

CAPITAL PROJECTS COMMITTEE MINUTES
First Federal Savings and Loan, 121 N. Edwards Street, Newberg, OR 97132
Wednesday, March 18, 1998 at 7 PM

Members Present: Donna Proctor, Roger Currier, Nadine Windsor, Julie Codiga, Dale Schatz

Members Absent: Donna McCain, Rob Molzahn, William Rosacker

Others Present: Mike Soderquist, Duane Cole, Barton Brierley

I. CALL TO ORDER

The meeting was called to order at 7:10 p.m. by Chair Roger Currier.

II. APPROVAL OF MINUTES

There were no minutes available for approval.

III. OLD BUSINESS

• **Downtown Redevelopment - Soderquist**

Mike Soderquist, Community Development Director, reported on the first meeting of the Downtown Redevelopment Committee. The first meeting consisted of a review of what had been done in the recent past (10-12 years). He stated that the review was led by Clay Moorhead, consultant and former City Planning Director. A highlight of the meeting was a discussion of the sign ordinance and testimony by twelve or more business people objecting to our current program and requesting help. As a result of the meeting, the committee recommended to the City Council that the program be suspended while staff reviews the situation. Staff will provide recommendations for improvements to the code to the Planning Commission. A public meeting was set for April 2, 1998 at 7:00 pm at George Fox University.

• **Villa Road Railroad Overcrossing Project - Soderquist**

Mr. Soderquist stated that we interviewed five consultants for this project. Each of the consultants proposed a different concept for widening the opening in the trestle and straightening out the section of Villa Road that goes under the trestle. The goal of each consultant was to minimize disruption of both Villa Road traffic and the railroad traffic. We selected David Evans and Associates and we are negotiating a contract and scope with them. We expect the trestle work to be done this fall, barring any difficulties with environmental permits. The Villa Road improvements will be done next summer (1999).

• **OEDD Loan for Brutscher Street Extension Utilities - Soderquist**

The City Council approved the concept and authorized staff to proceed with the process of accepting the loan. Duane Cole, City Manager, stated that staff would need to prepare an ordinance to that effect. The cost will be paid back by developers through the Advanced Financing of Public Improvements program and in systems development charges.

IV. NEW BUSINESS

• **Water Treatment Plant Site Geotechnical Study - Soderquist**

Mr. Soderquist reported that the consultant has completed the associated site work and the preliminary design of several options for stabilizing the river bank to the south of the water treatment plant. He is currently developing cost estimates for the options and we should have the draft report in about one month.

Mr. Soderquist stated that the City will be conducting a tour of some of the city facilities (water treatment, wastewater treatment plant and perhaps the reservoirs) for the Leadership Newberg group on March 31, 1998 at 3:30 pm, leaving from the armory. Mr. Soderquist invited the committee members. Mayor Proctor stated that the Community Relations Committee was also planning a tour for sometime in July.

Chair Currier suggested that we talk to Smurfit Newsprint about the possibilities of a land exchange and move the water treatment plant to the property just south of the wastewater treatment plant. He stated that he was concerned about materials from Smurfit possibly getting into the City water supply and moving the plant would eliminate that possibility.

Dale Schatz was concerned that the City would be spending too much money to stabilize that soil since it has been slipping for years.

Mr. Soderquist mentioned that the geotechnical engineer has indicated the reason for so much slipping of the hillside is because a lot of the material was "fill dirt" dumped over the bank years ago. Mr. Schatz still felt that a large portion of the original land has also slipped. Chair Currier thought that a study had already been done. Mr. Soderquist stated that a small study was done last fall, but this is a much broader study that will provide much more detail. Chair Currier felt that for what it was going to cost to stabilize the hillside, maybe it would be worth doing a study to rebuild the water treatment plant in a different location. Mr. Soderquist indicated he would look into the possibilities.

- **Road and Street Maintenance Projects - Soderquist**

Mr. Soderquist stated that three overlay projects were proposed for this spring; Elliott Road, Third Street and Illinois Street. He stated that they would be started soon.

