CITY OF NEWBERG COUNCIL MINUTES
SEPTEMBER 4, 2007
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING - TRAINING ROOM

I. CALL MEETING TO ORDER

Mayor Bob Andrews called the meeting to order.

II. ROLL CALL

Members Present:	Mayor Bob Andrews	Mike Boyes	Roger Currier
	Bob Larson	Jeff Palmer	Bart Rierson
	Robert Soppe		

Staff Present:

James Bennett, City Manager
Terrence Mahr, City Attorney
Barton Brierley, Planning and Building Director
Paul Chiu, Senior Engineer
Norma Alley, City Recorder
Jennifer Nelson, Recording Secretary

Others Present:

Darlyn Adams, Mimi Doukas, Michael Ard, Robin Baker, Dana Miller, John Trudel, Michael Sherwood, Curt Walker, Kristen Horn, Michael White, Claire Rolfs, Matthew Butts

III. *PLEDGE OF ALLEGIANCE*

The Pledge of Allegiance was performed.

IV. CITY MANAGER'S REPORT

None.

V. COUNCIL APPOINTMENTS

None.

VI. PUBLIC COMMENTS

Darlyn Adams, representing the Newberg Animal Shelter Friends, reported a successful Pancake Breakfast fundraiser from which $1,058 was raised. She noted their annual Buccaneer Bash will be held on September 22, from 5:00 PM to 9:00 PM at the Armory. Their next meeting is scheduled for September 27, 2007 at 7:30 PM (see official record for full report).

VII. CONSENT CALENDAR

Consider a motion approving the City Council Regular Session Minutes for July 16, 2007, and August 6, 2007.

MOTION: Currier/Soppe to approve the City Council Regular Session Minutes for July 16, 2007, and August 6, 2007 as corrected. (Unanimous) Motion carried.

VIII. PUBLIC HEARING

1. Consider a motion approving **Ordinance No. 2007-2678** approving the Springbrook Mater Plan and Development Agreement.

Mayor Andrews called for any biases, conflicts of interest, ex parte contact, or abstentions.

Terrence Mahr, City Attorney, shared a potential conflict for **Councilor Mike Boyes**, who owns Boyes Janitorial Services along with his wife. This company has shared a long term relationship with Austin Industries. **Councilor Boyes** has no knowledge if he will have future business with them, but because of this long standing relationship, there is a potential conflict of interest, since it is unknown if there will be any financial gain on his part. **Mr. Mahr** also gave a statement of general ex parte contact on behalf of the entire council because of a work study presentation on the Master Plan which occurred on August 27, 2007. The minutes from that meeting will be placed on the record; no public testimony was taken other than the presentation. He also mentioned **Councilor Roger Currier** was not present for the special meeting presentation, but he has reviewed the minutes and is prepared to go forward this evening.

Councilor Roger Currier apologized for missing the meeting on August 27th. He was out of town, but he did hold phone conversations with **Mayor Andrews** concerning his questions and concerns and he felt they were addressed to his satisfaction according to the meeting minutes. He stated he also touched base with **Mr. Mahr** last night.

Mayor Andrews announced he attended the August 12th meeting of the Newberg Planning Commission. He did not speak at the meeting, but believes the record of the minutes was accurate and his decisions will be based on the record.

Councilor Robert Soppe referred to a letter from Leonard A. Rydell on page eleven and requested it to be placed in the record, unless there were any objections.

Mr. Mahr mentioned a discussion that took place after the last meeting about how to declare site visits. Since everyone has probably seen the property, they would need to declare if there was anything seen or any facts picked up that could be used in their decision and it should be placed in the record. He also made completed the required legal statements concerning quasi-judicial hearings.

Barton Brierley, Planning and Building Director, presented the staff report and recommended approval (see official record for full report).

Councilor Rierson referred to the provisions for additional affordable housing and the requirement for another 80 multi-family units. He noted there was a big need for Newberg to provide affordable housing and this would be an excellent opportunity to do that, but town-homes and condominiums are still on the upper end. He said he had mixed feelings over the 28 foot streets for public safety reasons in that area. He liked how the storm water run-off and traffic movement would be resolved, but he questioned if fire trucks would be able to respond in a timely manner.

