

**(NDRC) NEWBERG DOWNTOWN REDEVELOPMENT COMMITTEE
MEETING MINUTES
Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, November 17, 2004 AT 7 P.M.**

minutes are subject to approval at the January 19, 2005 meeting

1. Call to order

Chair John Bridges called the meeting to order at 7:00 p.m.

2. Roll call

Attending:

John Bridges	Dave Daniels	Kristin Horn
Sally Dallas	Joan Drabkin	
Bart Rierson	Dave Mehler	

Absent: Lon Wall

3. Meeting Minutes - Approval of October 20, 2004 minutes

**MOTION: RIERSON/DANIELS: To approve minutes from October 20, 2004.
(unanimous) motion passed.**

4. Public Comment: none

5. Downtown funding survey results

John Bridges – David, do you want to review survey?

David Beam – We did get a few more completed surveys since the last meeting. In total, we had about a 15 percent return rate.

John Bridges – Any comments from the committee members?

Bart Rierson – It looks like there isn't going to be any support to hire a manager. I thought some of the other suggestions were good ideas.

John Bridges - What struck you as good ideas?

Bart Rierson – Some of the comments on parking. I was disappointed that a lot of the people with comments didn't want to do anything until bypass goes through.

Joan Drabkin – What I think the survey says in subtle way is you need to go back in a year or so and try to redo an urban renewal district. We need to get good support from a strong leader for new urban renewal district.

Discussion on how we need someone who can build a coalition and build support for urban Renewal.

Bart Rierson – We did not get good response for urban renewal from the last election.

John Bridges – One of the things that I observed from that that urban renewal process is that there are a lot of disengaged citizens in Newberg. They are not going to pony up and do things for the betterment of the community.

Joan Drabkin – I wonder if that is because they are commuters.

John Bridges – Yes, there is a large percentage that live in Newberg and work outside of it. They don't have a relationship with commerce here.

Dave Mehler – I don't think property owners or business owners have either the means to support improvements or have the vision. I still think urban renewal district would be a good solution, but I don't know if the community would go yet. I don't think the downtown businesses and owners can bear the brunt of what needs to be done.

Dave Daniels – I have always felt that would like to see something done, but when downtown is split by a highway, it hard to get a cohesiveness between business owners. Not that bypass will solve all our problems.

Sally Dallas – I have had a lot of frustration. I heard a lot of comments about how things have worked out in the past. We need to look at how to educate people of how making improvements would help the community and the downtown.

John Bridges – Most citizens are not knowledgeable about the situation.

Joan Drabkin – In the survey, I saw a lot of comments like “Why don't you bring in city managers from other places?”

John Bridges – As to the parking issue, what is your opinion on volume of parking available? I saw some comments about the lot where the Chevrolet dealership used to be. Some commented that it should have been made into a parking lot.

Joan Drabkin – I personally don't want to get rid of small green spaces within the City. I don't ever have any problem finding a place to park.

Dave Mehler – People do have a hard time to park at our place. But we have a higher volume of customer traffic.

Sally Dallas – It seems that people want a mall-like parking situation. Parking in our downtown is always going to be a challenge, as it is in other cities.

John Bridges – We have 10 employees and 5 parking spots at our office. Most of the time, I park on the street. It is rare that I have to go around the block before I can find a spot. I don't think it is a problem. The second sense that I have is that I almost think that scarce parking is an attractant, like NW 23rd in Portland. I don't see parking as a problem.

Discussion of parking comments on survey. Discussion of new issue of city employee parking on Second Street lot and how they should be using Hancock Street parking lot.

Bart Rierson – One instance of a parking problem is the parking lot next to Ixtapa. It seems to be a waste of parking space because Ixtapa has people towed if they are not patrons. The other issue is the tunnel (breezeway) that services Second St parking lot. It is dark tunnel.

John Bridges – I would like to say that the City is trying to identify improvements to that parking Second Street parking lot. In the process of doing that, they are talking about signage improvements. I don't see anything we could do to advocate this issue.

Sally Dallas – The other parking problem is there is no enforcement.

John Bridges – I would say that the survey information showed that that an EID and BID are not going to happen. I think we should discontinue pursuing these for now. The first thing we need to do is finish the streetscape master plan concept. You have to have a plan to pitch to get the funding. The second thing to do is to find other ways to pay for items in the master plan.

Discussion came up about the problem the City is having with LID's. One side of the equation is against it. It is much easier to play that role and they always seems to have a louder voice. I think it is a good thing to watch LID situation to see how that turns out so that we may determine what to do in the future with our work.

Bart Rierson – In regards to the LID problem, there is going to be the same situation again with Main St. improvement project that is in the budget this year. There are a lot of people that don't know about the non-remonstrance agreements. These are the same issues that are going on with the Mountainview Drive.

John Bridges – Anything else regarding the survey results?

Kristin Horn – People with the most negative attitudes vented on this and they are the ones that were more likely to return the ballots.

