

10:30 P.M.

June 1, 1981

AN EXECUTIVE SESSION OF THE
NEWBERG CITY COUNCIL

Council Chambers

Newberg, Oregon

Roll Call:

Present:	Maybelle DeMay	C. Eldon McIntosh
	Roger Gano	Quentin Probst
	Harold Grobey	Richard Rementería
	Alan Halstead	Tom Tucker

Staff Present: Michael Warren, City Administrator
 Richard Faus, City Attorney
 Arvilla Page, City Recorder

The Mayor stated the executive session was called under the rules of ORS 192.660 concerning labor negotiations, employees salaries and fringe benefits.

Council and Staff discussed status of negotiations with the Teamsters Union, pay increases that may be offered to the employees and possible fringe benefits.

Meeting adjourned at 11:00 P.M.


 Arvilla Page - Recorder

ATTEST:


 Elvern Hall - Mayor

Thursday, 7:30 P.M.

June 18, 1981

AN ADJOURNED MEETING
OF THE CITY COUNCIL

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

Roll Call:

Present:	Maybelle DeMay	C. Eldon McIntosh
	Roger Gano	Quentin Probst
	Harold Grobey	Richard Rementería
	Alan Halstead	

Absent: Tom Tucker

Staff Present: Michael Warren, City Administrator
 Richard Faus, City Attorney
 Clay Moorhead, City Planner
 Arvilla Page, City Recorder
 John Paola, Fire Chief
 Robert Sanders, Public Works Director
 Robert Weisenback, Building Official

Citizens Present: Approximately 15

There were no petitions or requests from the floor.

Request by Nahama & Weagant Energy Company regarding lease of City owned property for the purpose of oil and gas exploration.

Public Works Director stated this request is from a consultant and not the driller. This is prime property for the City and the concern is for protection of springs. If oil or gas are found in the general area, the City will have the opportunity in the future to again consider a lease.

City Attorney stated he had briefly reviewed the agreement that was presented. He considers the agreement to be overbroad and advises the City not to enter into the lease agreement.

Oscar Linscott, Consultant for Nehama & Weagant Energy Company stated it is an oil company. They became interested in this area when Reichhold found gas at Mist, Oregon. Large areas need to be leased because they are not able to pinpoint where deposits may be. Test wells would be drilled to determine the course of action. The area has the right geological structure. No test wells have been drilled yet. They need to put together large areas of leases to make the testing economically feasible. The company has about 1/3 of the leases desired. They would like to have 2 square miles of land under lease. The City property is in the center of their desired area. Any wells drilled must be cased. Bond is required by the State. There is no way that water source could be contaminated by the wells. Inspectors watched the entire process. Larger oil companies can finance exploration drilling without outside help. Smaller companies cooperate together in the costs. His company is planning to drill at Turner in August. They will be cooperating with Qunitana, Reichhold and Occidental. At Mist, Oregon, Reichhold has drilled seventeen wells. They have six producing wells.

Councilman Grobey stated that environmental laws of Oregon do protect the environment. The staff should investigate the requirements and restrictions.

Motion: Grobey-Halstead that staff make further investigation and educate themselves in the technical aspects of the exploration. The staff should then report and recommend to the Council. Carried unanimously.

Councilman Grobey stated to clarify for the record that he is employed by Northwest Natural Gas which is a partner in the Mist, Oregon gas wells.

The City Administrator read a note of appreciation to the Fire Department from Bruce and Lynn Wright.

City Administrator reported a letter had been received from Elver H. Voth, professor at George Fox College thanking the City for the tour of the waste water treatment facility by his environmental science class.

Reports from City Administrator:

The State Fire Chiefs' Association will meet June 20-22, 1981 at Salem. At that time Chief Paola will be winding up his year as President of the State Fire Chiefs' Association.

City Election costs for the May 19, 1981 election were \$393.36. This is reasonable cost compared with the previous elections which were conducted by the City.

There will be a joint special meeting of the Dundee and Newberg City Councils on June 30, 1981 at 7:30 p.m. at the PGE Building on Springbrook Road. At that time the two cable television franchise applicants will present their proposals.

The State Revenue Department has responded to receipt of the supplemental budget. Their comment was that we have received your supplemental budget and found the procedures to be good. They had previously been somewhat critical of our procedures.

The Ordinance Committee recommends adoption of the old fashioned bicycle as the City logo. Whether this symbol is used or some other, the City does need a symbol to tie the City together. Motion: Probst-Rementeria to use the logo on the City stationery. Aye - 2; Nay - 5. Motion failed. The Council instructed the City Administrator to bring sketches of letterhead designs to the Council for approval.

In response to the Council's question regarding the estimates on the PGE billings on the accounts payable list, the estimates proved to be within several hundred dollars of the actual bill on billings over \$10,000. each month.

Oscar Gerth has requested ^{for} petitioning of property on North Main Street. The property is currently served by water line from North Main Water District. No new connections are permitted on water districts at present. Recommendation is that connection be permitted to the water district for the petitioned property but that the City collect the tap and development fees now rather than later.

Oscar Gerth, 1603 North Main, stated the services need to be available now in order to build on the property. The request that the street be improved on that half along with the water line would put development of the property out of the question.

Public Works Director stated there would need to be a deed restriction on the lot created that the fees would be due before construction. City Planner stated there would also be the requirement that the half street improvement be made when other improvements are made in the area.

Mr. Gerth stated he had no objections to the deed restriction.

Motion: Probst-Grobey to accept the staff recommendations and grant use of City water through the water district temporarily with permanent connection when the City water line is installed on Main Street. Hookup fees on lot to be paid on connection to the water district. Carried unanimously.

