
 - g. A maximum of 100% compensation upon retirement but in all cases the entitlement to employees mandatory contribution in account.
 - h. Other minor alterations in the current retirement plan. A copy of the new retirement plan shall be made available to all employees, upon request to the City Administrator, and shall be retained in the office of the City Administrator.

2. The City Council of the City of Newberg hereby authorizes the City Administrator to contract with Stonewall Pension Service, Inc. to administer the Retirement Plan for general employees.

3. That the new plan does meet all the requirements of State and Federal Law regarding mandated retirement coverages.

4. That Section 7.1, Retirement Plan, of the "Personnel Rules and Regulations" is an informational section only and the City Council does hereby authorize the information contained in Section 7.1 to be modified to accurately reflect the new Retirement Plan.

ADOPTED by the Council of the City of Newberg, Oregon this 6th day of December, 1982.

Arvilla Page - City Recorder

MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Newberg Taxi Service

DATE: November 29, 1982

The attached resolution updates and revises taxi service franchise rates pursuant to the request of Mr. Rutschman. This resolution has come out of the Ordinance/Legislative Committee at its meeting on Monday, November 15, 1982.

The Ordinance Committee has recommended this resolution after looking at rates charged by nearby communities. It was the Committee's view that the request regarding Senior Citizen's discount and an evaluation of the City's contribution to YAMCO Bus Service and Senior Shuttle Service be deferred for discussion by the Finance Committee for the next budgetary cycle of the City.

The City Attorney has ruled that the rates set by the City are maximum rates and therefore Mr. Rutschman would be able to charge a lower rate for Senior Citizens, if he so desired. The Committee requested that as part of considering the Senior Citizens discount program for next budget cycle Mr. Rutschman try to provide the City with statistics on the number of Seniors using his taxi service.

Besides the attached resolution revising taxi rates I have attached a copy of the City Attorney's memo of November 10, 1982 and a copy of Mr. Rutschman's written materials of October 26, 1982 along with income and trip information provided by Mr. Rutschman for the month of October 1982.


Michael Warren
City Administrator

MW/bjm

Enc.

RESOLUTION NO.

A RESOLUTION REVISING THE MAXIMUM RATES WHICH MAY BE CHARGED BY A FRANCHISED TAXICAB SERVICE IN THE CITY OF NEWBERG, OREGON, PURSUANT TO ORDINANCE NO. 1837, PASSED AND APPROVED DECEMBER 6, 1976, AS AMENDED.

WHEREAS, Ordinance No. 1837, passed and approved December 6, 1976, as amended, provides for taxicab franchise and regulations relating thereto, including maximum rates to be charged for taxicab service; and

WHEREAS, Section 15 of said ordinance provides that the City Council will have the right to fix the maximum rates for franchise holders; and

WHEREAS, the rates as proposed by the current franchise holder have been fully considered by the Ordinance/Legislative Committee of the Council and the Committee recommends that the Council approve the revised rates; and

WHEREAS, the rates proposed by the current franchise holder have been fully considered by the Council;

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

That in accordance with Ordinance No. 1837, Section 15, passed and approved December 6, 1976, as amended, the maximum rates to be charged by taxicabs franchised in the City of Newberg shall be as follows:

1. For the first 1/5 mile or fraction - \$1.50.
2. For each additional 1/5 mile or fraction - \$0.25.
3. Waiting time - \$12.00 per hour.
4. Pick-up and delivery charge - the same as items 1 and 2 of this resolution, metered from pick-up to delivery destination.
5. No additional charge for bulky items but taxi service may refuse to carry any unreasonable amount of excess baggage for safety reasons.
6. No charge for additional passenger.
7. Any person cancelling a call for a taxicab after the cab has been dispatched and arrived to pick-up passenger shall pay a calling charge of \$1.00.
8. Cleaning fee for excess soiling of taxi - \$10.00.
9. The rates approved by this resolution shall become effective on and after December 6, 1982.

ADOPTED by the Council of the City of Newberg, Yamhill County, Oregon, this 6th day of December, 1982.

Arvilla Page - City Recorder

MEMO TO: Mike Warren, City Manager
Members of the Ordinance/Legislative Committee

FROM: Rick Faus, City Attorney

DATE: November 10, 1982

SUBJECT: Request by Jerry Rutschman of Newberg Taxi Service for
Rate Changes, Consideration of Senior Citizen Discounts
and Consideration of Concerns over Yamco Bus Service

Attached to this memo are requests from Mr. Rutschman made in a meeting with City Attorney on October 26, 1982 for rate changes, institution of senior citizen discount program and concern over Yamco Bus Service.

With regard to the request involving rates, Mr. Rutschman is currently operating under 1978 taxi rates and the view was expressed at the time Mr. Rutschman started his service that these rates would need to be revised, probably shortly after he had begun his service and had some experience in the community and was able to determine how much increase he needed over 1978 rates. The rates Mr. Rutschman proposes are very comparable to those charged in this area and the change he requests would allow him to be in line with current 1982 rates charged in other communities.

