

Monday, 7:30 P.M.

May 7, 1984

A REGULAR MEETING OF THE  
NEWBERG CITY COUNCIL

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

Roll Call:

Present:	Maybelle DeMay	John Poet
	Roger Gano	Quentin Probst
	Alan Halstead	Richard Rementeria
	C. Eldon McIntosh	Tommy Tucker

Staff Present:	Michael Warren, City Manger
	Alan Barnes, Building Official
	Dave Bishop, Chief of Police
	Greg DiLoreto, City Engineer
	Richard Faus, City Attorney
	Clay Moorhead, Planning Director
	Arvilla Page, City Recorder
	Robert Sanders, Public Works Director
	Doreen Turpen, Librarian

Also Present: Nine Citizens, which included two Boy Scouts

Motion: Halstead-McIntosh to adopt the Consent Calendar which has four items as follows:

1. Approve Minutes of April 2, April 18, and April 25, 1984.
2. Letter from Oregon Fire Chiefs' Association thanking the City for permitting Chief Elmer Christensen to serve on Ad Hoc Safety Standards Committee.
3. Proclamation declaring May 20-26, 1984 as Public Works Week.
4. Proclamation declaring May 19, 1984 as Scrub Day.

Motion carried unanimously.

The two proclamations were then read by Mayor Hall.

Resolutions paying tribute to Stan Gaibler and Douglas Cloepfil were read by the City Attorney.

Motion: Gano-Halstead to adopt Resolution 84-1046, paying tribute to Stan Gaibler for service to the City as a volunteer fireman. Carried unanimously.

Motion: Gano-Probst to adopt Resolution 84-1047, paying tribute to Douglas Cloepfil for service to the City as a volunteer fireman. Carried unanimously.

New Business:

Discussion of water service outside the City Limits. Councilman Halstead reported that the Public Works Committee had reviewed the request of Mrs. Wilma Bonzi to exchange water service for an access easement to the City's reservoirs. The Committee recommended approval of the water service. The City Engineer described

some of the problems with the present access to the reservoirs and stated a new access route would be very beneficial to the City.

Motion: Halstead-Gano to approve water service for Mrs. Wilma Bonzi in exchange for road easement. Carried unanimously.

Appointments by Mayor:

Mayor Hall appointed to the Planning Commission, John Lyda and Bryce Fendall.

Motion: Gano-Rementería to accept the Mayor's appointments of John Lyda and Bryce Fendall to the Planning Commission. Carried unanimously.

Public Hearing: Vacation of an alley behind the Newberg Carnegie Library and a comprehensive plan amendment and zone change for Tax Lots 3219 AA-3400, -3500, and -3600. All changes are required for the Library Project.

The Planning Director reported that the changes had been reviewed by the Planning Commission and approved. There was no opposition to the changes at the Planning Commission hearing. The Planning Director showed the property affected on a map of the area. The zone change and comprehensive plan change are to a downtown commercial designation. This change is requested basically because of the parking requirements in the different zones.

No proponents or opponents wished to be heard on the matter and the public hearing was closed.

Motion: DeMay-McIntosh to read Ordinance No. 2141, changing the land use designation and zone of the public library property, by title only. Carried unanimously. The ordinance was then read by title only. Roll Call: Aye - 8, DeMay, Gano, Halstead, McIntosh, Poet, Probst, Rementería, Tucker; Nay - 0. The Mayor then declared the ordinance passed.

Motion: Gano-McIntosh to read Ordinance No. 2142, vacating the alleyway behind the public library by title only. Carried unanimously. The ordinance was then read by title only. Roll Call: Aye - 8, DeMay, Gano, Halstead, McIntosh, Poet, Probst, Rementería, Tucker; Nay - 0. The Mayor then declared the ordinance passed.

Reports from City Manager:

The City Manager introduced the two Boy Scouts in the audience. Mayor Hall welcomed them to the meeting and invited them to stay for the entire meeting and to come back at any time.

The City Manager stated that the Dog Control Officer has submitted her resignation effective May 17, 1984. Applications are now being taken for the position.

On Councilman Gano's inquiry on the phone costs, the information is available in the City Manager's office. Savings are being realized of approximately \$100. per month on the long distance calls with the long distance service. Councilman Gano asked whether the fixed costs are going to be renegotiated. Police Chief Bishop stated that the phone company would like for us to renegotiate so they could increase the costs. The present costs are very favorable to the City. The problem is with the outside lines. Particularly,

with the intercoms that are in other locations. The problem is being investigated.

The City Manager reported he is anticipating good news on the block grant application. He stated that when the news is received, he would like to hold a press conference and asked the members of the Council if they would like to be included. Several responded that they would. The City Manager stated he would call them.

Reports from Yamhill County Commissioner:

There were no reports from the County Commissioner.

Old Business:

Report on billboard sign request by Little Critters II Pet Shop. The Planning Director stated that the request for the sign has temporarily been cancelled by the applicant. Councilman Gano reported that he had talked with the applicant and the material the Council requested has been received from the State. However, they are now negotiating with a property owner outside the City limits for the location of a sign.

New Business:

Ballot Measure 2 Information. Ballot Measure 2 adjusts the vehicle registration fees. The City Manager reported that the City would receive about \$17,000. additional in road funds during the first year, with more anticipated on the next year.

