

February, 16, 1995
7:30 a.m.
J's Restaurant

**MINUTES OF THE
COMMUNITY DEVELOPMENT COMMITTEE**

MEMBERS PRESENT: Roger Currier, Dave McMullen, Nadine Windsor

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

I. CALL TO ORDER

Roger Currier called the meeting to order at 7:30 a.m.

II. OLD BUSINESS

A. Engineering Projects Update

GIS - the new sewer base map is complete and the water base map is underway. These maps will be very useful when contracting for utility locates next year.

East Side Sewer Study - The consultant is in the process of calibrating the sewer model. The first project will be to determine if there is reserve capacity in the Springbrook Road sewer for service to the Werth Property.

Second Street L.I.D. - Owners have been notified of the \$6,000.00 assessment charge. There is a meeting with the owners scheduled for March to talk to them about the project and the assessments.

B. Utility Monthly Report

Mr. Liebert reviewed the report he handed out to the members. He mentioned the composter is still having some mechanical problems so staff is continuing to sell the compost. He discussed the benefits of having the combination sewer cleaning/vacuum truck working for us. Mr. Liebert reviewed what the Yamhill River Basin Council is doing. He mentioned that appointments to the council would happen sometime in February and they will start with defining water quality issues.

C. Building Development Status

Mr. Scoles indicated development in the last few months has slowed down.

Mr. Cole mentioned he had read an article that indicated Newberg's growth rate was 5-7%. He stated that is not true, Newberg's growth rate is only 2-3%.

III. NEW BUSINESS

A. Highway 240 Bridge Replacement

Mr. Scoles indicated this bridge is in poor condition. The State is planning to reconstruct it by September 1995. He mentioned they plan to widen the bridge, move it to the south, and straighten the curve.

B. Sanitary Sewer Replacement Project

Mr. Scoles informed the committee that the low bid was received by Canby Excavating and it was considerably less than the engineer's estimate. The Council authorized the City Manager to sign an agreement with them and we hope to start construction by the last week in February.

C. College Street Sewer

Mr. Scoles mentioned this is the first half of a project to extend sewer to the Specific Development Area. The project starts at River and Sixth Streets and extends the 18" sewer to Mission Drive. The first phase is budgeted at \$600,000.00. The City will be saving a lot of money by doing this project in-house instead of contracting out.

D. Periodic Review of Transportation System Development Charges

Mr. Scoles informed the committee that during the time the Transportation SDC was being developed there was, also developed, a list of projects that those funds should be used for. At that time the needs for Newberg were different so we should be looking at redoing that list. Mr. Scoles requested a consensus from the committee to have Council review these projects for priority level. The feeling from the committee was Council should review these and possibly develop a way to have the funds collected and used for site specific projects.

IV. OTHER BUSINESS

There was no other business at this time.

V. ADJOURNMENT

There being no further business the meeting was adjourned at 8:32 a.m.