With regard to senior citizen discounts, senior citizen discount tickets were previously authorized in August, 1980 under a program in which Lowe's Taxi Service, the previous franchise holder, was reimbursed by the City for the cost of the tickets by using Federal Revenue Sharing Funds in the amount of \$3,000. It is unlikely that these funds would be currently available through the City to reimburse the taxi service. However, Mr. Rutschman may desire to be allowed to charge a lower senior citizen's rate as a method of promoting his service.

With regard to Mr. Rutschman's concern over Yamco Bus Service, technically speaking, the buses do not fall within the definition of a taxicab under Ordinance No. 1837 so there is no technical violation of the franchise in allowing Yamco to operate. However, the economic conflict is clear and there may be a desire to consider it.

In the past, the Ordinance Committee of the Council has reviewed matters dealing with franchises and if the Committee is in agreement on rates, I would suggest the Committee authorize the preparation of a resolution indicating the new rates for consideration by the Council at its December 6, 1982 meeting.

RDF:fj

IX 3

TO: NEWBERG CITY COUNCIL
FROM: Jerry Rutschman (Newberg Taxi)

October 26 1982

ITEM: RATE CHANGES

REASON:

1. TO PUT THE RATES IN LINE WITH ALL OTHER TAXI SERVICES IN THE LOCAL AREA.
2. THE PRESENT RATES ARE FROM 1978 AND SHOULD BE UPDATED TO PRESENT TIME.

RATES PROPOSED:

1. 1st $\frac{1}{5}$ th of a mile or a fraction thereof. \$1.50
2. EVERY FOLLOWING $\frac{1}{5}$ th of a mile or fraction thereof: 25¢
3. Cleaning fee of \$10⁰⁰ for creating excess soiling of taxi.
4. RAISE WAITING TIME TO 12⁰⁰ per hour.

5. DELIVERY FEE TO BE THE
SAME AS OTHER RATES.

6. NO EXTRA CHARGE FOR LUGGAGE
BUT NEED THE RIGHT TO
REFUSE ANY UNREASONABLE
AMOUNT OF EXCESS BAGGAGE
FOR SAFETY REASONS.

7. NO CHARGE FOR EXTRA PASSENGERS.
NOTE:

THESE RATES ARE UNDER
MOST OF THE RATES USED
IN TOWNS OF THIS SIZE.

PORTLAND IS LESS EXPENSIVE
BUT DUE TO THEIR SIZE IT
IS NOT FEASIBLE FOR ME TO
CHARGE THE RATES USED IN
PORTLAND.

TO: NEWBERG CITY COUNCIL
FROM: Jerry Rutschman (NEWBERG TALK)
26 Oct. 1982

ITEM:

SENIOR CITIZEN DISCOUNTS:

I WISH THE COUNCIL TO
CONSIDER THE REINSTATEMENT
OF SENIOR CITIZEN DISCOUNT
TICKETS. I HAVE HAD A
LARGE AMOUNT OF INQUIRIES
ABOUT THEM FROM THE SENIOR
CITIZENS IN TOWN. IT SEEMS
TO HAVE WORKED IN THE PAST
AND THERE SEEMS TO BE A
NEED FOR IT NOW.

TO NEWBERG CITY COUNCIL
FROM Jerry Rutschman (Newberg Taxi)

26 Oct. 1982

ITEM: YAMCO BUS
(TERMINATION.)

3
I FEEL THAT IT WOULD SAVE
THE CITY A CONSIDERABLE
AMOUNT OF MONEY - THAT IT
IS A CONFLICT OF INTEREST
WITH PRIVATE ENTERPRISE -
AND THE CITIZENS OF NEWBERG
COULD BE PROVIDED WITH THE
SAME OR BETTER SERVICE
WITHOUT THIS BUS SERVICE.

IT IS IN DIRECT CONFLICT
WITH MY SERVICE AS IT WILL
STOP ANYWHERE TO DISCHARGE
OR PICK-UP PASSENGERS, AND
WILL EVEN GO DIRECTLY TO
THE PASSENGERS HOME.

I do not object to the
senior service bus operated
by a charity organization BUT
FEEL IT UNFAIR THAT I HAVE
TO COMPETE WITH THE CITY.

THE CITY HAS GRANTED
ME THE TAXI FRANCHISE FOR
NEWBERG AND IF THE CITY
INSISTS ON OPERATING THE YAMCO
BUS SERVICE WHICH IS
OPERATING AS A TAXI SERVICE
I FEEL THIS IS A DEFINITE
INFRINGEMENT UPON THAT FRANCHISE.

