

**CITY OF NEWBERG COUNCIL MINUTES
DECEMBER 4, 2006
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING - TRAINING ROOM**

I. CALL MEETING TO ORDER

Mayor Bob Stewart called the meeting to order.

II. ROLL CALL

Members

Present:	Mayor Bob Stewart	Bob Andrews	Mike Boyes
	Roger Currier	Dawn Nelson	Bart Rierson
	Robert Soppe		

Staff

Present:	Jim Bennett, City Manager
	Terrence Mahr, City Attorney
	Barton Brierley, Planning and Building Director
	Jennifer Nelson, Recording Secretary

Others

Present:	Darlyn Adams, Grayden Rubottom, Tony Rourke, Charles Zickefoose, Mat Haug, Bob Woodruff, Tom Barnes, Corey Zielsdorf, Candy Collins, Rob Felton, John Lawson, Dwayne Brittell, Warren Parrish, Sheryl Kelsh, and Matt Simek
----------	--

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CITY MANAGER'S REPORT

Jim Bennett, City Manager, announced that the Mid-Willamette Valley Area Commission on Transportation, the group that determines where regional funding goes for projects like the bypass, had a representative from Yamhill County and that representative was Mayor Rita Baller of Willamina. They need to find a new mayor or council person willing to volunteer for serving. Please get a hold of me for nominations.

He also mentioned that we have been trying to find a date to have an orientation meeting for the council and new council members coming on. We are searching for a date that would work for everyone and we are now looking at either the 19th or 20th of December, which is a Tuesday or Wednesday. He asked if anyone would have conflicts with either of those dates. There were no conflicts noted and it was decided to set the date for Tuesday, December 19th, at 6pm at City Hall. It will be a dinner meeting.

PUBLIC MEETING SECTION

V. PUBLIC COMMENTS

Darlyn Adams, 131 Johanna Court, representing the Newberg Animal Shelter Friends, updated council on the outcome of the brick campaign at Cusick Picture Frame which raised \$601. The Photo with Santa and your Pet raised \$773 (this was \$115 more than last year's event), for a total of \$1374 for the weekend. Our last event of the year, the Holiday Bake Sale, will be held December 9 and 10 from Noon to 7 pm. All proceeds go to the building fund which is currently at approximately \$234,210. The goal is to end the year close to \$240,000. The Pet/Wine Calendars will also be sold during this time for \$10. Small boxes of Sees Candy will also be available for \$5. The bricks are available for one more year at \$50 each; we've sold 391 (\$19,550) and are aiming for 400 bricks. The next meeting is Thursday, December 21st, in the Public Safety Building at 7:30 pm.

VI. CONSENT CALENDAR

Consider a motion approving a proclamation recognizing Grayden Rubottom for his 15 years of volunteer service to the community as a Reserve Police Lieutenant.

MOTION: Currier/Nelson to approve a proclamation recognizing Grayden Rubottom for his 15 years of volunteer service to the community as a Reserve Police Lieutenant. (Unanimous) Motion carried.

Mr. Bennett read the proclamation recognizing Grayden Rubottom.

Mayor Bob Stewart presented Grayden Rubottom with an award.

Grayden Rubottom, Reserve Police Lieutenant, gave a brief acceptance speech and offered heartfelt gratitude to all for the award and recognition received.

VII. PUBLIC HEARING

None.

BUSINESS MEETING SECTION

VIII. CONTINUED BUSINESS

None.

IX. NEW BUSINESS

1. Consider a motion filling a vacant position on the Planning Commission with the most qualified candidate.

Tony Rourke
Matson Haug
Thomas Barnes

Charles Zickefoose
Bob Woodruff

Charles Zickefoose, 1201 Fulton Street #9, stated that he lived at the Friendsview Retirement Community and plans to be there for the rest of his life. Therefore, he is interested in how the planning will go for the city. A background in municipal engineering gives me insight to various facets of planning. He is currently involved in a consultant role working with master plans in two Oregon cities and the island of Guam. He has been afforded opportunities to look at the demographics of growth, transportation issues, land-use regulations and understands the infrastructure necessary to support growth, as well as the necessary balance of commercial, industrial, and residential development. Looking at what is facing the city with Measure 37, the bypass, and continued growth... these are different opportunities and I would like to be a part of that. Also my role as a member of the Citizens' Rate Review Committee has given me insights to various facets of city activity.

Councilor Robert Soppe asked what planning commission, council, or other city meetings Mr. Zickefoose has attended.

Mr. Zickefoose responded that he attended a number of council meetings, as a part of the master planning for the waste water treatment plant and sewer/sanitary activities. He also attended three or four budget committee meetings.

