

COMMUNITY DEVELOPMENT COMMITTEE MINUTES
Community Development Office, 719 E. First Street, Newberg, Oregon 97132
Thursday, January 18, 1996 at 7:30 AM

Members Present: Roger Currier, Dave McMullen, Nadine Windsor, John Lyda, Dale Schatz, Rob Molzahn, Donna Proctor

Others Present: Greg Scoles, Duane Cole, Chuck Liebert, Larry Anderson, Tabrina McPherson

I. CALL TO ORDER

Roger Currier called the meeting to order at 7:31 a.m.

II. APPROVAL OF MINUTES

III. NEW BUSINESS

A. Approval of December 19, 1996 Minutes

There was a consensus of the committee to approve the minutes.

B. Meeting Time and Location

There was some discussion about the meeting time and location. No one really had a strong objection to any time. Mr. Scoles stated the Treatment Plant is available for meetings. There was a consensus of the committee to keep the meetings at the Community Development Office at 7:30 a.m.

C. City Hall/Central School Study

Mr. Cole commented that the Renovation Study was attached to the agenda and he gave a brief report about it. He stated the architect is scheduled to give a report to the Park and Recreation District and the Community Development Committee on February 20, 1996. Mr. Cole felt this committee should meet prior to that meeting in order to prepare some issues to discuss. Mr. Cole stated the Central School Building will not work for a Police Department as it will be too expensive to remodel to meet the seismic requirements.

Mr. Lyda felt this demolition cost should not be compared with the demolition cost of the Francis Theater as the theater had many more restrictions. He felt the costs associated with the on-site improvements of both the renovation scheme and the tear down/new scheme should differ more than they do. Mr. Lyda also wondered if any soil testing has been done as that building was oil heated. Mr. Cole indicated he would look into those concerns.

Mr. Molzahn wondered if there has been any discussion about the facility being used for a community center. Mr. McMullen stated a bond levy would probably be needed to fund a community center, but those are options that can be looked at once it is determined if the building is even salvageable.

D. Fire Department Substation

The county has surrendered jurisdiction of the property on Springbrook Road. The Fire Department is currently checking with other cities to find out how much funding will be

needed. Mr. Cole stated that new equipment will also be required if a new facility is built. Once we know how much a new facility will cost, we will need to decide how to proceed.

E. Newspaper Boxes

Mr. Cole indicated there are newspaper boxes chained to street signs in the residential neighborhoods. We have received several complaints regarding these and felt there should be an ordinance that regulates them. He referred the committee to their packets to review the draft ordinance.

Mr. Lyda felt there needed to be better clarification regarding the boxes being permitted on a concrete base or permitted on a sidewalk. Mr. McMullen felt if these boxes are going to be allowed in the public right-of-way, then property owner's permission should be required, since the public right of way is the responsibility of the property owner to maintain. Mr. McMullen also suggested we look at the possibility of using removable concrete blocks.

Mr. Lyda commented on the portion of the ordinance that states the City would pick up the boxes that were left unattended for thirty days or more. Mr. Lyda wondered if this would be a free service. He felt this would encourage the owner to leave a vandalized box in place as the City would be collecting it as a free service. It was noted the owner would be required to pay.

After further discussion it was decided that the newspaper boxes should be allowed in the commercial, industrial, and R-3 zones with owner/occupant permission. Mr. Cole will re-draft the ordinance and the committee will review it at their next meeting.

Mr. Currier left the meeting.

IV. REPORTS

A. Engineering Division

The Engineering Division is in the process of updating their standards. The last time they were updated was 1985. The new standard drawings will be CAD drawings rather than the hand drawn ones that are currently being used. This committee will be reviewing the completed document in the near future.

Larry Anderson gave a brief update on the status of the Everest Road/Second Street Local Improvement District. He indicated the low bidder was not able to furnish the City a performance bond. Negotiations have started with the second low bidder, Gelco Construction. We should have a contract with them by the end of next week (1/26). The contract will be extended another month and activity should be happening out there by the end of January.

There is a new subdivision being proposed just south of the Crater School property, off of Oxford Street. BP Gas Station will be starting improvements on Springbrook Road. They will install median barriers on both Springbrook and Highway 99W.

B. Utility Division

Mr. Liebert gave a brief report on the one-call locating system. He indicated the City is

currently in the process of developing a contract for locating services.

C. Building Division

No report was given.

V. OTHER BUSINESS

VI. ADJOURNMENT

The meeting was adjourned at 8:40 a.m.

Passed by the Community Development Committee on this 15th day of February, 1996.

Ayes: 6

Nays: 0

Absent: 1 (Windsor)

ATTEST:


Tabrina R. McPherson, Recording Secretary