

# **MINUTES OF THE NEWBERG CITY COUNCIL**

**TUESDAY, FEBRUARY 16, 1999**

**7:00 P.M. MEETING**

**PUBLIC SAFETY BUILDING - TRAINING ROOM**

## **I. CALL MEETING TO ORDER**

Mayor Cox called the meeting to order at 7:00 p.m.

## **II. ROLL CALL**

**Roger Currier (RC)**

**Alfred Howe (FH)**

**Donna McCain (DM)**

**F. Robert Weaver (RW)**

**Lisa Helikson (LH)**

**Brett Veatch (BV)**

## **STAFF**

**PRESENT:** Duane R. Cole, City Manager (DRC)  
Terrence D. Mahr, City Attorney (TDM)  
Mike Soderquist, Community Development Director  
Peggy Nicholas, Recording Secretary

## **OTHERS**

**PRESENT:** Kelli Highley, Warren Parrish,

## **III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

## **IV. CONSENT CALENDAR**

None.

## **V. COMMUNICATIONS FROM THE FLOOR**

Discussion was held concerning a request for information on the City's water. Mr. Mike Soderquist provided a hand out on the lead and copper minerals in the drinking water. He reviewed the City's water records as referenced in the hand out. In December, 1997, the City started treating the water and tested the pH. The chart reflects a reduction in both lead and copper. Mr. Soderquist said additional testing will be done in 1999.

**Ms. Kelli Highly, 619 S. River Street, Newberg, Oregon,** discussed the City's involvement in repairing its roads and in particular, Hwy 99W within the City limits. She said it appears that the road between Main and Brutscher (east bound) has not been adequately repaired.

Ms. Highley asked how many houses were tested and what areas of town were used in the tests. Ms. Highley asked what the City was doing to the water to cause such an increase in mineral deposits. Mr. Soderquist said that he was not sure how many houses or which houses were tested, but would provide the information to the Council in response to her inquiries.

DRC said that he has contacted ODOT concerning "patching" the roads. The road realignment was scheduled for the year 2000.

Ms. Virginia Jungwirth, also asked what portions of the City were tested and who was tested.

Mr. Warren Parrish, 30450 NE Wilsonville Road, Newberg, noticed that the Council would be discussing in executive session employment issues of the City Manager. He would like to recommend and remind the City Council that they are the employer of the City Manager. He recommended that with the time frames the Council is faced with, that they review the matter carefully.

Councilor RC asked for clarification of the City's insurance company being either CCIS (City/County Insurance Services) or SIMS (self insured management systems). TDM said the City participates in City/County Insurance Services (self insurance pool). With that, a company manages the claims, SIMS, formerly Alexis. SIMS was hired by CCIS to handle the claims of the City. Discussion was held concerning payment of all claims from self insured programs. The City contributes to a "pool" of funds.

## **VI. PUBLIC HEARING**

None.

## **VII. CONTINUED BUSINESS**

1. Consider and Discuss Design Options for the Exterior of City Hall.

Representatives from SERA were present:

Ms. Anita Parker, Mr. John Smith, Mr. Skip Stanaway and Bruce K. Reid from DPR Construction, Inc. were present.

DRC presented the staff report. Discussion was held concerning what it would take to move back into the City Hall building. The Central School project had problems dealing with change of occupancy regulations. The City Hall project is not similar in that moving back into the building would not be a change in use. The building, however, has sustained some damage from the evaluation process and is not ADA accessible.

Councilor LH asked what would the savings be in using the City crews versus the contractor? Mr. Reid said that the City could save about \$13,000 (1/3 of the \$38,000 demolition costs). With any demolition in the building, the City would be committed to do something with the building before occupancy.

Councilor RW said the City has grown in the last 25 years. He has a tremendous concern over parking. Right now, there is not sufficient parking. Discussion was held concerning issues relating to the post office parking problems.

Councilor RC said that Chief Tardiff disclosed that parking is a problem because there is insufficient parking even around the public safety building. He agrees that the Council needs to decide what to do on the City Hall project. The timeliness of the Young building lease renewal (Community Development building) seems to be forcing the Council to do one thing or another.

Councilor RW said it appears that the Council is not speaking for the future generation in providing for parking. It is not "friendly" when there are only two parking spaces out front and the City Hall building presently only has two front door street parking spaces. Councilor DM said there is parking available on Second Street and it is within walking distance.

Councilor LH said she was comfortable in moving ahead, the architectural work is being done now. Nothing would be done until the results are in which define the City's needs.

Councilor FH said that on the other hand, there are some real advantages to making the decision now (to go ahead or wait). He was in favor of the project and parking could be addressed. The time has come to make a decision.

**MOTION:** FH/DM to accept the City Manager's proposal and begin demolition as soon as possible.

Councilor BV said he thinks the project is a good project and there is a need to do something. In the past week, a lot of people have contacted him concerning the possibility of relocating City Hall at a different location. DRC reviewed prior studies which considered the Central School and Loren Berg facility. The VFW site was also considered. DRC said it is cheaper to build on a new site.

Councilor RW questioned where there would be a "new" core area which could have been defined 75 years ago. Discussion was held concerning turning the City Hall building into a museum and/or art museum (turn of the century scene). The cost of the project would be about the same as for a new building. DRC discussed hiring of architects to design a City Hall in the present location.