MEMBER TAXI SERVICE

FOR MONTH OF

OCT 1982

COMPLETED BY

JANET RUTSCHMAN

ON

NOV 7th

TYPE OF VEHICLE

1 PRIVATE AUTOMOBILE

STATE THE NUMBER OF ONE-WAY PASSENGER TRIPS PROVIDED TO:-

16 MEDICAL

3 EMPLOYMENT

0 NUTRITION

41 SOCIAL/RECREATION

0 EDUCATION

23 SHOPPING

66 OTHER

5 BANK

MILES TRAVELLED FOR THE MONTH OF OCT

1327

IV 3

LIGHTING AND CAPITAL EXPENSES FOR MONTH OF _____
EACH LINE ITEM COVERS ACTUAL EXPENSES PER MONTH.

VARIABLE DIRECT OPERATING EXPENSES

PAYABLE BY CASH ONLY

GAS + OIL

\$ 170 00

TIRE + TUBES

MAINTENANCE

\$ 56-66

CLEANING

ADVERTISING, PROMOTING

\$ 56-15

INSURANCE

\$ 345-11

OTHER EXPENSES (SPECIFY) BUSINESS LICENSE
CHAUFFERS LICENSE }

\$ 20-00

SIGNS FOR TAXI

\$ 50-00

ADMINISTRATIVE INDIRECT

OPERATING EXPENSES

OFFICE SUPPLIES

\$ 13 68

TELEPHONE

\$ 58 90

TAXES (LICENSE)

UTILITIES

OTHER EXPENSES (SPECIFY) LAWYER

\$ 10-00

TOTAL

\$ 745-50

CAPITAL EXPENSES

VEHICLE

RADIO

OTHER

TOTAL

IX 3

\$ 745 50

Oct 1982

JERRY'S CASH

Oct 14	6.40
Oct 15	40.00
Oct 16	40.35
Oct 17	2.00
Oct 18	3.30
Oct 19	11.55
Oct 20	66.80
Oct 21	47.90
Oct 22	43.05
Oct 23	30.25
Oct 24	8.40
Oct 25	25.10
Oct 26	14.25
Oct 27	30.55
Oct 28	20.25
Oct 29	21.55
Oct 30	37.30
Oct 31	1.55

TOTAL 462.55

MEMO

TO: City Council

DATE; November 29, 1982

FROM: City Manager

SUBJECT: Cable Communications Commission

The attached ordinance has gone through all of the necessary prerequisites prior to appearing on tonight's City Council Agenda.

The City Council should remember that there was \$5,000 a year allocated to the purpose of community cable television programing and this Commission would oversee the expenditures of that money and assist in the guidance of community cable television programing.

With the passage of the ordinance it would appear likely that regular community programing would be just around the corner. Any thoughts on community television should be given to the newly appointed commission members.


Michael Warren
City Manager

MW/bjm

Enc.

XI

MEMO TO: Mike Warren, City Manager

FROM: Rick Faus, City Attorney

DATE: November 15, 1982

SUBJECT: Cable Communications Commission Ordinance

Attached is the Cable Communications Ordinance which was approved by the Ordinance/Legislative Committee at it's Monday, November 15, 1982 meeting at the Oak Tree Restaurant. The Committee approved this ordinance with one minor change on the second page different from the redraft submitted to the Committee.

I am also attaching a copy of my memo dated November 10, 1982 which explains the changes made over the original draft of the ordinance. It should be noted that after deliberations, the Committee decided to leave the composition of the Commission of the Committee as it was, leaving the service provider as an ex-officio non-voting member as opposed to a full-voting member of the Commission.

Passage of the ordinance will enable the City to receive the funds budgeted for the operations of the Cable Communications Commission provided for in Ordinance No. 2074.

RDF:fj

X 1

MEMO TO: Mike Warren, City Manager
Member of Ordinance/Legislative Committee

FROM: Rick Faus, City Attorney

DATE: November 10, 1982

SUBJECT: Cable Communications Commission Ordinance

Attached is a redraft of the Cable Communications Commission Ordinance which I circulated to you about 8 weeks ago. After receiving comments from staff members, committee members and the cable company, I made revisions in two areas of the ordinance pursuant to Liberty Cable Communications Company. These were first, to allow for the general appointment of a secretary for the commission rather than requiring the cable company representative to act as secretary or provide a secretary. The company requested this change because it would be impractical for them to provide a separate secretary and if their representative had to act as secretary, it would be impossible to actively participate in the commission meetings. The change would allow the Commission to appoint one of its number or city staff to act as secretary for the Commission, and keep the minutes of its meetings, and thus allowing all members of the Commission to participate fully. Second, language regarding the powers of the Cable Communications Commission was modified to eliminate language which would appear to give the Commission control over the content of material broadcast over the public access channels. This is a valid concern based on First Amendment Rights to avoid governmental control over content and is more in line with the view that Cable Communications Commission has, as its goal, the promotion and coordination of the use of community access channels rather than the exercise of direct control over content to be broadcast. The language was modified to make clear the promotion and coordination role of the commission.

