MINUTES OF THE NEWBERG CITY COUNCIL
MARCH 21, 2005
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING - TRAINING ROOM

I. CALL MEETING TO ORDER

Council President Andrews called the meeting to order.

II. ROLL CALL

Councilors Present:	Bob Andrews Bob Larson Robert Soppe	Roger Currier Mike McBride
Councilors Absent:	Mike Boyes, Mayor Stewart	
Staff Present:	James Bennett, City Manager Terrence Mahr, City Attorney Kathy Tri, Finance Director Barton Brierley, Planning and Building Director Brian Casey, Deputy Police Chief David Beam, Economic Development Coordinator Norma Alley, Recording Secretary	
Others Present:	Darlyn Adams, John Bridges, Lorraine Hall, Kris Horn, Dana Miller, Grace Schaad, Michael Sherwood	

III. *PLEDGE OF ALLEGIANCE*

The Pledge of Allegiance was performed.

IV. CITY MANAGER'S REPORT

James Bennett, City Manager, reported that the second CERT Team has graduated and a third team will be starting up soon. There will be a meeting on Thursday, March 24th, at City Hall to discuss the feasibility of the formation of a Fire District. The first Budget Committee meeting will be held on Tuesday, May 3. There are still two vacancies to be filled. Council will review the Dundee police contract at the April 4 work session. Commissioner Kathy George will make a presentation on the County water intertie project at the April 4 Council meeting.

PUBLIC MEETING SECTION

V. PUBLIC COMMENTS

Darlyn Adams, 131 Johanna Court, Newberg, said the Committee has raised $162,764 to date with a $10,000 donation from Williard L. Eccles Foundation (see testimony in Council Packet).

Grace Schaad, 31525 NE Schaad Road, Newberg, said at the March 3rd, 2005, Yamhill County Planning Commission meeting the Commission considered a conditional use permit request from Mike Gouglar for a construction access and emergency access road from Corral Creek to the Greens Development. The construction access was denied. The emergency access was approved. Ms. Schaad asked the Council to require Mr. Gougler to comply with the permit and gate the road at both ends.

Mr. Barton Brierley said staff would contact the developer to get the City required gate installed.

Ms. Lorraine Hall, 114 South Center Street, Newberg, asked for the Transportation Task Force Study she handed out to be retained in one City file at City Hall and at the library. (See testimony in Council Packet).

Mr. Bennett said staff would put it in the City's Transportation Task Force file.

VI. CONSENT CALENDAR

1. Consider approval of City Council Regular Session Minutes for February 7, 2005, February 22, 2005, and March 7, 2005.

MOTION: Currier/McBride to approve City Council Regular Session Minutes for February 7, 2005, February 22, 2005, and March 7, 2005. (5 Yes/0 No/1 Absent [Boyes]). Motion carried.

VII. PUBLIC HEARING

None.

BUSINESS MEETING SECTION

VIII. CONTINUED BUSINESS

None.

IX. NEW BUSINESS

1. Consider a motion to appoint two members to the Budget Committee.

Ms. Kathy Tri, Finance Director, presented the staff report and recommended to appoint two members to the Budget Committee.

MOTION: McBride/Larson to appoint Darlyn Adams and Ernie Amundson to the Budget Committee. (5 Yes/0 No/1 Absent [Boyes]). Motion carried.

2. Consider a motion to approve the application for the Edward Byrne Memorial Justice Assistant Grant and authorize the City Manager to enter into a Memorandum of Agreement with Yamhill County to split equally the grant proceeds as a disparate jurisdiction.

Mr. Brian Casey, Deputy Police Chief, presented the staff report.

MOTION: Larson/Soppe to approve the application for the Edward Byrne Memorial Justice Assistant Grant and authorize the City Manager to enter into a Memorandum of Agreement with Yamhill County to split equally the grant proceeds as a disparate jurisdiction. (5 Yes/0 No/1 Absent [Boyes]). Motion carried.

3. Consider a motion for a possible acquisition of downtown "Gateway" property at the eastern end of the downtown area.

Mr. Barton Brierley, Planning and Building Director, presented the staff report.

Councilor McBride asked what comparisons were used in the appraisal.

Mr. Brierley said ODOT likely looked at recent sales of property in the downtown area.

Councilor Soppe asked what the property was zoned.

Mr. Brierley said it is zoned a C-3.

Councilor Andrews asked what could be built on a piece of property zoned C-3.

Mr. Brierley said some options are an office building, car lot, small retail shop, or a coffee stand.

Mr. John Bridges, President Newberg Early Bird Foundation, 515 East First Street, Newberg, said Early Bird Rotary approved a twenty thousand dollar donation for construction of a sign, which they are committed to donating: ten thousand this fiscal year (ending June, 2005) and another ten next fiscal year (starting July, 2005).

Councilor Larson asked what would happen if the City is not able to purchase the property by June 30th.

Mr. Bridges said the City would run the risk of Rotary committing that money to someone else.

Mr. Michael Sherwood, Chamber of Commerce Economic Development Committee Chairman, 11725 Northeast Lauren Lane, Newberg, said he represented the Chamber and the Economic Development Committee was in support of the gateway property project.

Ms. Kristin Horn, Downtown Association President, 610 East Sheridan, Newberg, expressed support for the purchase of the property.

Mr. Dana Miller, George Fox University, 414 North Meridian, Newberg, shared the University's support for the purchase of the property.

Mr. Bennett suggested the Council consider rezoning the property to public use.

Councilor McBride said he does not have a problem with letting staff start negotiating with ODOT and for Council to look into rezoning it.

Mr. Mahr expressed concern of inverse condemnation if Council rezones it.

Discussion was held about how ODOT would react to a re-zoning of the property.

Council Deliberation:

Councilor Soppe said he thought the cost was too high and would like to see staff begin negotiating this to see if the City can purchase it.

Councilor Andrews expressed his concern for using funds from the General Fund to purchase the property, but would consider pursuing negotiations.

MOTION: Soppe/Larson to approve negotiations with ODOT for the possible acquisition of the "gateway" property at the eastern end of the downtown area. (5 Yes/0 No/1 Absent [Boyes]). Motion carried.

4. Review and discussion on the Civic Corridor Streetscape Survey.

Mr. David Beam, Economic Development Coordinator, and John Bridges, Attorney at Law, 515 Eat First Street, Newberg, presented the staff report and showed the Council a power point presentation of streetscape options for the corridor (see presentation in Council Packet).

X. EXECUTIVE SESSION

None.

XI. ADJOURNMENT

MOTION: McBride/Soppe to adjourn at 9:25 p.m. (5 Yes/0 No/1 Absent [Boyes]). Motion carried.

ADOPTED by the Newberg City Council this 4th day of April, 2005.

James H. Bennett, City Recorder

ATTEST by the Mayor this 7th day of April, 2005.

Bob Stewart, Mayor