Councilor Bob Andrews inquired what he felt was one of the most pressing issues in planning for Newberg.

Mr. Zickefoose replied the whole issue of growth. He is involved personally in some of Measure 37 and things associated with the bypass are important. Finding a balance in growth for residential, industrial, and commercial is also important.

Councilor Andrews asked if there were any problems with his availability to attend the regularly scheduled meetings.

Mr. Zickefoose stated that he could set his own schedule, being retired.

Bob Woodruff, 320 Dayton Ave, stated he recently moved to the area and for him it was the livability issue he believes directly relates to the planning commission. Newberg really stood out for its livability when they were looking for a place to live and raise a family. It was his wife's pregnancy that really motivated him to get involved with planning and trying to help this community continue to be a positive and fun place to live.

Mayor Bob Stewart asked if Mr. Woodruff attended any council meetings since moving here.

Mr. Woodruff replied he had not yet, as he was still getting settled and trying to familiarize himself with the issues of the area. Many of the issues facing Newberg are similar to where he grew up in Pennsylvania, such as the challenge of high density residential areas. He also stated

he did not see his availability as a problem to attend meetings on a regular basis. He believes density is really the biggest issue facing Newberg planning. Growth is going to happen, but it needs to be managed and planned for. People are going to come, as we are on the fringes of Portland metro area and proper planning for low and high density areas is really the issue.

Tony Rourke, 3208 N. Main Street, informed council he was born and raised here in Newberg. He graduated in 1991 from Newberg High School and George Fox University in 1995. He currently serves on the George Fox University Alumni Board of Directors and the Executive Committee serving as a Connections Chair, trying to connect the alumni back to the university through homecoming as a main vehicle to do that. His goal in applying for this position is to really get started with trying to give back to the City of Newberg. Being born and raised here, he feels an urge to give back and serving on the Planning Committee is one way to start doing that, as a long term investment on his part going forward with the city. He admits he has not attended any significant meetings in Newberg as he had not had the urge to be involved until about six months ago. He sees no problems in his availability. He believes the most pressing issue facing planning in Newberg is achieving a balance between residential growth and business growth, coupled with industrial manufacturing. He does not wish to see Newberg turn into a bedroom community being so close to Portland and wants to increase the tax base above what it is today.

Matson Haug, 1524 Hess Creek Court, stated he lived in Newberg since 1983, and has been on the Planning Commission since the mid-90's, and is seeking reappointment. He attended the Oregon City Planning Commission Seminar last month and was the only commissioner to attend the seminar. He tries to go at least once every three year term. He has had several years on Planning Commission, attending these training sessions, and he is also familiar with the development code and earlier versions. Some pressing issues include the need for more industrial land, but most pressing is to adopt a street transportation plan and adopt urban growth and reserve boundaries per the future focus recommendation. Concerning density... he has been trying to get grant money so the planning commission can learn what livability looks like, increase density in our zones, and develop some standards in our codes that are attractive and livable. Regarding availability, he has not had a problem in the past rearranging his schedule to be available where needed.

Thomas Barnes, 1000 S. Springbrook Street #46, stated he has lived in Newberg for the last eleven years. He has a vision where Newberg can go and the only way to do this is on the Planning Commission. He went to two different types of schools for planning, total of about eleven months of strategic studies in planning development. He served a two year stint in highway rail development and emergency preparedness planning on a worldwide basis. He has overseas experience in Korea. Also in Arizona, on a community action team, dealing with explosive growth of 30,000 people into one community in 6 month period, he was involved in that planning. Military service ended in southern Oregon in disaster preparedness and emergency planning. He has Bachelor of the Arts degree in business. He attended all ODOT meetings except one, several planning commission meetings, and several city council meetings. He is retired, and other than volunteer service on Meals on Wheels, he is free to attend any meetings. Biggest problems... a balance of family wage jobs in Newberg so commuting to Portland would not be necessary, along with industry, business, and commerce in the city.

MOTION: Soppe/Rierson to nominate Matson Haug.

MOTION: Andrews/Soppe to nominate Charles Zickefoose.

MOTION: Nelson/Soppe to nominate Tony Rourke.

VOTE: To appoint one candidate for the vacant position on the Planning Commission. (4 votes Matson Haug [Soppe, Rierison, Boyes, Currier], 2 votes Charles Zickefoose [Stewart, Andrews], 1 vote Tony Rourke [Nelson]) Motion carried to re-appoint Matson Haug to the Planning Commission.

2. Consider a motion filling three vacant positions on the Newberg Downtown Revitalization Committee with the most qualified candidates.