Report to City Council on Special Adjourned Council meeting for the purpose of a public hearing on Sewerage Master Plan Update. The Public Works Director stated that the DEQ requires that a public hearing be held on the Sewerage Master Plan Update. The hearing is to determine if there are any findings of significant public impact. The Planning Commission will have a hearing on May 17, 1984 and a meeting of the Council has been set for May 29, 1984.

Discussion of Sewer Bond Payment Methods. The City Manager stated that the question is the amount of the split between property tax and user fees. A printout has been prepared by Pacific Economica on the impact of various splits and is made a part of these minutes as Exhibit No. 1. The Council discussed the matter of the property tax to user fees ratio briefly. Councilman Poet stated that the Council should let the public know, but he felt uneasy about press coverage just five days prior to a vote on the bond issue for the sewage treatment plant and questioned whether the matter should even be discussed at this time. Councilmen Tucker and Rementeria agreed with Councilman Poet. One unknown at this time is the amount that will be received in grants. Councilman Tucker stated there is not much more that the public could be informed on than has already been done. He added that the people that are interested have already spent the time to get the information. Councilman Gano stated that efforts have been made to bring the discussion out before the election and he stated that he would favor a motion on the subject.

Motion: Tucker-Gano that not more than 50% of the costs will be applied to property taxes.

Motion Amendment: Rementeria-Tucker that the goal of the Council is to annually review the revenue structure with the goal of the rates to pay the entire cost of operations. Amendment carried unanimously.

Vote on the main motion, as amended, carried unanimously.

Motion: Rementeria-Poet to approve the Accounts Payable for April. Motion carried with one abstention, Halstead.

Resolutions:

Motion: Gano-Halstead to adopt Resolution No. 84-1049, authorizing additional representatives to acquire federal surplus property. Carried unanimously.

Motion: Halstead-Rementeria to adopt Resolution No. 84-1050, transferring funds from General Fund Contingency to General Fund Accounts in the amount of \$8,510. Carried unanimously.

Motion: Halstead-Rementeria to adopt Resolution No. 84-1051, authorizing cooperative intergovernmental agreement with the League of Oregon Cities. Carried unanimously.

Motion: Gano-Rementeria to adopt Resolution No. 84-1052, authorizing purchase of a street sweeper with financing option number five. Carried unanimously.

Council and Staff discussed the proposed resolution authorizing agreement between the City and Chehalem Park and Recreation District that would advance public land payment for development of Springbrook Park. In addition to advancing the public land payments for future years, the City would provide the systems development valued at \$4,250.

Stu Harris, 3305 Vittoria Way, questioned the origins of the public land money and whether the park land belonged to the Park District or to the City.

Mayor Hall responded that the property does belong to the City but the Park District has a responsibility of improving and then maintaining the property when it is used for park purposes. Public land money is obtained by charging subdividers and developers a fee when land is not accepted for public purposes.

The Public Works Director stated that the City is attempting to develop a mutual aid agreement with Chehalem Park and Recreation District.

Motion: Halstead-McIntosh to adopt Resolution No. 84-1053, authorizing agreement between the City and Chehalem Park and Recreation District for advancement of public land payment for development of Springbrook Park. Carried unanimously.

Motion: DeMay-McIntosh to adopt Resolution No. 84-1054, authorizing transfer of funds from Capital Improvement Fund to Public Land Account. Carried unanimously.

Motion: DeMay-Probst to adopt Resolution No. 84-1055, amending the architect's contract for library services. Carried unanimously.

The Librarian gave an update on the library project. She stated that the Committee is now reviewing the finish and detail work and will have one more final meeting prior to going out to bid on the project.

The City Manager stated that all the staff are working to coordinate the financing and other aspects of the library project.

Motion: Gano-DeMay to read Ordinance No. 2143, adding stop signs at Sitka and Haworth and County Road 55 and Springbrook Road. The ordinance to be read by title only. The motion carried unanimously. The ordinance was then read by title only. Roll Call: Aye - 8, DeMay, Gano, Halstead, McIntosh, Poet, Probst, Rementeria, Tucker; Nay - 0. The Mayor then declared the ordinance passed.

Special Resolution No. 84-001 was read by Mayor Hall. The resolution requires that if the sewer bond issue is approved by the voters on May 15, 1984, that the City Manager will shave off his beard and moustache and remain clean shaven for one year. The resolution additionally states that the City Manager will not be submitted to any harassment by the members of the City Council regarding his facial hair for a period of at least twelve months from May 15, 1984 should the sewer bond issue to be voted upon fail.

Motion: Rementeria-McIntosh to adopt the special resolution. Motion carried with one nay, Halstead. Councilman Halstead stated that having a full beard himself, he was in complete sympathy with the City Manager.


Mayor Hall called the Council into Executive Session under the rules of ORS 192.660(1)(e) to discuss real property negotiations. All parties present, not necessary to the discussions were excused. Members of the press were invited to remain, but were advised that they could not report on any matters discussed by the Council.

The meeting was adjourned from the Executive Session to the regular session of the Council.

Motion: Gano-Tucker to adjourn to May 16, 1984. Carried unanimously.

  
Arvilla Page - City Recorder

Attest:

  
Elvern Hall - Mayor