

**NEWBERG CITY COUNCIL MEETING MINUTES  
FEBRUARY 6, 2006  
7:00 P.M. MEETING  
PUBLIC SAFETY BUILDING - TRAINING ROOM**

**I. CALL MEETING TO ORDER**

Mayor Stewart called the meeting to order.

**II. ROLL CALL**

**Members**

<b>Present:</b>	Mayor Bob Stewart	Bob Andrews	Mike Boyes
	Roger Currier	Mike McBride	Dawn Nelson
	Robert Soppe		

**Staff**

**Present:** James Bennett, City Manager  
Terrence Mahr, City Attorney  
Robert Tardiff, Police Chief  
Kathy Tri, Finance Director  
Leah Griffith, Library Director  
Dan Danicic, Public Works Director  
Barton Brierley, Planning and Building Director  
Dave Brooks, IT Manager  
Al Blodgett, Division Fire Chief  
David Beam, Economic Development Coordinator  
Kathleen Bochart, Recording Secretary

**Others**

**Present:** Michael Sylvester, Jay Woodworth, Brett Veatch

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CITY MANAGER'S REPORT**

**James Bennett, City Manger** presented the award that was received by the City of Newberg. This was for Newberg's Regional Cooperative Project, consolidating the Newberg and Dundee Police Departments. Mr. Bennett and Mayor Stewart thanked Police Chief Tardiff for his work on the project. There is a goal setting retreat on Wednesday, February 8, 2006 at 6:00 PM at the Windrose Conference Center. The city has done inventory of where barbed wire fencing is used at city facilities and is taking steps to address the height requirement. The League of Oregon Cities Conference is September 28-30 at the Portland Marriott. There will also be an elected officials training session on February 25, 2006 in Salem.

## **PUBLIC MEETING SECTION**

### **V. PUBLIC COMMENTS**

None.

### **VI. CONSENT CALENDAR**

1. Motion to consider approving City Council Regular Session Minutes for January 3, 2006.
2. Motion to consider appointing two citizens to the Citizen Rate Review Committee.

Mike Gougler

Michael Sylvester

**Michael Sylvester** stated that he is happy to be working with the City of Newberg and is thankful for the opportunity.

<b>MOTION: Currier/McBride</b> to approve the consent calendar including the minutes as amended. (5 Yes/1 No [Boyes]) Motion carried.
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### **VII. PUBLIC HEARING**

1. Public Hearing to review the City Charter decision.  
**Legislative Hearing**

**Terry Mahr, City Attorney** reviewed the changes that are proposed for the City Charter.

**Councilor Boyes** asked what the next step was.

**Mr. Mahr** stated that they needed to decide how it will be put on the ballot.

**Councilor Soppe** asked if there was anything other than public hearings during City Council meetings to let people know of these changes.

**Mr. Bennett** stated that one thing that has been mentioned is having the Graphic do a story on it and also putting the revised charter on the web site. There will also be a fact sheet that will be sent out with the water bills at the end of April. Staff will also be arranging to speak at the service clubs and the Chamber of Commerce.

**Mayor Stewart** opened Public Testimony.

**Don Clements, CPRD** stated that he came tonight to ask the City Council to reinsert the section on parks back into the City Charter.

**Mayor Stewart** closed Public Testimony.

**Terry Mahr** recommended putting the revision on the May 2006 ballot.

**Councilor McBride** stated that he would like to see the Council look into the park section of the City Charter and consider adding it back in.

**MOTION: McBride/Andrews** to reconsider putting Use of Public Parks, Section 54 of the current charter, into the revised charter. (Unanimous) Motion carried.

**MOTION: Andrews/McBride** to add Use of Public Parks, Section 54 of the current charter, into the revised charter. (Unanimous) Motion carried.

**MOTION: Currier/McBride** to replace the words “or used” in Section 54 with the words “the City” so that the phrase reads: ... all areas now or hereafter dedicated to the City for public park purposes... (Unanimous) Motion carried.

**MOTION: Soppe/** to add the words “or public transportation” following the words “...for other than public park and recreation purposes... Motion failed for lack of a Second.

**Councilor Andrews** stated that he would like to see suggestions from the Council and staff on language addressing the use of parks for public streets and transportation.