Mr. Brierley replied a significant part of the condition for additional units was to have more affordable housing, but there are no specific requirements. As far as the streets are concerned, a discussion did take place with the fire marshal and, although the 28 feet is less then the standard 32 feet, he did feel comfortable to give the go ahead. The issue with fire trucks is not getting through, but when they stop and stage. In a typical subdivision this would not be allowed, but the staggered driveways will always have at least one side with a driveway area free. Of course, this will not be able to be used everywhere and some areas will have to use the 32 foot standard width because there will not be enough driveways.

Councilor Currier stated he is still not comfortable with the street widths not meeting standard regulations and this has been a major issue for him. He also asked about the new zone for the village area and if it was for the entire area. Staff responded it was just for the village portion. He also wondered if there was something in writing about the maintenance of the parks to ensure they will not be handed back to the city in the future sometime to be taken care of and how the Systems Development Charges (SDCs) would be handled.

Mr. Brierley stated he felt comfortable with how the maintenance of the parks would be handled in the long run because of the nature of the all encompassing Homeowners Association (HOA) that would be governing them. He also indicated the matter of SDCs is yet to be discussed with the Chehalem Park and Recreation District (CPRD).

Councilor Robert Soppe agreed with the issues raised by **Councilor Rierson** concerning affordable housing and expressed concern for target densities not being met. He wondered what the intention was for setting those targets if they are not going to be met and wondered when there will be a better opportunity to create affordable housing if not with a development of this size.

Mr. Brierley replied the intent for the targets was to determine how the community is going to grow. He felt by the developers providing housing options they did a good job and since it was not quite enough, he did make the recommendation for the additional 80 units, bringing them back to 80% of the target density.

Councilor Soppe still wondered why the city does not go for more than 80% of the target since there may not be a better opportunity to do so and why are there targets if they are never going to be reached.

Mr. Brierley replied the city does not have a minimum density on properties right now, which is different from property coming in through the Urban Growth Boundary (UGB).

Councilor Soppe referred to the SDCs development agreement on page 3 and asked why we are limiting the waste water and water SDCs.

Mr. Brierley agreed the concern is significant and indicated the language is a middle ground between their end and ours. Both parties would like to have some assurance over the costs of planning and development. Staff felt this was a comfortable recommendation because of having a good handle on costs in the near future for water and waste water.

Discussion continued concerning projected expenses and inflation, the minimal risk the city is taking, and revisiting the studies conducted five years ago. Staff stated information was based on the engineering news index, which tracks construction industry costs to allow for planning.

Councilor Soppe asked what happens after the 15 year term on this agreement.

Mr. Brierley replied the term agreement would expire; the plan adoption and text amendments are by ordinance and will remain; what will change are the provisions for completing improvements including timing and sequence. If development has not been completed in 15 years, then additional improvements can be reevaluated.

Councilor Jeff Palmer asked staff if there were any comments on Mr. Rydell's recommendations in his letter.

Mr. Brierley replied issues of affordable housing have been discussed and council has been perceptive to the need for it; for the dark sky ordinance we do have a light trespassing ordinance; the large issue is water quality and they are working on updates to the storm water plan to address water quality, and the state's rules on wetlands are strict enough.

Mayor Andrews referred to page 51 in staff report and the definition of affordable housing stating it was not the same as he recalled. He asked if there were different definitions.

Mr. Brierley stated there are many different definitions; the one we are using is what is found in the Newberg Comprehensive Plan.

Mayor Andrews also questioned the difference between zones and districts when referring to the hospitality area and village. Staff replied the hospitality and village districts are like sub-districts to the larger Springbrook district and replied zones are considered synonymous with districts. He referred to page 77 and asked how the new 24" trunk line that would eventually be connecting to the city would be funded on the north of the project site.

Dan Danicic, Public Works Director, replied it would be funded through SDCs; they do not have 100% currently, but as they are available we will do the work.