The Council discussed whether development charges should be charged when property presently being served by districts changes to city services. Motion: Grobey-Gano that staff investigate and recommend charges for existing houses now served by water districts to be charged connection fees at the time of conversion. Carried unanimously.

Workman's Compensation Insurance. City Administrator reported the Workman's Compensation Insurance will expire June 30. The City is now able to insure with other companies other than State Accident Insurance Fund. The City contacted EBI Corporation, the League of Oregon Cities and SAIF. The League is currently not able to bid on the insurance. Bids from EBI and SAIF were reviewed by Dan Palmer and Angus McPhee. They recommend that the City place the insurance with SAIF for the coming year.

Angus McPhee, 104 S. River Road, stated SAIF offers to forego 40% of the premiums. If the experience is bad the City would pay an added premium with improved loss ratio the dividend would be reduced.

Resolution 81-899 was read waiving competitive bidding for Workman's Compensation Insurance and awarding the bid to State Accident Insurance Fund. Motion: Halstead-DeMay to adopt the resolution. Carried unanimously.

Appointments. The Mayor appointed two people to the Planning Commission. They were Jane Parisi-Mosher, 109 N. Meridian and Wayne F. Bowelby, Jr., 3000 Lindquist Court. Motion: Halstead-Probst to approve the Mayor's appointments to the Planning Commission. Carried unanimously.

New Business:

The Community Forum Meeting has been arranged to take place Thursday, June 25, 1981 at 7:00 p.m. at the United Methodist Fellowship Hall on Deborah Road. Newspapers have been contacted and it is hoped that citizens will attend.

Bridge renovation bids. Bids were opened June 9th. Good bids were received on Schedule A. Schedule B will have to be readvertised as no bids were received. Low bidder on all three painting systems in Schedule A was Abhe & Svoboda, Prior Lake, Minnesota. References have been checked on this contractor and a favorable response was obtained. A protest was received from the high bidder's attorney claiming that Abhe & Svoboda failed to provide a specialty contractor's number in their bid. This company has been prequalified by the State Highway Department and the Builder's Board confirmed the specialty contractor's bid number was only required to bid on residential dwellings. The Public Works Director recommends awarding of the Schedule A bid for the bridge renovation project to Abhe and Svoboda using painting system A for a contract amount of \$235,740. and to waive any informalities which may exist in the bid. Motion: Halstead-DeMay to award the bridge renovation bid to Abhe & Svoboda for \$235,740. and waive any informalities which may exist in the bid. Carried unanimously.

Ordinances:

Motion: Halstead-Rementeria to read Ordinance No. 2055 amending Ordinance 1386 regarding interest charge for connection and development fees paid by installment increasing interest rate to 12% per annum and permitting those residences now on septic tanks to be allowed payment over a 24 month period. Carried unanimously. The ordinance was then read. Roll Call: Aye - 7, DeMay, Gano, Grobey, Halstead, McIntosh, Probst, Rementeria; Nay - 0; Absent - 1, Tucker. The Mayor then declared the ordinance passed.

Motion: Halstead-Gano to read Ordinance No. 2056 amending the Garbage Franchise Ordinance to include exclusive right to haul recyclable solid wastes in the City. Carried unanimously. The ordinance was then read. Roll Call: Aye - 7, DeMay, Gano, Grobey, Halstead, McIntosh, Probst, Rementeria; Nay - 0; Absent - 1, Tucker. The Mayor then declared the ordinance passed.

Motion: Gano-Halstead to read Ordinance No. 2057 amending the Zoning Ordinance and the Comprehensive Plan Map to change the zoning on Tax Lots 3219 AA 13800, 13700, 13600, and 14200 from High Density Residential to Community Commercial. Carried unanimously. The ordinance was then read. Roll Call: Aye - 5, Gano, Halstead, McIntosh, Probst, Rementeria; Nay - 2, DeMay, Grobey; Absent - 1, Tucker. The Mayor then declared the ordinance passed.

The Council discussed nuisance abatement on the Molinuex property on Second Street in particular. The City Attorney stated he was familiar with the problem. The owner had promised to do something but nothing had ever been done. The previous City Attorney handled this. A new investigation will need to be done. Motion: Gano-Halstead that proper procedures be taken to initiate nuisance abatement against the property at Second and Edwards Streets. Carried unanimously.

Motion: Gano-Probst to adjourn to executive session.

10:00 P.M., Thursday

June 18, 1981

AN EXECUTIVE SESSION
OF THE CITY COUNCIL

Council Chambers

Newberg, Oregon

The Mayor called the meeting to order and stated the executive session was held under the rules of ORS 192.660 relating to labor negotiations.

Roll Call:

Present: Maybelle DeMay	C. Eldon McIntosh
Roger Gano	Quentin Probst
Harold Grobey	Richard Rementeria
Alan Halstead	

Absent: Tom Tucker

Staff Present: Michael Warren, City Administrator
Richard Faus, City Attorney
Arvilla Page, City Recorder

The City Administrator reported on the status of the labor negotiations with the Teamsters Union which represents the dispatch employees.

Motion: Gano-Probst to close the executive session and resume the regular session of council. All members as previously mentioned were present with only Mr. Tucker absent.

The Council discussed the meeting with the Dundee Council to view the cable television presentations and the possibility of an executive session following that meeting to have a further report on the labor negotiations. Motion: Gano-Probst to adjourn to June 30, 1981 for the purpose of viewing cable television franchise applicant's presentations and a possible executive session following the cable television presentation. Carried unanimously.


Arvilla Page - City Recorder

ATTEST:


Elvern Hall - Mayor