## **BUSINESS MEETING SECTION**

### **VIII. NEW BUSINESS**

1. Consider adopting **Resolution No. 2006-2617** authorizing the city Manager to develop and enter into an agreement for the purchase and sale of the “gateway” property.

**David Beam, Planning** presented the staff report on the “gateway” property.

**Councilor Boyes** asked if the building sign would be in competition with the gateway sign.

**Jay Woodworth, Real Estate Solutions** stated that the building sign will be on the West side of the building by the driveway.

**Councilor Currier** stated that he assumed the door and sidewalk out of the bottom floor is an advantage to the Fire Department.

**Mr. Beam** stated that was correct. It is also an advantage to the workers in the building in case of a fire. There will be a second exit.

**Mr. Beam** stated that the Council needs to think about where exactly the sign should be placed. Currently it is positioned close to the flagpole and it could be hard for people to see.

**Councilor McBride** asked if there were a required number of parking spaces for commercial businesses.

**Mr. Beam** stated that there is no off-street parking requirement for the downtown district.

**Councilor Soppe** asked what would happen if the design changes before construction.

**Mr. Beam** stated that there could be something in the agreement stating that the building has to be close to this design.

**Councilor Soppe** asked what kinds of restrictions were put on this land when the Ordinance was passed.

**Mr. Beam** stated that it would require whatever was built there to be permanent and at least 1000 sq ft. It must be brick or something similar. There cannot be any free standing sign on the east side except for the City of Newberg sign. Mr. Beam reminded the Council that the intention tonight is to approve this so the City Manager can enter into a purchase agreement.

**Brett Veatch, Coppergold Inc.** stated that he was here tonight to ask the City Council to extend the time for the RFP on the gateway project. When city staff called local developers, he was not contacted and did not see in the Graphic that it was available until after the cut off date as he was out of town. This property lies approximately 150 yards from another site he owns. Mr. Veatch stated that he understands this will cause a burden to staff and to Mr. Woodworth.

**Councilor Soppe** asked when Mr. Veatch was out of town.

**Mr. Veatch** stated that he was out of town from December 31, 2005 until January 8, 2006.

**Councilor Soppe** asked if Mr. Veatch had any prospective plans to give the Council at the time of meeting.

**Mr. Veatch** stated that he did not.

**Councilor Soppe** asked how long it would take to get a rough draft.

**Mr. Veatch** stated that he could have it by the next meeting.

**Councilor Soppe** asked Mr. Veatch why he did not design anything before tonight.

**Mr. Veatch** stated that he wanted to see if the Council would allow him to submit something before he spent money on a design. Mr. Veatch stated that he has a sincere interest in how this property is developed as he has lived here for many years and would like to see something that represented downtown Newberg.

**Councilor Nelson** asked what other properties he owned.

**Mr. Veatch** stated that he owns property on Meridian and Hancock and River and Hancock.

**Councilor Boyes** asked Mr. Veatch if he was contacted by the city.

**Mr. Veatch** stated that the City did not contact him.

**Mr. Beam** stated that he and Mr. Brierley sat down and picked developers who they thought would be interested in the property. Mr. Beam stated that they were not aware that he was a commercial developer.

**Mr. Woodworth** stated that he understands Mr. Veatch's concerns. Mr. Woodworth stated that he intends to stay with the design of the building.

**Councilor McBride** asked if Mr. Woodworth did a lot of developing in Newberg.

**Mr. Woodworth** stated that he does most of his developing in the Portland area, but he also owns additional property in downtown Newberg.

**Councilor Soppe** asked how many offices are expected to be in the building.

**Mr. Woodworth** stated that they are expected to be 5000 sq ft offices, but that is not certain at this time. Mr. Woodworth stated that he is looking into options for expanding parking.

**Councilor Soppe** asked if Mr. Woodworth understood the traffic congestion on Hancock and it not being easy to cross it.

**Mr. Woodworth** stated that they would not make people cross Hancock.

**Councilor Andrews** asked Mr. Beam and Mr. Brierley what the impact would be on the agreements with ODOT, Rotary and with Mr. Woodworth if this was postponed.