Councilor Bart Rierson spoke of rising costs and there not being extra money in the General Fund for construction projects and promises to go back to the citizens for a levy or bond to construct; he said he felt uncomfortable making those kinds of guarantees. He said he could look past some things if there was a guarantee for more affordable housing to be brought into the city.

Councilor Mike Boyes asked for an explanation of the difference between affordable housing and Habitat for Humanity.

Mr. Brierley explained affordable housing is for people with a certain income, making 80% of the median income in the county is considered affordable. There are different ways to provide this kind of housing and Habitat is one way to do this, through sweat equity, donated labor and materials.

Councilor Palmer asked what the current SDCs for waste water and water are.

Mr. Danicic said that waste water is $1,400 and water is $3,500 for a ¾ inch line. The new recommendation by the Citizen Rate Review Committee is $4,884 for waste water and $5,082 for water.

Public testimony opened.

Proponents:

Mimi Doukas, Director of Land Use Planning for MRG Design Inc., presented the applicant's report utilizing a power point presentation (see official record for full report). She addressed the issue of affordable housing, stating the family does take this matter seriously and it is a community wide concern. She agreed a solution needed to be found, but encouraged the council not to be tempted to place the burden of this problem on a single project. She said diversity of housing provides the most opportunity for the most types of citizens, reducing land cost with condominiums to allow housing at an entry level. She addressed the issue of target densities and noted that based on the numbers indicated in the Comprehensive Plan, they are well within those ranges and 80% is an excellent compromise for meeting the public burden. Concerning the SDCs and inflation, they are just looking for assurance for what the long term will look like. She addressed the final concerns about the proposed street designs, stating each individual street will be looked at on a case by case basis and the 28 feet will only apply where connectivity makes sense.

Councilor Soppe asked about concerns for Dartmouth addressed in a letter from a resident there and not wanting it to be connected through.

Ms. Doukas discussed state land use requirements for links and connectivity behind the proposal to connect this road through. She stated the additional burden would be minimal and some of the Dartmouth traffic would also enter into the Springbrook area, so it would go both ways.

Councilor Soppe raised questions concerning SDC reimbursement for improvements to Mountainview Road in particular the ¾ curb to curb with gutters and storm system on either side.

Ms. Doukas replied that anything beyond local street improvement for width or under ground infrastructure is considered regional and a small amount is reimbursable, but sidewalk improvements are not. As with storm water on the south side, they followed the normal SDC methodology for determining reimbursement.

Councilor Soppe asked if there was to be one all encompassing HOA or several smaller ones.

Ms. Doukas replied there would be one overall for sure and there may be sub-districts underneath that. It has not all been sorted out yet and is extremely legalistic. For now, it is only a concept and has not been finalized, but the intent is to have one major HOA. Non-residential areas get a little tricky but the family wants to maintain control.

Councilor Soppe referred to the dark sky issue brought up in the letter and asked about other residential lighting.

Ms. Doukas replied that aside from street lighting, most residential lighting is minimal.

Councilor Soppe asked for an estimate of how much affordable housing will be provided based on the definition of affordable being no more than 30% of gross household income at 80% of median income for the area.

Ms. Doukas replied the median income based on a residential analysis from June 2004 is $44,000, 80% of the median would be around $35,000, 30% towards housing would be approximately $11,000 per year or less than $880 per month. This would be an $115,000 mortgage if a lot of assumptions are made. She explained it was hard to estimate because the specific housing type is unknown in some areas, like the mid-rise residential. They are proposing a decent amount of density and reasonable quality housing with good access to schools and retail areas. There is flexibility but there are a lot of unknowns at this point. It is not inconceivable that there can be housing at that price.

Councilor Soppe spoke of transportation projections for the year 2025 and if they are expecting the bypass and significant changes to occur.

Michael Ard, Lancaster Engineering, spoke about long term planning and the proposed plan. The background does not assume there would be no development, but that there would be something comparable to what is happening now. It is based on the existing zoning alone to determine site trips. He also discussed a possible problematic area for the intersection at College Street and Hancock Street, noting that as development increases a right turn lane will be required, which will be physically problematic. The adjacent properties and businesses would be impacted. The expectations are to operate at 112% of the current capacity. Some outside transportation improvements such as the bypass could eliminate that; if it is constructed before the impact surpasses the capacity it would not be a problem, but that is not likely to occur.