Councilor FH asked DRC how much has been spent on site drawings specific to the current location. DRC said about \$80,000. Councilor FH said if the Council decides to relocate City Hall to another location, the money is gone.

Mike Soderquist said that the project is \$3M to \$3.5M project. Each month delay is costing about \$8,000 each month.

Councilor RC said as the former Chairman of the Capital Projects Committee, they went through a lot of lengthy meetings, and the consensus of the Committee, was to rebuild the City Hall in the same location and to maintain the example to the downtown core community and make it a viable resource to the community.

Mayor Cox said the motion on the floor is for demolition or not to start the demolition.

**ROLL CALL:** (2 Yes [FH/DM]/4 No [LH/RW/BV/RC]) Motion failed.

Mr. John Smith from SERA presented the architectural drawings. Mr. Smith reviewed the design issues:

1. Should be some differentiation from old work and new work.
2. The new work needs to be same as size and scale.
3. Preserve the historic character.
4. Each building should reflect its time, place and use.
5. The building needs to be compatible and be in harmony.

The building has a strong base, a classical style of architecture. Any addition should respond to it. The plans are compatible with the zoning and design standards.

Mr. Smith provided three options:

1. Concept 1: original building and addition.
2. Concept 2. Done in more contemporary fashion (glass wall) which would provide the opportunity to see a lot of the movement in the building. Sets off original building.
3. Concept 3. It is a little shorter than the other schemes. The City Hall building is the tallest building. Discussion was held concerning the building being structurally sound.

The Council reviewed the various concepts and noted that Concept 2 had too much glass and Concepts 1 and 3 provided more fluidity which would also revitalize the downtown area. The architect prefers Concept #1 (more contemporary), but it still has the relationship to the historic flavor.

Discussion was held concerning the historical building front still being "historic". They will be preparing a CAD image of the street.

Councilor FH expressed concerns about why the Council is continuing with the proposal if they have not made a decision on the project?

Councilor LH said she is committed to do the project. She is not sure of the funding aspect and whether or not the demolition can be done in-house by corrections crews. Discussion was held concerning the bond measure or budget process.

Councilor RC said he echoed Councilor LH's comments. He wished that in the meantime the Council could get input from the citizens about a bond measure.

Councilor BV said he feels the project is a good one, the question is whether or not the location is a good one. He does not feel like locking the City into disassembling the current City Hall until the Council determines how the funding will be done. He does not want to take that option away until they are certain that the project should move forward.

Councilor FH said staff provided the Council with different funding proposals (bond measure and in-house) with related projections.

Councilor LH said that the options were reviewed, but the funding decision would be determined later. Councilor FH said the Council has not come up with the decision on whether or not to do the project. Mayor Cox said that until there are hard numbers to determine the amount of funding, the option is still open on whether or not it will work.

Councilor RC said the Council did obligate itself when it decided to pay for the Bunn property. He feels as a Council member, he supports the project of rebuilding the City Hall building. If the building is demolished and the funding falls flat, he would prefer that the Council be behind one project for one common goal. He would like to see the debris taken away from the front area of the building so it does not look bad.

**MOTION:** RC/FH moved for reconsideration of the prior motion to begin demolition.

Councilor FH expressed support for the motion.

Mayor Cox said the issue came to a vote to go ahead with the process. Discussion was held concerning making the decision to go forward without obtaining the information necessary to see if the City has sufficient funding. At this point, the City has spent so much money and needs to complete the design so that savings can be identified.

Councilor RW said the Council could vote provided that they see proof that money is available. He would recommend Concept #1.

Councilor FH withdrew his second on the motion for reconsideration. Councilor RC reviewed his concerns over the cost of the Young building lease.

**ROLL CALL ON DEMOLITION:** (3 Yes [DM/FH/RC]/ 3 No [LH/BV/RW]). Mayor Cox voted to deny demolition. Motion failed.

**MOTION: RW/RC** to adopt Concept #1 (3 Yes/3 No). Mayor Cox voted "no". Motion failed.

**MOTION: LH/DM** to adopt Option #3. (5 Yes/1 NO [RC]). Motion carried.

Councilor FH asked how long it would be before good numbers would be available for Option #3. DRC said they would be available at the June 7th City Council meeting or possibly later. DRC said the budget will be completed prior to knowing the exact figures for the project, but estimates will be closer.

#### **VIII. NEW BUSINESS**

None.

#### **IX. EXECUTIVE SESSIONS**

An executive session began prior to the meeting at approximately 6:20 p.m. and was adjourned at approximately 7:05 p.m. The regular session of the City Council meeting was held and adjourned at 10:00 p.m. to go into executive session to continue the matters scheduled for executive session.

1. Pursuant to ORS 192.660 (1) (a) relating to Employment of City Manager;
2. Pursuant to ORS 192.660 (1) (d) relating to Labor Negotiations;
3. Pursuant to ORS 192.660 (1) (e) relating to Real Property Transaction;
4. Pursuant to ORS 192.660 (1) (h) relating to Litigation.

#### **X. ADJOURNMENT**

**MOTION:** To adjourn at 10:55 p.m. (Unanimous). Motion carried.

**ADOPTED** this 17<sup>th</sup> day of May, 1999.

  
Duane R. Cole, City Recorder

**ATTEST** by the Mayor this 7 day of June, 1999.

  
Charles B. Cox, Mayor