

**COMMUNITY DEVELOPMENT COMMITTEE MINUTES**  
**School District Admin. Office, 714 E. Sixth Street, Newberg, Oregon 97132**  
**Tuesday, December 19, 1995 at 7:00 PM** (reschedule from 12/12/95)

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**Members Present:** Roger Currier, Dave McMullen, Nadine Windsor, Donna Proctor

**Members Absent:** John Lyda, Dale Schatz, Rob Molzahn

**City Staff Present:** Duane Cole, Greg Scoles, Kathy Tri, Bob Tardiff, Leah Griffith

**Council Present:** Donna McCain, Alan Halstead

**School District Staff:** Wes Smith, Superintendent, Paul Frankenburger

**A. CALL TO ORDER**

Roger Currier called the meeting to order at 7:00 p.m.

**B. WELCOME AND INTRODUCTIONS**

Given the fact this was a special meeting of the Community Development Committee, the chair had everyone in attendance introduce themselves.

**C. PRESENTATION**

**1. Review of Scope of Study:**

Duane Cole, City Manager reviewed the Scope of the Study (attached to agenda). He reviewed the history of the existing City facilities. He noted City Hall's condition and limitation on size, the Court and Legal Building's size limitation, the location of the Community Development Office and its size limitations as well as the inadequate space in the Library which is used as a council chambers. Mr. Cole also reviewed for the Committee, the status of the structures on Third Street (i.e. Blue House, NHRC Building and NED's Adult Foster Care).

Mr. Cole noted that everytime there is a discussion about remodeling City Hall or building a new City Hall, the discussion always turns to a review of Central School. This study is to be used to evaluate the potential reuse of City Hall and Central School.

**2. Condition Analysis of Central School/City Hall:**

Don Eggleston of SERA Architects presented a summary of the condition of Central School. He noted the following issues:

Architectural

- Accessibility is a major problem - ADA (25% of remodel cost must go to removing architectural barriers)
- Fire and Life Safety
- Thermal moisture protection
- Finish upgrades and asbestos removal

Structural

- Seismic upgrades - could be as much as 1/3 of the renovation costs. Structure is a hollow clay tile that requires substantial redesign
- Seismic bracing required. He noted that the Police Department is an essential service and must be brought up to a higher standard (125% of code requirements).

Mechanical

- No cooling - steam heat only
- High maintenance cost

Electrical

- Not energy efficient
- New lighting is required
- Fire alarms need to be upgraded
- All electrical needs to be brought up to current electrical code standards

3. Space Analysis:

SERA Architects prepared a survey of potential space needs from public and quasi-public agencies. They sent out 50 of these surveys and only about 1/2 were returned. Of those who responded, only 1/2 had an interest in Central School. Additional information will be provided once the rest of the surveys are returned.

4. Preliminary Cost for Renovation:

Mr. Eggleston reviewed three different alternatives, for cost comparison purpose.

- A. Renovate school for office and assembly use - 42,000 sq. ft. \$3.6 - 4 million.
- B. Construct a new building at school site for office and assembly use - 42,000 sq. ft. \$4.9 - 5.5. million.
- C. Renovate school for office or assembly use, but remove some of the larger single purpose portions of building (i.e. gym) - 28,000 sq. ft. \$3.6 - 4 million.

**D. QUESTIONS AND COMMENTS**

There were a number of questions raised regarding the various options available for the reuse of the school.

Wes Smith indicated the school district was interested in getting the value for the property not the building.

Roger Currier questioned the costs involved with the demolition of this building.

Dan Eggleston noted the demolition costs were about \$110,000.00.

Dave McMullen noted it costs \$60,000 to demolish the Francis Theater. He thought the estimate was

extremely low. He noted the building was a liability and needs to be replaced.

Leah Griffith said they need to include parking in any scheme for reuse of the site.

Wes Smith wanted to make sure any plan includes the continuation of a play ground at the site.

Some people thought the site could be used for a subdivision (residential) or renovated for elderly housing.

Buck Barry wanted to know if George Fox College has shown any interest. Mr. Smith indicated that they did about two years ago.

**E. NEXT STEPS AND NEXT MEETING**

Duane Cole stated there would be additional information prepared for the next meeting that will include project related issues, review of City Hall as a resource center and a business plan for use of Central School and City Hall.

The next meeting will be the regularly scheduled committee meeting on January 18, 1996.

**F. ADJOURN**

With no further business, the chair adjourned the meeting at 8:30 pm.

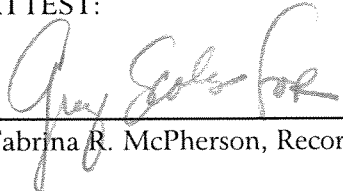
Passed by the Community Development Committee on this 18th day of January, 1996.

Ayes: 4

Nays:

Abstain: 3

ATTEST:

  
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Tabrina R. McPherson, Recording Secretary