

January 19, 1995  
7:00 a.m.  
J's Restaurant

**MINUTES OF THE  
COMMUNITY DEVELOPMENT COMMITTEE**

**MEMBERS PRESENT:** Roger Currier, Dave McMullen, Rob Molzahn, Nadine Windsor

**OTHERS PRESENT:** Greg Scoles, Donna Proctor, Duane Cole, Tabrina McPherson

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**I. CALL TO ORDER**

Roger Currier called the meeting to order at 7:00 a.m. He stated first order of business is to make a motion to have these meetings start at 7:30 a.m. Motion passed unanimously.

Mr. Currier, the new chair, introduced Dave McMullen as a new member of the Committee.

**II. OLD BUSINESS**

**A. Engineering Projects Update**

Mr. Scoles mentioned that the flashing light at the intersection of First Street and School Street will be replaced due to the number of complaints received about it being taken down. The State has agreed to pay for half of the replacement cost.

Mr. Scoles indicated there are plans to overlay River Street within the next year. He mentioned that River Street would be improved within its current right-of-way width. He mentioned some areas would have new curbs installed. Duane Cole questioned if this could be done with an LID project. Mr. Scoles indicated staff would look at that option. Mr. Scoles also mentioned Wynooski Street will be patched this year and the intent is to overlay it next year after the new sewer line is installed.

Mr. Scoles mentioned the ongoing projects that the Engineering Department is working on:

- Millview Estates is an 18 lot subdivision on Eleventh Street that is currently under construction.
- Oak Knoll Subdivision is the first phase of the Specific Plan.
- Springbrook Estates is a mobile home subdivision off of Springbrook/Wilsonville Road that should be starting construction soon.
- In the Meadows Subdivision Phase II streets are going in and in Phase IV the utilities are being installed.
- Chehalem Drive has a drainage ditch that has been causing the City some problems, but it is in the County and they are fixing it.
- The Second/Third Street LID should be on the Council agenda in February.

**B. Utility Monthly Report**

Mr. Scoles reviewed the Utility Monthly Report submitted by Chuck Liebert. He discussed the I/I Program and explained it is to help correct leaks and misconnections that cause more flows into the system. He mentioned that staff has smoke tested several manholes to track these leaks. We did find a few manholes in Hess Creek causing a lot of the inflow. This will be an ongoing project.

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**C. Building Development Status**

Mr. Scoles indicated there were very few new commercial and industrial permits issued. There are many projects currently under construction that are requiring of inspections. He mentioned the residential permits should increase next year as there are some new subdivisions in the works.

**D. Composter Update**

Composter problems continue but it is still working. Compost is being produced and sold from the treatment plant.

**III. NEW BUSINESS**

**A. Sanitary Sewer Replacement Project**

Mr. Scoles handed out a description and maps of the project location. He indicated the project will be funded through miscellaneous sewer projects. He asked for a recommendation to City Council to approve a resolution authorizing the City Manager to accept a bid from the lowest qualified bidder provided the bid is no more than 10% above the engineer's estimate. Mr. McMullen abstained from voting due to conflict of interest as he is selling some property in the area. All others voted to send to Council for approval.

**B. Yamhill Basin Council**

Mr. Scoles reviewed some handouts explaining the purpose of the Yamhill Basin Council. He stated the council will be working to address natural resource management issues in the Yamhill River Basin and foster coordination and cooperation among key interests. Mr. Scoles indicated they will be looking for people to be part of a citizens review committee. These committees will be meeting at least once a month.

**IV. OTHER BUSINESS**

Nadine Windsor had a concern with a mattress on Hayes Street. She indicated it is a real eyesore and would like to have it picked up. Mr. Scoles stated he would have the Public Works Crew pick it up.

Mr. Scoles informed the committee of the plans for the parking lot adjacent to the Community Development Building. He stated we are currently renting space for \$50.00 per month and will be meeting with the owner about a possible lease with option to buy.

**V. ADJOURNMENT**

There being no further business the meeting was adjourned at 8:00 a.m.