A third request by Liberty Cable was not incorporated into the redraft and should be the object of Ordinance Committee consideration. This request was to make Liberty, as a service provider, a full-voting member of the Cable Communications Commission as opposed to an ex-officio non-voting member. The Ordinance Committee in its original discussions had desired to make Liberty an ex-officio member only. Representatives of Liberty, as well as representatives from Dundee, Dayton and Lafayette, either already have been or will be invited to this meeting. Hopefully, any final changes to this draft could be made at the Ordinance Committee meeting and the ordinance presented for passage at the December 6, 1982 meeting of the City Council.

RDF:fj

XI

ORDINANCE NO.

AN ORDINANCE ESTABLISHING A CABLE COMMUNICATIONS COMMISSION AND PRESCRIBING ITS POWERS, DUTIES, ORGANIZATION AND MEMBERSHIP.

WHEREAS, Ordinance No. 2074 passed and approved December 16, 1981, as amended, Section 4(f and g) and Section 13(f), provide that Liberty Communications, Inc., as Grantee of a city franchise, will support a "Newberg and Dundee Joint Community Cable Television Advisory Board" if and when it is chartered by the Council by providing annual funding at an established rate to be used to develop and promote local programming, local origination capability and administer all community access channels, except as pre-empted by the City Council, State or Federal authorities; and

WHEREAS, a "Joint Community Cable Television Advisory Board" should be established by the City Council of the City of Newberg to promote and administer community access channels and promote local origination; and

WHEREAS, the City of Newberg and the City of Dundee as primary utilizers of the cable communications system, as well as the cities of Dayton and Lafayette, who will also share the community access channels in this system, should be represented on any such board; and

WHEREAS, the Ordinance/Legislative Committee of the City of Newberg has met several times to consider the structure, organization, and activities of such a "Board" and does recommend to the Council that a "Cable Communications Commission" should be established as hereinafter set forth.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1. ESTABLISHMENT-PURPOSE. There is hereby established a Cable Communications Commission for the City of Newberg, Oregon and for the cities of Dundee, Dayton and Lafayette, should they choose to participate. The Cable Communications Commission is hereby established to promote, coordinate, and develop the use of all community access channels, local programming, local origination and related capabilities which are part of the cable communications system franchised in and providing service to, the above enumerated cities. The Cable Communications Commission shall promote the use of cable communication systems, community and public access in the cities to meet the information and cultural needs of residents, businesses, non-profit organizations and governmental bodies and shall coordinate the use of community and public access channels. The Cable Communications Commission shall advise the city councils of the respective enumerated cities on matters pertaining to community and public access and other channels dedicated, or to be dedicated, by a cable communication systems operator for public access. The Cable Communications Commission in carrying out its purposes shall make every reasonable effort to: seek and identify communities of interest and encourage them to use facilities and channels, over which the commission has jurisdiction, to express their interests, concerns, ideas and aspirations; provide free training in cable communications production for individuals and community groups; to help individuals and community groups to develop and produce programs for cable casting; assure the availability of decentralized and accessible cable communications production facilities pursuant to prescribed rules governing the use of such facilities and channels over which the commission has jurisdiction to express diverging ideas and opinions on the broadest range of subjects; provide programming different in format, style and content from the programming of other radio and television stations serving the cities of Newberg, Dundee, Dayton and Lafayette.

X 1

Section 2. COMMISSION MEMBERSHIP. The Cable Communications Commission shall consist of five (5) members who are not officials or employees of the cities of Newberg, Dundee, Dayton and Lafayette and two ex-officio, non-voting members who shall be a representative designated by the Grantee, Liberty Communications, Inc., and who may be an official or employee of Liberty Communications, Inc., and a member designated by the Mayor of the City of Newberg who may be an official or employee of the City of Newberg.

Section 3. QUALIFICATIONS OF COMMISSION MEMBERS. Three (3) of the commission members shall be residents of the City of Newberg and shall be appointed by the Mayor of the City of Newberg with approval of the City Council of the City of Newberg by the following procedure: The Ordinance/Legislative Committee of the City of Newberg will nominate six (6) persons for the three (3) positions available. The Mayor will then appoint the three (3) members of the commission from this list of six (6) with council approval. One (1) member of the commission shall be formally appointed by the Mayor of the City of Dundee using whatever procedure is determined by the City of Dundee. One (1) commission member shall be jointly appointed by the cities of Dayton and Lafayette, formally appointed by the Mayor of each city using a procedure as determined by the cities of Dayton and Lafayette. The three (3) members appointed from the City of Newberg shall be residents of the City of Newberg. The single member appointed from the City of Dundee shall be a resident of the City of Dundee and the single member appointed by the cities of Dayton and Lafayette jointly shall be a resident of either the City of Dayton or the City of Lafayette. In making appointments to the commission, consideration should be given to representation on the commission by persons in the fields of the arts, education, public access, government, community information and special interest groups.

