

MINUTES FOR THE NEWBERG CITY COUNCIL

MONDAY, MAY 1, 2000

7:00 P.M. MEETING

PUBLIC SAFETY BUILDING - TRAINING ROOM

I. CALL MEETING TO ORDER

President Weaver called the meeting to order.

II. ROLL CALL

Roger Currier (RC)

Noelle Wilson (NW)

Donna McCain (DM)

F. Robert Weaver (RW)

Lisa Helikson (LH)

Brett Veatch (BV)

Absent: Mayor Cox

Staff

Present: Duane R. Cole, City Manager (DRC)
Larry Anderson, Division Manager
Barton Brierley, Planning Director
Kathy Tri, Finance Director
Norma Alley, Recording Secretary

Others

Present: Kelli Highley,

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

PUBLIC MEETING SECTION

President Weaver made an announcement that the Public Hearing on the Asphalt Plant is tabled to May 15, 2000.

IV. PUBLIC COMMENTS

1. Proclamation and Endorsement of Unity 2000 Conference - August 8 through 12, 2000 Dr. Virginia O. Phillips - Women of Purpose International, President

President Weaver gave the proclamation.

Ms. Kelli Highley, 619 S. River, Newberg, asked for clarification on the financial report. Ms. Highley wanted to know if the City's financial contribution was included with ODOT's. Ms. Highley asked the Council why there wasn't action taken to pull the trucks

from Baker Rock after the LUBA hearings.

DRC said he would like to spend more time on the financial issues. He said that staff did look into the Baker Rock access. To move the truck access would be problematic for the City. Staff will have a discussion on how they would impact the street during the design review.

Dr. Virginia Phillips, President of Women of Purpose International, 500 N. Sitka Ave, Newberg, said the benefits of Unity Week are:

- Be a model to the community.
- Be a model for other communities.
- Invite people into our community.
- Youth would know that people care.

V. PUBLIC HEARING

None

BUSINESS MEETING SECTION

VI. CONTINUED BUSINESS

None

VII. NEW BUSINESS

1. Motion to approve recommendation to the State Historic Preservation Office for a Special Assessment of the Union Block Building.

Barton Brierley gave the staff report. This is a special assessment request for the South side of First Street. It is the home of White's Collectibles, Thomas Kinkade Gallery, Buckley Insurance and upstairs there is a vacant hotel. The property owner would like to repair the fire damage and create dwelling units upstairs. This allows the owner to remodel the structure without the tax costs. This would freeze the cost of the assessment. If the property is improved, it would have a \$150 thousand free from tax. This gives the property owner the incentive to remodel and gives productivity to the building. This could be important to contribute to the life of downtown. Staff recommends Council approval.

Councilor BV announced his abstention.

Councilor DM asked why the applicant has not applied for a loan.

Barton Brierley said we can explore that with the applicant.

Councilor DM asked for clarification on the financial impact.

Barton Brierley said it would freeze finances for 15 years.

Councilor LH said Council has encouraged owners to improve buildings in the downtown area. This is a way to do that. This is not costing us a lot to support this.

Councilor RC said he was bothered by the letter of recommendation dated April 14. He asked for clarification on the amount of studio apartments being restored. The Council voted on a disability access downstairs. He asked what the current plan was for the access.

Barton Brierley said when we brought it to Council staff discussed this project to meet the ADA requirements. Through investigation staff found this is not required.

Councilor NW said she thinks it is a good idea to encourage development.

Barton Brierley said the letter of recommendation had not gone out. The purpose of the letter would be a draft for Council to use.

President Weaver said if we improve this he would like to include information about the disability access.

DRC asked for more information on the discussion about disabled access.

Barton Brierley said he did not have the full information on that. Our building department has contacted several experts on ADA in the last year. He said he was not prepared to discuss that issue in detail.

MOTION:	NW/LH - to approve a recommendation to the State Historic Preservation Office for a Special Assessment of the Union Block Building. (4 yes/1 not [RC]/1 abstain [BV]). Motion Carried.
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2. Update report on Privilege Tax.

Kathy Tri gave the staff report. Last summer the Council voted for a 1.5% privilege tax for the PGE bills. March's check was \$31,233.53 which is exactly what they projected. This tax is paying for the City Hall Renovation. The City will be receiving money for the next five years. What money the City receives is dependant on the weather and the growth of Newberg.

Councilor RC said is there any fall back position in case the voters do something on this vote.

Kathy Tri said no there is not a fall back plan. It currently would go to the General Fund.

DRC said however Newberg would join with other City's and seek clarification since this question is dedicated to a specific item. This would be an item that staff would look at.

3. Update report on Major Projects in the City.

Ms. Kelli Highley, 619 S. River St., Newberg, asked for clarification on the financial

contribution from ODOT (page 42).

Larry Anderson, said the River Street project opens bid June 1. This would construct a new sewer line designed to replace early 1900's pipe lines. This would create a back bone for the sewer replacement pipes.

Councilor RC asked why the lines were not moved around the vacated streets.

Larry Anderson said in the application the City has vacated the street but retained an easement to maintain the pipes. Staff is going to be re-paving the streets as they go.

Councilor RC asked if staff could cut it on either end and go around so the City does not have to deal with their streets.

DRC said staff looked at that as an option and found it would not require rerouting.

Councilor DM asked are they going to remove the streets.