Corey Zielsdorf
Rob Felton

Candy Collins
John Lawson

Candy Collins, 1404 Barclay Way, stated she was just starting to find out what is going on, always attended meetings, would like to continue. She believes the biggest issue facing the Newberg Downtown Revitalization Committee is how to get the people who own the businesses and the building owners to work together in finding ways to get people to want come downtown, such as the Artwalk, which has been successful.

Councilor Currier mentioned a pet peeve of his was getting business owners in the downtown to realize that their employees need to park in the parking lot and not on the street where customers want to park. He asked for Ms. Collins input.

Ms. Collins admitted she did not know there was parking in back because there are not any signs, but that is also getting full now. She said she never thought it was an option to ask city council for a two story parking structure as Councilor Currier had mentioned. She believes we need to let people know parking is available in the back, but states there is generally parking in front of her store about 75% of the time.

Corey Zielsdorf, 369 The Greens Avenue, stated he was interested in the Revitalization Committee because he grew up in Newberg, graduating in 1989 from NHS. He attended Southern Oregon State College, and in his time spent there he realized what it means to have a downtown center; a culture in itself that permeates and becomes the envy of other towns. He would like to see that here. That is the big goal; the small things along the way are preparing now for the bypass, moving from commuter based economy to destination based one, creating draws, and relying on heritage and tradition of agriculture, like hazelnuts. He believes there is a lot of talent at George Fox that we need to take advantage of. He states he believes the most pressing issue the Downtown Revitalization Committee should be working on is time and the fact there is not a lot of time before other projects pull away from the core of downtown. Development is going to happen, but regardless of the developments built, the downtown core can never be replaced and that core should be part of the vision when any development happens.

John Lawson, 500 N. Garfield Street, mentioned he has been a Revitalization member for last 2 years, and he is excited about what has been done in the last two years, the banners, the Artwalk... all have really enhanced the community. He has been here and seen the galleries and coffee shops spring up, new buildings built, seen the old school become a cultural center. Newberg is reaching out and taking hold of the potential and he would like to see the community continue on with the projects currently happening.

Councilor Soppe mentioned Mr. Lawson's application missed the deadline, and asked him to explain why the council should allow his application to go through.

Mr. Lawson responded that he was not going to justify that.

Rob Felton, 321 Burl Street, presented himself as the Director of Public Information at George Fox University, a member of the board of the Newberg Downtown Association, part of the Newberg leadership group involved with the Chehalem Valley Chamber of Commerce. He is around and available. He has been involved in Newberg Information night and various committees. Some issues the downtown is facing are the need to increase pedestrians; one of the things he can bring to a committee like this, because of his professional role, is access to 1,000 or more pedestrians. He would like to continue to promote the Artwalk. He worked on the banner project and would like to see a stronger connection between George Fox and Downtown.

A brief discussion ensued about accepting applications after the deadline and it was determined that the decision was up to council's discretion. Mr. John Lawson was asked to comment on his application again.

MOTION: Soppe/ to extend the deadline for Mr. Lawson's late application, reopening in two weeks, including all four applicants. Motion died for lack of a second.

MOTION: Soppe/Andrews to nominate Corey Zielsdorf, Candy Collins, and Rob Felton for appointment to the three vacant positions available on the Newberg Downtown Revitalization Committee. (Unanimous) Motion carried.

3. Consider a motion filling a vacant citizen involvement position and a vacant Planning Commission position on the Newberg Urban Area Management Commission with the most qualified candidate.

Dwayne Brittell Warren Parrish
Matson Haug

MOTION: Currier/Rierson to reappoint Matson Haug to the vacant Planning Commission position on the Newberg Urban Area Management Commission (NUAMC). (Unanimous) Motion carried.

Warren Parrish, 30450 NE Wilsonville Road, made a suggestion to council about the application including the expectations of applicant, deadline, and that the applicant needs to make it to city council meeting when applicants are reviewed. He was previously on NUAMC for one and a half years, the Newberg Planning Commission for five years, and the Newberg School Board for almost six years. The school board meets every other Monday night, which is his only conflict, being retired and available. He is outspoken, and not a good "yes man". He would like to concentrate heavily on transportation problems. He has come to several hearings at city council with no vested interest other than to keep tabs on major projects and how they would affect transportation. Looking at public safety and density...medium density, R2 is something we have to look at. There are good things that have happened in Newberg, but having a small community atmosphere does not mean we do not progress. It is going to happen, but let us do it smartly; do not do the infrastructure afterwards.