Section 4. TERM OF OFFICE. The members of the Cable Communications Commission shall be appointed for a term of two (2) years and may serve no more than two consecutive two year terms, plus a partial term if the commissioner is appointed to fill a vacancy in a partially expired term. Terms shall run beginning on the first calendar day of the month following the effective date of this ordinance. In order to provide for a staggering of terms, one commissioner from Newberg and one commissioner from Dundee shall be initially appointed to a one (1) year term only but may serve two additional two (2) year terms upon the completion of the initial appointed term of one year.

Section 5. VACANCIES AND REMOVAL. Appointments to fill vacancies shall be for the remainder of the unexpired terms. A commissioner may be removed by the Mayor of the appointing city for cause at any time subject to the approval of the City Council of the city from which the commissioner was appointed. A commissioner who is absent from two consecutive meetings without an excuse may be removed for this cause and the position declared vacant.

Section 6. COMMISSION OFFICERS. At the initial organization meeting of the commission and at the commission's first meeting of each calendar year thereafter, the commission shall elect a chairman and vice-chairman to serve in these offices during the succeeding calendar year. The chairman shall preside over all meetings of the commission and in the absence of the chairman, the vice-chairman shall preside.

Section 7. STAFF SERVICES. The City Administrator of the City of Newberg shall appoint, subject to the approval of the commission, a member of city staff to act as staff contact from the city. The city shall provide consultation services as may be appropriate. The Grantee, Liberty Communications, Inc., shall provide clerical support. A secretary shall be appointed to keep a record of commission proceedings.

Section 8. COMMISSION MEETINGS. A majority of the voting members of the Cable Communications Commission shall constitute a quorum. A vote of the majority of the voting members of the commission present and voting shall be required to decide any matter before the commission. The Cable Communications Commission shall meet at least once every two months. Meetings of the commission shall be open to the public; except, as may be authorized by State law. Meetings other than at regularly scheduled times may be announced at a prior meeting and thereby be made a part of the meeting records. At the request of two or more voting members of the commission, or upon motion of the chairman of the commission alone, a previously unannounced special meeting of the commission may be called for a time not earlier than 24 hours after notice has been given to the remaining commission members. Notice shall be given as required by State law. An emergency meeting may be called in accordance with the requirements of State law.

Section 9. COMMISSION POWERS AND DUTIES. The commission shall have the powers and duties which are now, or may hereafter be, assigned to it by charter, ordinances or resolutions of the City of Newberg, Oregon and general laws of the State.

Section 10. RULES AND REGULATIONS. The commission may make and alter rules and regulations for its government and procedure consistent with the charter and ordinances of the City of Newberg and the laws of the State of Oregon.

Section 11. COMMISSION FUNDS, BUDGET, AND ANNUAL REPORT. The funds for the support of the commission shall be paid to the City of Newberg and disbursed to the commission as part of the city's budget. Disbursements of funds shall be approved by the Cable Communications Commission. The Commission shall present an annual budget for inclusion in the city budget. The Commission shall present an annual report of it's activities with it's budget proposal each year.

PASSED by the Council of the City of Newberg, Oregon this 6th day of December, 1982, by the following votes:

Ayes:

Nays:

Absent:

Arvilla Page - City Recorder

APPROVED by the Mayor this 6th day of December, 1982.

Elvern Hall - Mayor

X 1

MEMO

TO: Legislative Committee

DATE: November 29, 1982

FROM: City Manager

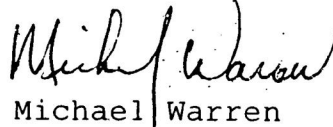
SUBJECT: Cable Communications Commission

Section 3 of the Ordinance that will likely be passed by the City Council at the December 6, 1982 City Council meeting states that three commission members shall be residents of the City of Newberg and shall be appointed by the mayor of the City of Newberg with approval of the City Council after the Ordinance/Legislative Committee of the City of Newberg nominates six persons for the three positions available.

It is unlikely that all of this can be done at the December 6, 1982 meeting and I would suggest that the Legislative Committee members begin thinking about the six nominees for the Commission seats.

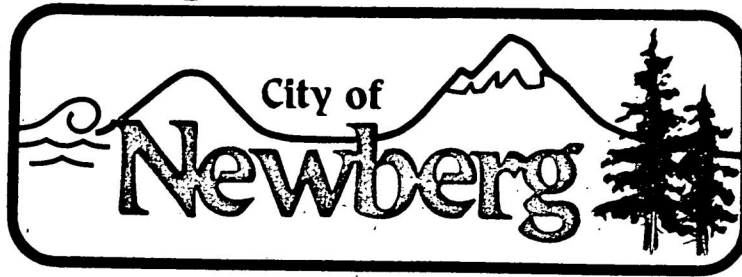
The only person that has asked me about this commission is Mel Schroeder. He may be a candidate the Committee members would like to consider.

