

August 18, 1994
7:00 a.m.
J's Restaurant

**MINUTES OF THE
COMMUNITY DEVELOPMENT COMMITTEE**

MEMBERS PRESENT: Roger Gano, Roger Currier, Rob Molzahn,

OTHERS PRESENT: Larry Anderson, Chuck Liebert, Donna Proctor, Duane Cole, Tabrina McPherson

I. CALL TO ORDER

Roger Gano called the meeting to order at approximately 7:03 a.m.

II. OLD BUSINESS

A. Engineering Projects Update

Ninth Street Sidewalk - The owners of property adjacent to the new Cascade View Apartments will soon be notified that they need to share in the cost of installing sidewalks in that area.

River Street Sewer - The plans for this sewer job should be completed by the end of September and costs will be determined then.

Wynooski Pump Station - This pump station has had ongoing maintenance problem. The plan is to hire a consultant to install some manholes and demo the station and save the City time and money in maintaining it.

Local Street Extension - We are in the process of getting plans drawn up and cost estimates determined for some local street extensions. A few of the streets being proposed are Hayes Street to Springbrook Road, Industrial Parkway to Sandoz Road and Libra Street to Highway 99W.

Driveway Grades - The City does not currently have a grade standard. Due to the amount of hillside development occurring within the City, it is important to have such a standard. The proposal is to be 16% as the maximum grade for all driveways. Roger Gano questioned if this is what the Fire Department recommends. Larry Anderson informed him that the F.D. has suggested 15% which is the standard used by other cities. Mr. Anderson indicated, the Engineering Department would be willing to accept 15% as a standard.

Slurry Seal - The bids were opened on August 11th; construction is scheduled to be completed by September 30th. The contractor is Valley Slurry Seal from West Sacramento, California. The scope will be adjusted to fit within the budget.

B. Utility Division

Chuck Liebert indicated the rate charges are being reviewed. He stated the fees collected at this time are only paying for costs incurred.

C. Building Report

It was mentioned that Videoland has been issued permits and should start construction soon. There is a new restaurant called Garden Eatery. It was mentioned that there has been some interest in the lot on the corner

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of Springbrook and Hwy 99W.

III. New Business

A. I & C Contract

Mr. Liebert indicated the preliminary design for this contract will cost \$60,000.00 and the total cost is estimated at \$150,000.00. The staff will be working closely with the contractor and installing most of the equipment themselves. This I & C program will enable staff to operate the plant without actually being on site. The Committee recommended sending this contract to Council for their approval at the September 6, 1994 meeting.

B. Influent Drive Replacement Contract

Mr. Liebert indicated this contract will provide an energy efficient program. He has received approval by PGE to pay for 25% of the cost of the drives and the State will provide an energy loan that will pick up 75% which makes this program virtually cost free to the City. He stated we are in the process of applying for the loans.

C. Composter

The contractor is currently working on the punch list issued by the City. There are still some problems that need to be corrected. The City met with DEQ yesterday regarding the odor coming from the plant. It was noted that the smell at the plant is ammonia and chemicals and that some of the bad odor is from Smurfit.

D. Water Demand

Mr. Liebert updated the Committee on the recent water problems. He indicated that the City did come pretty close to having a shortage, however there was ample fire backup in storage. Unfortunately, levels weren't being monitored as close as they should have been for the amounts that were being used. Mr. Liebert indicated the new I & C program will provide better monitoring capabilities.

E. Elliot Road L.I.D., 1st Phase

Mr. Anderson indicated OTAK, Inc. has been hired to do preliminary engineering to get costs estimates for this project. He stated the project will include adding a turn lane. They will be starting work as soon as they finish the E. Second and Third Street L.I.D. Roger Gano questioned if ODOT would allow a signal light to be installed at that intersection. Duane Cole stated ODOT would allow that, but it is undecided who will have to pay.

F. Northwest Natural Gas Showerhead Program

Mr. Liebert stated that Northwest Natural Gas is working on an energy saving program similar to the PGE showerhead program. The gas company will be sending inserts with the billings asking whether the customer would like them and if so then the customer would install it themselves. This project should be underway soon.

IV. OTHER BUSINESS

A. Leadership Newberg

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Rob Molzahn mentioned his involvement with Leadership Newberg and stated some of their goals and how they were planning to achieve them. He mentioned they plan to move forward with the Visioning Process and perhaps have some public meetings. The Committee thought it was a good idea.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:03 a.m.