Discussion continued concerning when the improvement would need to take place. It was believed a reasonable cut off would be at 50% of development, assuming there was no bypass. A year would be long enough to do this, if the adjacent properties were purchased now by the Austin family. Phase by phase outlines were also pointed out in exhibit R of the large Springbrook Master Plan book. If those plans get significantly adjusted out of order, staff will have to require an update to make sure they are within the range anticipated. Funding for the improvements was also discussed to be covered by the developer minus possible credits according to SDC methodology. Intersections at Zimri and Mountainview were also discussed and that traffic signals were not warranted, but there is no technical reason why they could not have them. Further discussion on signs proposed and sign code, minor collector standards, bicycle lanes, and accommodating a wide planter strip within the normal right of way.

Dr. Robin Baker, President of George Fox University, approached the council in support of the Austin family noting their passion, caring for others, and commitment to the city, citing several examples of their contributions to the community. He discussed the growth of the city and the university and the vision for Newberg to become the best city in Oregon. He mentioned Sherwood and Wilsonville and the desire for planned communities, mentioning students from the university often traveling to Sherwood for shopping and entertainment when they could be doing that in Newberg.

Dana Miller, Vice President for Advancements at George Fox University, also spoke of Joan Austin's contribution of 24 acres for athletic fields and planning for the use of the land. He spoke of the collaborative planning process model for how to work together to serve all needs.

He made note of Joan Austin's strong commitment to quality and attention to detail and felt this development would be a significant contribution to the city of Newberg.

John Trudel, representing Oxberg Lakes, stated their favor of the Austin development and read a letter to submit to the record (see official record for full report). He expressed pleasure in the efforts to protect the aquifer and felt this plan moved the bar up. He offered his support as long as the development is implemented as planned and agreed to. He also asked council to resist burdening this development with the societal issue of low income housing since they are a big target and there are more places to put it.

Michael Sherwood, representing the Chehalem Valley Chamber of Commerce, expressed support due to economic development and urban renewal. He stated this project was unanimously supported by the Chamber and offered a letter from Sheryl Kelsh (see official record for full report).

Curt Walker noted that any property owned by the Austin family is well taken care of. He spoke of the professionals used and the years taken to plan this speaking of their commitment to the project. He discussed development as the market demands, citing the first Providence system in Newberg, the golf course, and the cultural center all contributing to Newberg's growth. He felt fortunate to have what the Austin family was planning to do for his children and grandchildren to continue being attracted to living here for years to come. He encouraged council to unanimously approve the project.

Kristen Horn, President of the Downtown Association, also encouraged council to support the Austin development because it was well thought out and very exciting. She felt it was something that would enhance the economy of the whole area, including benefits for the economic development of the Downtown area as well. She spoke of the wonderful synergy with revitalizing Downtown and the village. She thought this would address a lot of things people want to see in Newberg and from a real estate stand point; she said it was one of the best projects she had seen in terms of detail.

Michael White, neighboring property owner, offered his support as someone who would most likely be directly impacted being right next door to the whole project. He said he had been neighbors with the Austins for 20 years and never met them, but he was willing to work with them in any way to make this work. He suggested the city waive SDC and water charges for affordable housing like Portland did in the Pearl district.

Undecided:

Claire Rolfs, President of Habitat for Humanity, stated their mission to advocate for affordable housing. She applauded the city of Newberg for its efforts to promote affordable housing, recognize the need for it, and provide tools to make it happen. She offered to work with the city to accomplish this. She did not wish to offer suggestions and was not able to comment on several questions from the council. She only wished to encourage them not to forget about affordable housing. Habitat for Humanity only offers one model, but there are many levels to providing affordable houses.

Opponents: None appeared.

Public testimony closed.