Mr. Soderquist stated that over the past couple of weeks, at the direction of the City Manager, staff have been revisiting the Capital Improvement Program (CIP) that Chuck Liebert was not able to complete while he was here. He stated that much of the data for the next two years had been entered. He indicated that a draft report will be presented to this committee at their next meeting.

Chair Currier suggested that staff prepare a handout of all the abbreviations that are frequently used by city staff. This guide would be handed out to new council members and would be available for the general public. Mr. Soderquist thought that was a good idea and stated he would have his managers work on preparing a list.

V. REPORTS

Barton Brierley, Planning Director, reviewed the details of his division's monthly report. He stated that the report is a list of all planning projects ongoing and newly submitted. Each project number starts with a one to three letter abbreviation which indicates the type of application. He then explained what each abbreviation stood for. Chair Currier asked if an index could be listed on the bottom of the page. Mr. Brierley stated he would add that information to the report. There was discussion of whether to remove some of the projects from the report and only highlight the newly submitted or larger projects. The committee stated that they liked having all of the projects so that if they were questioned by residents they would be able to provide an answer rather than having to call the office.

Mr. Brierley discussed the potential annexation request on Alice Way. He stated that all the residents are on septic and they are all in bad shape. There is one community well that serves most of the properties. They have verbally agreed that once City water is available, the well will be shut off. The street is unimproved. He says the area is an island, and thus is a good candidate for annexation; however the utility issues need to be addressed. Mr. Brierley mentioned

that there is a meeting scheduled with the neighbors to answer all of their questions and inform them of the requirements of annexation. Julie Codiga asked what would happen if the residents could not afford to annex. Mr. Brierley explained that they could remain outside the City limits, but they would need to repair their septic systems and those repairs would possibly only be temporary. The other option is that only some of the residents could proceed with the annexation process.

Mr. Brierley then discussed the proposed Central School project, involving conversion to a community center. He had met with Chehalem Park and Recreation District (CPRD) and learned that they are planning on proceeding with the improvements. They have been made aware of all of the issues that will need to be addressed. CPRD has indicated that they should be applying for a conditional use permit and design review around the first of April. CPRD is having a work session on March 25, 1998 at 7:00 pm at the Senior Center. The meeting will focus on Central School and the City is invited to attend.

Mr. Brierley mentioned that Key Title is sponsoring a meeting scheduled for April 9, 1998 from 9 am to 12 at Alfies Restaurant in Dundee. The purpose of the meeting is to explain to the community what the Community Development Department does. Everyone is invited, but must reserve a spot with Key Title.

Julie Codiga asked about the Butcher partition on Ninth Street between River and Center; she wondered if the soil had been tested on that property. She mentioned that the property adjacent to it had been tested recently and she thought there were some problems with the soil. Mr. Soderquist will look into that and get back to her.

VI. OTHER BUSINESS

There was some discussion about the ordinance which limits the amount of time a car may remain parked in one spot on a street. It was stated that cars may remain for no more than 72 hours and the Code Enforcement officer was responsible to enforce that ordinance; however, if the car is moved every 72 hours or less, the "letter of the law" has been met.

Chair Currier asked if there is an ordinance which limits the amount of time a garbage can may remain on the curbside. Mr. Cole stated that there is an ordinance that states nothing may be blocking the public right-of-way; therefore the garbage can must be removed immediately.

Nadine Windsor stated that she had a conversation with a manager of Fred Meyer and he had some concerns about the additional traffic flow coming from the new Current Electronics building. He is concerned that people will be "cutting through" his parking lot to "beat the light" at Portland Road and Brutscher Street. Ms. Windsor wondered if the committee had any recommendations that she could pass onto him. It was suggested that he install either speed bumps or additional stop signs throughout the parking lot.

VII. ADJOURNMENT

The meeting was adjourned at 7:55 pm.

Approved by the Capital Projects Committee on this 15th day of April, 1998.

Ayes: 4

Nays: 0

Abstain: 0

Absent: 3

ATTEST:


Tabrina R. Mueller, Recording Secretary