Dwayne Brittell, 620 E. First Street, stated his circle of interest has expanded more towards the country. He owns property in Newberg and plans to spend the rest of his days here. Regional planning needs to focus on areas outside of urban growth boundary project and continue to broaden on a county wide basis. He is a team player in his profession as an architect and environmental planner, as well as a family man. He has experience as a Planning Commissioner for 2 terms and as chairman of a design review board for 2 years. He is excited about potential importance of development on the southeast side for industry; one of Newberg's shortcomings is there is not going to be many new industrial parcels available. Residential growth in the north is challenging because the infrastructure is not there. The North Valley Road area and the area to the west are important and it will be a heavy political undertaking to develop that area along with the highway because of bordering a small community. He does not foresee any conflicts of interest with the clients he serves, as there was with the planning commission.

MOTION: Andrews/Rierson to nominate Warren Parrish as the most qualified candidate to fill the vacant citizen involvement position on the Newberg Urban Area Management Commission.

MOTION: Soppe/Nelson to nominate Dwayne Brittell as the most qualified candidate to fill the vacant citizen involvement position on the Newberg Urban Area Management Commission.

VOTE: To appoint one candidate to the vacant citizen involvement position on the Newberg Urban Area Management Commission. (4 votes Warren Parrish [Andrews, Currier, Rierson, Boyes], 2 votes Dwayne Brittell [Soppe, Nelson], 1 abstention [Stewart]). Motion carried to appoint Warren Parrish to NUAMC.

Mayor Stewart called a five minute recess at 8:33 pm.

5. Presentation of Visitor Information Center 2006/07 1st Quarter Report.

Mayor Stewart took this item out of agenda order.

Sheryl Kelsh, announced that website visits have almost doubled, a redesign of website is in progress, and March 1st is the release date. A donated computer was set up so tourists can use Mapquest and email. Trade-marking is in progress to name Newberg as the Gateway to Oregon Wine Country. There has been increased traffic to visitor center, working with CPRD to remove the arbor vitae. They plan to create a postcard identifying gas stations with map to visitor center to be handed out.

Councilor Soppe questioned why page 88 indicated half a year's budget was spent in first quarter on overhead and utilities.

Ms. Kelsh replied a new phone system was purchased and there were some other unexpected costs, but it will not continue throughout the year.

Councilor Soppe questioned why marketing costs were below budget.

Ms. Kelsh answered they run on a calendar year and most of the yearly budget is spent in the first three calendar months of the year or the 3rd quarter of the fiscal year.

4. Presentation on excursion rail service from Matt Simek.

This item was taken out of agenda order.

Matt Simek presented a proposal for Excursion Rail Planning.

Councilor Rierson asked if the only firm commitment to the proposal was the \$5000 from Yamhill County.

Mr. Simek replied that most requests are still in process, but he expects a commitment from others.

Councilor Soppe questioned if the purpose of the presentation was purely informational or as a request.

Mr. Bennett explained it was a presentation on the project and no action was expected tonight, other than to receive a request for an investment on behalf of city.

Further discussion ensued as to the routes, purpose, and estimated numbers for cost and fees and benefits to the city of Newberg for a contribution. The contribution from the city would be intended for the purpose of funding a feasibility study.

Councilor Currier stated the name "Wine Train" has nothing to do with benefiting Newberg. It obviously benefits Sherwood and the casino, but Newberg is not a primary. He also stated he does not like someone working on a project and then coming to ask council to pay for it afterwards.

Mr. Simek explained the name Wine Train has been talked about by Senator George, but they are trying to wean away from it, since it is not really representative of what we want it to be. It is not to be like the Napa Valley wine train, because passengers never get off the train. In this case the destination is not just the wineries; it is also museums and parks. It is to be more as a tourist train, for now... but the notion is we are looking at what will eventually be commuter rail as well. If you don't start that now, Newberg will have missed out in the future. It will not be meant to replace highway traffic, but to add another option. As far as his involvement, he has a business and he is not looking for a new one. He has volunteered to take this one because it is a passion of his. He has taken a financial hit and, if he recovers some of it, that would be great.

Councilor Currier stated he did not believe Newberg could afford it.

Discussion continued that the proposal in for funding salary for six months of research and after that time grants will be requested. The requested contribution from Newberg is \$5000.

No action was taken.


X. EXECUTIVE SESSION

None.

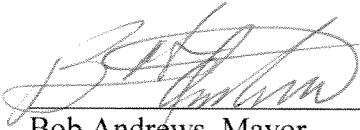
XI. ADJOURNMENT

MOTION: Currier/Soppe to adjourn at 9:28 pm (Unanimous) Motion carried.

ADOPTED by the Newberg City Council this 2nd day of January, 2007.


James H. Bennett, City Recorder

ATTEST by the Mayor this 4th day of January, 2007.


Bob Andrews, Mayor