Larry Anderson said the public will still have access and the development does not interfere with what they are planning on doing.

Barton Brierley said staff did not reroute because of the traffic control on Hancock.

DRC asked when bids are due.

Larry Anderson said bids are due June 1, 2000. The goal is to redirect the water line at the same time to save time and money for the City. This replaces the 1934 water lines. Staff knows the street construction will be an inconvenience. The line will have a life of 300 years.

Councilor RC said staff told Council that staff had to do the hook up before ODOT comes in but with this staff is doing the work in conjunction.

Larry Anderson said staff had no place to put the line. ODOT purchased the easements and has given the City the access to it. If the City does it too soon, we would have more restoration costs.

Barton Brierley gave the report on the Loren Berg project. They are planning to move to Portland Road. We have been looking at the potential of the City acquiring the property. The owner has offered the showroom property at a low cost. Staff is seeking grant funding to do an environmental survey for the contamination under the site. Staff also convened a meeting of agencies to look at how to fund a clean up. We got a positive response to obtain up to \$300 thousand. We will have a report in the next few weeks on what could be done with the property. The building on the South side has extensive windows that lend themselves to a transition from the sidewalk and an entrance. Some uses we came up with at the meeting were a restaurant, banquet facility, community access facility, parking for downtown, multiple use area. The property has a large availability for use.

Councilor RC asked what have we spent to date on consultant fees.

Barton Brierley said about \$15 thousand on the environmental study.

Councilor DM said at one time there was a downtown association that tried to get the Post Office to purchase some property. She asked if staff has contacted the Post Office to see if they are interested in that area.

Barton Brierley said it seemed to be a possibility. A representative from the Post Office attended the meeting. They would use the entire block for industrial type mail processing.

Councilor LH asked if any of the Councilors attended the meeting on Wednesday.

Barton Brierley said no.

Councilor LH said she was frustrated that she did not receive a notice about the meeting.

Councilor RC said he is not against downtown redevelopment. He was frustrated that staff spent \$15 thousand on consultant fees and staff time while they knew the tanks were there. This benefits the property owners and the City has not done this for anyone else in town. If we were going to make suggestions we should have done this years ago. To come in now to bail someone out is getting over our head. We need to save our money.

President Weaver thanked the staff for the report.

4. Quarterly Budget Report from Finance Department.

Kathy Tri said the City is facing financial issues with the General and Street Fund and needs to educate the community and Council. She highlighted the General Fund and State Tax Street Fund. The City has received about 95% of what we have estimated for the funds. Some other funds are:

- The property tax: on target.
- Building Revenue: we are receiving about \$14,800 while we are spending \$24,050 a month. There are many factors affecting this. In April a building inspector was laid off. March there was a big payment from a franchise. The PGE payment was lower but the others came in on target.
- Court: making \$23,000 a month.

The City has spent about 68% of the budget.

- Street Fund: this is the largest expenditure with March being \$60,000. The budget was tight this year. In results of our revenue not keeping up with expenditures we relieved a Building Inspector and regulated the street repairs. The State Tax Street Fund has \$63 thousand and the City needs \$75-80 thousand in cash to cover the expenditures.
- Capital Projects: just got reviewed for the future. The City has spent more than \$1.2 million. This is a pat on the back for the engineers.

Ms. Kelli Highley, 619 S. River St., Newberg, asked if the Street Development

money is restricted to what the Council approved.

DRC said when Mr. Dave Bishop said ODOT needs \$1.2 million it was true. This provides more of a problem to ODOT than the City. ODOT is looking at other resources to avoid asking the City for the money. This was not developed for the City to come up with the funds.

Kathy Tri said we do have about \$18 million in cash. \$4.5 million is dedicated to water. There are 11 current loans that are current.

Councilor LH said she is on the Finance Committee and appreciated getting these updates. It is important for the public to see the reports.

5. Motion to authorize the Mayor to enter into the perpetual Mid-Willamette Valley Police Mutual Aid Agreement and Special Police Operations Team Agreement.

DRC gave the staff report. This is an agreement the City has had for some time. This provides mutual aids for Police in the area. This is also to use the Special Police Operation Teams. This agreement enables the City to call upon them. The last time we did this the City Manager signed the agreement and DRC thought Council should authorize the Mayor to sign the agreement.

President Weaver asked how many years have the City done this.

DRC said at least 20. The City is required to look at it every ten years.

MOTION:	LH/RC - to authorize the Mayor to enter into the perpetual Mid-Willamette Valley Police Mutual Aid Agreement and Special Police Operations Team Agreement. (Unanimous). Motion Carried.
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VIII. CONSENT CALENDAR

None

IX. EXECUTIVE SESSION

Executive Session was held during Work Session as noticed.

1. Executive Session pursuant to ORS 192.660(1)(d) relating to labor negotiations
2. Executive Session pursuant to ORS 192.660(1)(e) relating to a real property transaction.
3. Executive Session pursuant to ORS 192.660(1)(h) relating to pending litigation.


X. ADJOURNMENT

MOTION:	RC/BV - to adjourn. (Unanimous). Motion Carried.
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ADOPTED by the Newberg City Council this 19th day of June, 2000.


Duane R. Cole, City Recorder

ATTEST by the Mayor this 30 day of June, 2000.


Charles B. Cox, Mayor