Mr. Brierley added a condition for approval by staff was to plan for bike lanes on both sides of Crestview in the 29 ft. Concerning affordable housing, there are amendments being discussed by the Planning Commission and they are working on bringing something before the council, but in this particular project there are no requirements that apply. In order to create affordable housing other than buying a pre-owned home, you must reduce size of the lot and of the house, not the quality. He suggested an affordable housing plan could be required to be developed as a condition of approval if the council desired. He recommended approval.

Councilor Soppe asked about reimbursements for infrastructure and if the developer pays the costs for the water line or if the city pays the difference. He also spoke of the construction costs on sanitary sewer.

Mr. Brierley stated it was meant to refer to the over-sizing costs and he can add those words to be clear.

Discussion continued concerning the language over construction costs and the intent for over - sizing. Staff replied the intent is to follow the reimbursement methodology and there is a clause allowing the city manager to revise the language. The record is to show that language matter will be addressed.

Councilor Soppe asked about the target densities discussed earlier from the Comprehensive Plan and where they were coming from. Staff replied they may have had an older version. He also discussed the expanding UGB and URA and the target densities and expressed concern for these targets not applying to the applicant as a new developer. Staff replied that current target density goals are only being met at 60-65%, which is why the condition asked for the increase to 80%.

Discussions continued concerning water reuse lines and the expectation they would be put in where any street construction occurs, accommodation for the public utility easement for 10 feet verses 8 feet, county roads to be accepted to city jurisdiction at the time of improvements. Also discussed were the waivers on page 72 for dropping the additional requirement for C2 and C3 for the Hospitality area; staff replied some requirements did not apply since the village area had special design standards.

Councilor Currier asked about the placement of the reuse line in regards to the water line. Staff replied it would be placed according to code as a sanitary sewer line would be, with horizontal and vertical separation.

MOTION: Larson/Currier to approve **Ordinance No. 2007-2678** approving the Springbrook Master Plan and Development Agreement as amended by title only.

Councilor Rierson added he would like a provision for bike lanes on both sides to be included as well as the additional 80 units of High Density Residential (HDR).

Mr. Bennett replied that staff will review all clarifications and additional language to make sure they are complying with the concerns brought up.

Councilor Soppe stated he liked the agreement other than the issue of density. A target was set for projecting city growth and in our first opportunity to use it he is concerned they are only coming up with 80% of the target. Aside from that, everything else looks great to him, but the density is a big thing to overlook.

Councilor Currier noted they have yet to confirm what is going to be built between the College Street and School parcel and it may bring more into the affordable class. He said he understood the concerns of those living on Dartmouth, but felt connectivity for traffic and safety vehicles were more important.

Councilor Rierson said he supports this. In regards to the 80% of the target density, it is pretty good considering the typical is only 65% of the target. He likes the idea of additional landscape areas and the whole thing being built as a total planned development. He would like to see more bike paths included as discussed on both sides and the provision for the dark skies added into the residential Covenants, Conditions & Restrictions (CC&Rs). Although the affordable housing issue has not been taken care of yet, there is an opportunity here to address that. Affordable housing is extremely important here.

Councilor Palmer expressed concerns about affordable housing and the increase in the median in six years making it so people working there will not be able to live there. He agrees 80% is better then the typical 65% but he would like to see affordable housing addressed. He said he would also like to see this council move towards a dark skies ordinance for the city and an ordinance concerning the preservation of trees.

Councilor Boyes stated he supports the development and since he is not a planner, he is placing his trust in the Austin family and the whole group. He said it will be good when the rest of the community comes up to the standards of what they are doing there, with the looks of the homes and public streets.

Mayor Andrews also expressed his support as well as the shared concern for affordable housing. He believes the applicants are sensitive to that issue as well, increasing Medium Density Residential (MDR) and HDR from the initial plan. He said there are yet to be decisions about some areas that may be able to further increase the density and all authority to make those modifications and amendments can be delegated to the City Manager.

Councilor Soppe also mentioned discomfort with the SDC limit.

Councilor Palmer agreed he believes that the increases now will cover updating; barring no catastrophes, he feels comfortable.

VOTE: To approve **Ordinance No. 2007-2678.** (6 Yes/1 No [Soppe]) Motion carried.

Mayor Andrews called for a five minute recess at 10:07 PM and reconvened at 10:13 PM.