Section 4 of the same implementing ordinance states that the members of the Cable Communications Commission shall be appointed for a term of two years and may serve no more than two consecutive two year terms. In order to provide for a staggering of terms one Commissioner from Newberg and one Commissioner from Dundee shall be initially appointed to a one year term only. But may serve two additional two year terms on completion of the one year term.


Michael Warren
City Manager

MW/bjm
cc: Mayor

81



Michael Warren
City Administrator

414 E. First St.
Newberg, Oregon 97132
(503) 538-9421

November 29, 1982

Mayor and City Council
City of Dundee
P.O. Box 201
Dundee, Oregon 97115

Dear Mayor and City Council:

Enclosed is the ordinance that will likely be passed at the December 6, 1982 City Council Meeting in Newberg. Section 3 and 4 of the ordinance addresses the Committee appointees and asked that the City of Dundee make an appointment to the Cable Communications Commission.

I would imagine that the Newberg City Council will be making its appointment in the early part of January and if it is possible for the City of Dundee to make an appointment at that time or earlier we can all look forward to the implementation of the Commission and regular community access programing.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Warren", is written over the typed name.

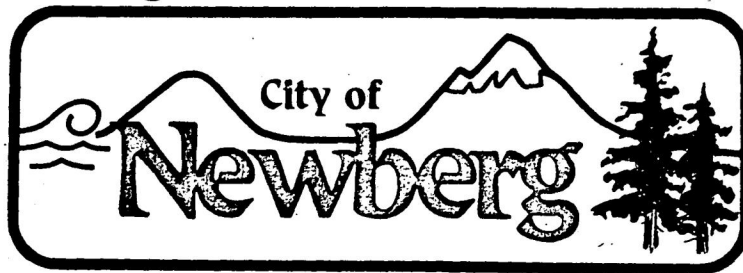
Michael Warren
City Administrator

MW/bjm



Home of Old Fashioned Festival

X 1



Michael Warren
City Administrator

414 E. First St.
Newberg, Oregon 97132
(503) 538-9421

November 29, 1982

Mayor and City Council
City of Dayton
P.O. Box 338
Dayton, Oregon 97114

Dear Mayor and City Council:

Enclosed is an ordinance that will be appearing before the Newberg City Council at its December 6, 1982 City Council meeting. It has been approved and recommended by the Legislative Committee of the City Council and will, in all likelihood, be passed at the December City Council meeting.

Sections 3 and 4 address the Commission members of the Cable Communications Commission.

The ordinance asks that one Commissioner be jointly appointed by the cities of Dayton and Lafayette and formally appointed by the Mayor of each City. This will entail coordination between those cities and it is for this reason that I'm writing you. I have sent a similar letter to the City of Lafayette. It is likely that the Newberg City Council will make the appointment of its members in January and if the cities of Dayton and Lafayette can make their appointment at approximately the same time then we can all look forward to the implementation of the commission.

If there are any questions about the ordinance or procedure please do not hesitate to contact the City Attorney or myself. Thank you in advance for your cooperation.

Sincerely,

Michael Warren
City Administrator

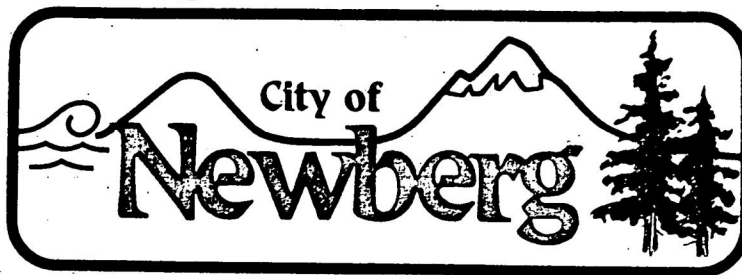
MW/bjm

Enc.



Home of Old Fashioned Festival

X 1



Michael Warren
City Administrator

414 E. First St.
Newberg, Oregon 97132
(503) 538-9421

November 29, 1982

Mayor and City Council
City of Lafayette
P.O. Box 55
Lafayette, Oregon 97127

Dear Mayor and City Council:

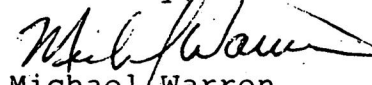
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Sincerely,


Michael Warren
City Administrator

MW/bjm

ENC.



Home of Old Fashioned Festival

X 1

CONFIDENTIAL MEMO

TO: City Council
FROM: City Administrator
SUBJECT: Salary and Fringe Benefits

DATE: November 29, 1982

On November 18, 1982 we discussed this subject in the Finance Committee. Most of it is self explanatory and the Committee did vote a 4% increase for employees. Four percent if given on January 1, 1983 actually computes to 2% for the entire fiscal year.