**Mr. Beam** stated that ODOT and Rotary have been flexible so it would probably be ok.

**Mr. Brierley** stated that he believes Mr. Woodworth would like closure on this but he has indicated that it would not affect his time significantly.

**MOTION: Currier/Soppe** to approve **Resolution No. 2006-2617** authorizing the city Manager to develop and enter into an agreement for the purchase and sale of the "gateway" property.

**Councilor McBride** stated that he likes to see other options and doesn't see anything wrong with competition. Councilor McBride stated that he liked the idea of someone wanting to develop the land that lives in the city. Councilor McBride stated that he believes they should give him the opportunity and then look at both options.

**Councilor Soppe** stated that he favored tabling the item. Councilor Soppe also stated that he is concerned that the City let some people know and it has given them an advantage over other developers.

**MOTION: Soppe/McBride** to table this item until Feb 21. (4 Yes/2 No [Currier, Nelson])  
Motion carried.

2. Consider adopting **Resolution No. 2006-2618** initiating an amendment to the Newberg Development Code regarding signs for institutions.

**Barton Brierley, Planning and Building Director** presented the staff report and recommended adoption of Resolution No. 2006-2618.

The Council discussed whether the proposed amendment would make it easier for the school district to add additional signs at each of their school facilities and what kind of signs would be allowed.

**Councilor Soppe** felt that the amendment should provide the same opportunity for additional signs to other large properties that might develop in Newberg.

**MOTION: Soppe/McBride** to add the words “and other large properties” following the word “institutions” in the resolution title and item 4 of the recitals and following the word “institutional” in item 1 of the resolves. (2 Yes /4 No [Andrews, Boyes, Currier, Nelson]) Motion failed.

**MOTION: Currier/Boyes** to adopt **Resolution No. 2006-2618** initiating an amendment to the Newberg Development Code regarding signs for institutions. (4 Yes/2 No [Soppe, Nelson]) Motion carried.

3. Consider adopting **Resolution No. 2006-2626** transferring jurisdiction of portions of Mountainview Drive, Aspen Way, Zimri Drive, Crestview Drive, and Springbrook Road from Yamhill County to the City of Newberg.

**Dan Danicic, Public Works Director** presented the staff report and recommended adoption of Resolution No. 2006-2626.

**Councilor Currier** asked how the city could take over jurisdiction of county roads when they have to be upgraded to city standards first.

**Mr. Danicic** stated that he doesn't believe that the roads have to be up to city standards before the City can take over jurisdiction.

**Mayor Stewart** called for a 5 minute break while staff researched the issue of the condition of roads that are transferred from county to city jurisdiction.

**Barton Brierley** stated that there is no Ordinance stating that roads have to be upgraded before the City can take over jurisdiction.

**Councilor Soppe** asked, if this is approved tonight, then could the city go ahead and build this.

**Mr. Danicic** stated that that was correct and once issues are worked out with Oxberg Lake Estates then at that point the City should be free to go forward with the roundabout.

**Councilor Boyes** asked what Austin Industries thinks about the roundabout.

**Mr. Danicic** stated that they are concerned that the roundabout would not be constructed and it would be an alternate to their master plan.

**MOTION: Andrews/Soppe** adopting **Resolution No 2006-2626** transferring jurisdiction of portions of Mountainview Drive, Aspen Way, Zimri Drive, Crestview Drive, and Springbrook Road from Yamhill County to the City of Newberg. (Unanimous) Motion carried.

**Mayor Stewart** stated that they need a member of the City Council to be on the Finance Committee.

**Councilor Nelson** stated that she would be willing to do it.

**Mayor Stewart** appointed Dawn Nelson to the Finance Committee.

**IX. CONTINUED BUSINESS**

None.


**X. EXECUTIVE SESSION**

None.


**XI. ADJOURNMENT**

**MOTION: Currier/Andrews** to adjourn at 9:23 pm. (Unanimous) Motion carried.

**ADOPTED** by the Newberg City Council this 6<sup>th</sup> day of March, 2006.

  
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James H. Bennett, City Recorder

**ATTEST** by the Council President this 9<sup>th</sup> day of March, 2006.

  
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Bob Andrews, Council President