2. Consider a motion approving **Ordinance No. 2007-2679** vacating the Cherry Street and Prune Street rights-of-way, east of Zimri Drive and north of Springbrook Road.

Mayor Andrews called for any biases, conflicts of interest, ex parte contact, or abstentions. None appeared.

Mr. Mahr mentioned they were exercising quasi-judicial authority but using the legislative hearing format. Essentially it is a quasi-judicial non-land use format.

Mr. Brierley presented the staff report and recommended approval (see official record for full report).

Public testimony opened. None appeared. Public testimony closed.

MOTION: Currier/Larson to approve **Ordinance No. 2007-2679** vacating the Cherry Street and Prune Street rights-of-way, east of Zimri Drive and north of Springbrook Road read by title only.

VOTE: To approve **Ordinance No. 2007-2679.** (7 Yes/0 No) Motion carried.

IX. CONTINUED BUSINESS

Consider a motion approving **Resolution No. 2007-2727** approving an amendment to the Newberg-Dundee Police Contract.

Brian Casey, Police Chief, presented the staff report and recommended approval (see official record for full report).

Councilor Rierson mentioned being on the subcommittee for the Animal Shelter Friends and discovering the county has an ordinance that limits the amount of compensation a veterinary can receive to one dollar. This is not much incentive. He also questioned the licensing fee being offset by the reduction in the balance Dundee pays to Newberg for police services.

Chief Casey replied the licensing fees belong to Dundee; they are their fees and we are collecting them for them; they do not have the resources to input the data, so we collect a five dollar administration fee for those services.

Councilor Soppe asked what the most common way to pay is and how many dogs are licensed for Newberg.

Chief Casey replied payment is received through the mail, the vet or at the police department front counter. He said there are 1,700 dogs licensed in Newberg.

MOTION: Currier/Rierson to approve **Resolution No. 2007-2727** approving an amendment to the Newberg-Dundee Police Contract.

VOTE: To approve **Resolution No. 2007-2727.** (7 Yes/0 No) Motion carried.

X. NEW BUSINESS

Consider a motion approving **Resolution No. 2007-2731** authorizing the City Manager to enter a professional services agreement with Group MacKenzie to prepare an Engineer's Report for the Main Street Local Improvement District (LID) project and to provide construction design upon approval of the LID.

Paul Chiu presented the staff report (see official record for full report).

Councilor Rierson asked in this type of arrangement with the Group MacKenzie managing the project if we would be held to the Davis/Bacon requirement of paying the prevailing wage and maybe could get the project done less expensive.

Mr. Chiu replied we still have to meet the minimum requirements of the Business of Labor and Industry (BOLI) wages.

Discussion began concerning the steps to the process after approval of the LID, the engineer's report and then construction. The first phase is considered conceptual, looking at how it should be and the features incorporated. Then they would meet with the neighbors and have meetings concerning the construction plans. They will actually be designing the road and this is a much bigger project then the Mountainview LID which was completed in house.

Councilor Currier stated he still had a problem with the amount since all the way to Clifford Court is already improved and to Pinehurst. Staff replied there are only bits and pieces improved. He still thought it was a lot of money.

Councilor Soppe agreed noting that five professional organizations bid and this was the lowest. He also questioned the significant variance in consultant fee numbers on page 225. Staff replied it depended on the number of hours indicated. He asked if staff did not care about the money.

Mr. Chiu responded that we care about both and we also look at finding a reasonable amount of time allowed for the project, wanting to have the job done and the cost as low as possible.

Councilor Soppe asked if the city was being billed for actual hours spent. Staff replied this was correct, paying for the number of hours, but not to exceed what is indicated here.

Councilor Rierson asked if there is a component that allows a certain percentage over or a maximum charge.

Mr. Chiu replied the total contract amendments may not increase the contract by more than 10% or it has to come back to council.

Councilor Rierson asked about the parts of the project that are not in the city, but in the county.

Mr. Chiu replied some of the homeowners are in the county and there is a challenge there, but they are trying to have dialog with all of them whether they are inside or outside of the city.