Frankly I can argue very effectively both sides of this issue. But when it comes down to doing what is right for the City, in the long run I must side with giving the employees a slight cost of living increase.

We will be asking more of our employees as various changes (redevelopment, computer, word processing, etc.) are made. I've even called ADEC to find out what they did in light of the 100 people that have been layed off this past year. The Personnel Officer explained that they feel employees that are left need a moral booster and are certainly deserving of the money that they would get through the cost of living.

The other aspect to look at for the City Council is the public reaction. I have come to believe that the public looks rather favorably on City Hall and at the work we do. The public that may not be in favor of a salary increase are surely not looking at some things the City Council must look at such as the effects of a Union, poor moral, how much money was budgeted for salary increases vs. how much was actually given, incentives, etc.

The employees are not clamoring at my door for increases. In fact, I've had to single a few people out and ask them the feelings of the employees. They are generally a quiet group of people that are not represented by any one. This is the way it has been for years and it is to managements advantage to work with employees and do what is right by them. Their only representation comes in the form of this memo and even at that they do not know anything about it.

While I believe the City Council must look at the other side such as stretching a tax base from 2 years to 3 years, tax rate, public reaction, etc. I must recommend what I feel is ultimately right for the City.

This subject will be discussed in Executive Session prior to any action being taken. If I can provide any additional statistical information or general information please give me a call so that we have everything available for a decision at the December 6, 1982 meeting.


Michael Warren
City Administrator

MW/bjm

Tape

MEMO

TO: Finance Committee

FROM: City Manager

SUBJECT: Salary and Fringe Benefits

DATE: November 18, 1982

At the July City Council meeting the City Council looked at a four-point package of fringe benefits recommended by the City Administrator. The health insurance costs were going to rise dramatically (23%) and the dollar amount of increase represented \$25,000 for the City.

The City Council authorized the increase in dollar amount but in actuality this provided NO ADDITIONAL BENEFIT INCREASE FOR THE EMPLOYEE. The employee having Blue Cross Plan III had it entirely paid for but the employee that had Blue Cross Plan IV had to pay the difference.

In addition it was recommended that prescription be added to the health benefit package. The cost for this was \$10,000 for the year. The employees decided to forego the prescription benefit in hopes of putting this money toward the financial plight of the City and perhaps eventually for an increase later in the year or even next year.

The second benefit that was given the employees, or perhaps I should say some of the employees, was a \$10.00 per month increase toward deferred income for those few employees having 20 years or longer with the City. In addition the two employees that have 15 years or longer with the City be credited with \$15.00 a month toward deferred income.

The third benefit was the hiring of a financial advisor (Stonewall Pension Service) to work with employees of all ages for better financial stability. Since this was a necessary item that we had to do for our retirement program the cost was minimal.

The fourth benefit that was recommended was to give paychecks on the first of the month rather than the fifth of the following month. The employees decided that the benefit to the City was greater than the benefit to them and, like the prescription benefit, the employees turned this benefit down also. This means that the City retains the "float" on approximately \$120,000 a month payroll.

The above should update the City Council as to what has happened in the calendar year 1982. It was promised by the City Council that the employee benefit and salary package would be reviewed in light of fiscal conditions and ballot measure 3. We all know what has happened with ballot measure 3 and in my opinion general fiscal conditions have not improved in the State nor the City (perhaps even worsened). But the financial condition of the City is not poor. Others may term the financial condition of the City very good but I believe that there is absolutely no way we can go back to the people again for 2 years. If you will remember we had planned to not go back to the people for 1 year but somehow or another we must make this stretch into not less than 2 years.

Memo to Finance Committee

Subject: Salary and Fringe Benefits

Putting the current salary and benefits in perspective, we have a \$1,467,843 a year payroll. The total fringe benefits for the City is \$541,809 or 36.9%. The attached survey done by the Corvallis Finance Department indicates where we stand in comparison with other cities.

A further and more meaningful breakout is that the General Fund salaries are \$1,067,034 and the benefits directly related to payroll are \$273,606. The total of \$1,340,640 means that a 5% increase would cost the City's General Fund \$67,032 for one year or of course, \$33,500 for one-half of the year.

If you are curious as to how much it would cost all funds we must add \$1,467,843 (salaries) and \$387,557 (benefits related to salary) to get a grand figure of \$1,855,400 which is then multiplied by 5% to get a total cost to the City for one year of \$92,770 or of course, \$46,000 for one-half of the year.

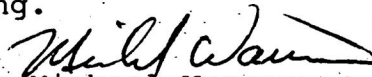
We have budgeted almost twice the amount necessary in our General Fund so the money is there for this year but as with all money related decisions I caution the Council to always look ahead.

The decision becomes both a financial decision and a political decision. Finances speak for themselves and if any member of the Committee wishes I can gather anymore detail to provide you a better financial base. The political decision, of course, is the economy. As I write this memo today, Wednesday, November 17, 1982, Adec has layed off another 49 employees. How will the public react to an increase, no matter how small can only be a guess. What will happen if we do not give any salary increase, again is a guess.

A factor that I would also like to bring out is that we are constantly looking for ways to save money and future lay-offs are inevitable. I have already spoken to the City Council about some personnel lay-offs and I plan to discuss further lay-offs in the future. This has an effect on all employees and above everything we must keep moral high.

The employees cannot think that the City Council is taking advantage of them or union formation will be inevitable. When this happens we can count on an average of one day a week each and every week of the year being taken up with union activities. Twenty percent of my time is expensive.

Prior to my recommendation I will need one more piece of information and will have it by the Committee meeting.


Michael Warren
City Manager

MW/bjm
Enc.

EMPLOYEE BENEFIT SUMMARY BY CITY - 1982-83 DOLLARS

CITY	NO. OF FULL TIME EMPLOYEES	82-83 SALARY BUDGET	82-83 BENEFITS BUDGET	TOTAL SALARY & BENEFITS	AVG BENEFITS/ SALARY	SALARY
SHLAND	309	5886035	1924049	7810084	19049	32.69
STORIA	107	2253228	761660	3014888	21058	33.80
END	179	3479579	1322240	4801819	19439	38.00
ORVALLIS	350	7080936	2302623	9383559	20231	32.52
ALLES	103	1937981	829199	2767180	18815	42.79
JGENE	1030	26476000	7940000	34416000	25705	29.99
JREST GR OVE	98	2196130	632870	2829000	22409	28.82
RESHAM	188	3863631	1555865	5419496	20551	40.27
ILLSBORD	143	3127701	1047085	4174786	21872	33.48
EBANON	57	1637692	665415	2303107	28731	40.63
C MINNVI LLE	90	1970840	685050	2655890	21898	34.76
EDFORD	297	7757030	2376100	10133130	26118	30.63
ILWAUKIE	124	2958871	1025793	3984664	23862	34.67
EWBERG	63	1421265	541809	2014736	22560	38.1
REGON CI TY	143	3085446	1311428	4396874	21577	42.50
ORTLAND	4122	105107087	23356953	128464040	25499	22.22
ALEM	1027	22171420	2892255	25063675	21589	13.04
PRINGFIE LD	263	5820877	2025394	7846271	22133	34.80
GROUP AVG	483	11568431	2958192	14526622	23954	25.57

EMPLOYEE BENEFITS SUMMARY BY CITY

City	Number of Full-Time Employees	1982-83 Salary Budget	1982-83 Benefits Budget	Type of Insurance Coverage							
				PERS Pick-up	Medical	Dental	Vision Care	Life Insurance	Disability Insurance	Workers Compensation	Unemployment
Ashland	309	\$ 5,886,035	\$ 1,924,049	Self	Pool	Pool	Pool	Pool	Pool	Private	Self
Astoria	107	2,253,228	761,660	Private	Pool	Pool	—	Pool	Pool	Private	Self
Bend	179	3,479,579	1,322,240	Pool	Private	Pool	—	Private	Pool	Private	Pool
Corvallis	350	7,080,936	2,302,623	Pool	Pool	Pool	—	Private	Private	Private	Self
Dallas	103	1,937,981	829,199	Private	Pool	Pool	Pool	Pool	Pool	Private	Pool
Eugene	1,030	26,476,000	7,940,000	—	Private	Private	Private	Private	Private	Self	Self
Forest Grove	98	2,196,130	632,870	—	Private	Private	Private	Private	Private	Private	—
Gresham	188	3,863,631	1,555,865	Pool	Pool	Pool	Pool	Pool	Pool	Self	Self
Hillsboro	143	3,127,701	1,047,085	Pool	Private	Private	—	Private	Private	Private	Pool
Lebanon	57	1,637,692	665,415	Pool	Pool	Pool	Pool	Pool	Pool	Pool	Pool
McMinnville	90	1,970,840	685,050	Private	Private	Private	—	Private	—	Private	—
Medford	297	7,757,030	2,376,100	Private	Private	Private	Private	Private	Private	Self	Private
Milwaukie	124	2,958,871	1,025,793	Pool	Pool	Pool	—	Private	Pool	Pool	Pool
Newberg	63	1,421,265	541,000	Private	Pool	Pool	Pool	Pool	—	Private	—
Oregon City	143	3,085,446	1,311,428	—	Private	Private	Private	Pool	Pool	Private	Pool
Portland	4,122	105,107,087	23,356,953	Pool	Self	Private	Private	Private	Pool	Self	Pool
Salem	1,027	22,171,420	2,892,255	—	Self	Self	Private	Private	Private	Self	Self
Springfield	263	5,820,877	2,025,394	Private	Pool	Private	—	Private	Private	Private	Self