Councilor Soppe asked if the waivers of remonstrance will be looked at. Staff replied they would.

Mayor Andrews asked if the city has had any past experience with this group or others working for the city.

Matthew Butts, representing Group MacKenzie, replied they have not worked for the city for design of public roadways, but has done other work as a subcontractor.

Councilor Soppe asked staff if they felt comfortable this company did a fair job estimating the number of hours when the others think it will require more.

Mr. Chiu replied they were on the conservative side but that Group MacKenzie was looking to expedite the process.

Councilor Palmer asked if the fiscal impact on page 222 for $200K included just planning and public outreach or also the design for the Main Street project. Staff replied it was for both, but not for construction, and we are actually under budget.

MOTION: Larson/Palmer to approve **Resolution No. 2007-2731** authorizing the City Manager to enter a professional services agreement with Group MacKenzie to prepare an Engineer's Report for the Main Street Local Improvement District (LID) project and to provide construction design upon approval of the LID.

VOTE: To approve **Resolution No. 2007-2731.** (7 Yes/0 No) Motion carried.

XI. COUNCIL BUSINESS

Consider a motion to appoint a Council member to the Newberg Urban area Management Commission to fill a vacancy from the resignation of Robert Soppe.

MOTION: Larson/Rierson to appoint Roger Currier to the Newberg Urban area Management Commission to fill the vacancy caused by the resignation of Robert Soppe.

Councilor Rierson mentioned he would be an alternate if needed.

VOTE: To appoint to the Newberg Urban Area Management Commission. (6 Yes/1 No [Currier]) Motion carried.

Mayor Andrews stated an informational presentation from Dundee is planned for September 24th to discuss the option of connecting with the Newberg sewer system. A business representative from the League of Oregon Cities (LOC) will be here on the 17th to talk about the transition with Mr. Bennett leaving, exploring ideas of an interim City Manager, what the LOC can do and the costs and alternatives. He also encouraged anyone available on Monday, September 24th, at 2:00 PM to attend the introduction of the governmental delegation from Poysdorf, Austria at City Hall.

Councilor Palmer replied he would not be available for any meetings on Monday, September 24th due to an annual meeting that will run late.

Councilor Soppe asked for an update on the Alice Way annexation. He was concerned if the deadline in the agreement for applying for annexation in the next year will be met and wondered if we were on track.

Mr. Bennett replied it was still the same: there was the approval of the Hazelden project at the bottom of Alice Way and the other properties were proposed to be purchased by Springbrook Properties but the offers were declined. Staff is working on the LID, but the Main Street project will come first. The deadline for the May primary is in February and the November deadline is in August, so there are two windows for it to go on the ballot. As far as tracking, it depends on the LID itself.

Councilor Soppe also asked about RedFlex and the costs for purchasing the equipment and if the city received the video equipment back yet from Harry Morter.

Mr. Bennett replied they will be coming back to us with a proposal for two things: additional cameras at Villa and 99W and a cost estimate for the city to actually own the equipment. Harry Morter will be bring the equipment to City Hall on Thursday.

Councilor Boyes asked what to do when you find a burnt out street light.

Mr. Bennett said you need to give staff the general location and it will be reported to Portland General Electric (PGE) to go out and fix it.

Councilor Currier wondered about the report he made on all the street lights by The Greens and lights at Jaquith Park.

Discussion continued about the lights being out there and the possible problems. It was discussed that it could also be reported through PGE's website.

Councilor Palmer stated the Animal Shelter Friends subcommittee would be touring facilities in Hood River County if anyone would like to come along; they are meeting at the Public Safety Building at 11:00 AM on Saturday The Subcommittee will also be meeting at noon on Thursday, September 13th on the second floor of City Hall.

XII. EXECUTIVE SESSION

None.

XIII. ADJOURNMENT

MOTION: Larson/Palmer to adjourn at 11:14 PM. (Unanimous) Motion carried.

ADOPTED by the Newberg City Council this 1st day of October, 2007.

Norma I. Alley

Norma I. Alley, City Recorder

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

Bob Andrews

Bob Andrews, Mayor