Sally Dallas – It is much easier to be negative

6. Civic Corridor streetscape survey

- draft script

John Bridges – This is a combination of what each person turned in for the script. Please feel free to make adjustments. The goal is to have the same presentation being used by everyone . Lets start with the introduction. David, you were supposed to fill in the dates for building constructions.

David Beam – I purposely left it blank. I think it would better describe the area by saying the downtown buildings had “early to mid- 20th century architecture.”

Joan Drabkin – I agree. I think people will have a better idea of what the downtown style would be rather giving building dates.

John Bridges – Did anyone go through and make any more changes to the draft?

Open Discussion of the draft script. Comments on how each person speaking will have to tweak the script to fit their presentation style. Maybe need to develop an outline.

John Bridges – When we do these presentations, I don’t expect you to read this verbatim. Just use it as a guide for your presentation.

Kristin Horn – Do you think we are going to be able to use the powerpoint presentation at most of the venues?

David Beam – Yes.

There were no real changes to draft introduction.

John Bridges – I think the presentation should be from a neutral point of view.

Joan Drabkin – I don’t think we need to be neutral. We need to point out the positives and negatives of the designs.

John Bridges – Maybe as an introduction to a particular discussion area could say “Here are some things you might consider when making your choice.”, but I think we need to have their answers reflect what their opinions are.

Joan Drabkin – I disagree. We have put a lot of time and research into this. I think you need to give them the benefit of our experience in dealing with these items.

John Bridges – We are trying to get some buy-in from the community and we are trying to do something that is really difficult in this town: that is to get multiple input on an issue. We are not going to be bound by any decisions that they make, but it would be nice to know what the community thinks.

Joan Drabkin – I think that each of the committees opinions should be valued and used as a guide.

John Bridges – I want the survey respondents to form their own opinions.

Discussion regarding how neutral the committee needs to be when giving presentations.

John Bridges – Maybe we should give them some things to consider before looking at the survey.

Sally Dallas – We could take a little bit of both sides into the presentation.

John Bridges – Before trying to change some of the items, which concept do you want to embrace?

Bart Rierson – I think the presentations should be more neutral. Some of the comments on the part that I worked on were direct from the descriptions in the powerpoint. Some of the comments might be considered to have a bias.

Kristin Horn – I struggled with being neutral in my descriptions of the bike racks. Some of the options are very sleek and modern: options that don't match what we are trying to do in downtown.

Joan Drabkin – As long as you put in opening paragraph about the early to mid-20th Century architecture, then I think that your descriptions could refer to whether or not they match that style.

John Bridges – I think a lot of people will have different opinions on what will fit well in the downtown area.

Kristin Horn – Some will vote for modern just because it is just their taste.

Dave Mehler – What I have heard here tonight is that it doesn't really matter what opinions are expressed by the community. We will probably make our own decision, so I don't think it matters how you present it.

John Bridges – Some of these people we are going to survey are the same ones we are eventually going to for funding and we want them to be involved.

Discussion of funding issues for these items. Need to work on developing a plan to obtain future funding.

Sally Dallas – If we look at it from the perspective that we can't afford it now, we will never get anywhere. You have to have a vision to get funding.

David Beam – Regardless of where you get funding, you need to have a defined plan.

Dave Mehler –In devising this survey, who are we targeting?

David Beam – For example, if we can point and say that 75% of those we surveyed supported our plan, this would go a long way in capturing funding support for the plan.

John Bridges – What I would like to do is go through these descriptions with the slides and get the group comfortable with the way the script is written.

Group Discussion of changes to descriptions for trash containers and benches.

Group 1 change wording of trash can description to “trash can black powder coated exterior with black plastic insert with domed cover.

Group 2

Change wording to “waste container with elegant craftsman style ironwork, with open top.”

John Bridges - Do we need to put an introduction at each group of items, addressing the characteristics to consider when deciding how to vote?.

David Beam – At the end of this section do we want to put in a question regarding colors?

Group 3 – change wording for bench “ straight-backed wooden bench is a reproduction of an English garden style outdoor seating. Change wording for trash container “contemporary rectangular shape with vertical slats.

Group 4 – change wording for bench “redwood slats with minimalist legs” change wording for trash container “contemporary rectangular shape with horizontal slats”

Group 5 – change wording for bench “industrial molded metal mesh form. Change wording for trash container “rectangular metal can with vertical slats”

Group 6 – change wording for bench “concrete, backless slab with an Asian contemporary garden design. Change wording for trash container “cylindrical, metal, mesh trash can”

Bike Racks

Delete all references to U-locking systems.

David Beam – I will develop descriptions for each of the bicycle stands.

Bart Rierson – We should have picture of an existing downtown rack as the first picture in the presentation to be consistent with the other parts of the presentation.

John Bridges – Add picture of existing rack as our first picture and remove current example #5.

Streetscape options

Put in some language letting people know that all but the existing downtown trees were taken from list produced by PGE of approved street trees.

- draft venue list

Draft acceptable

7. Other business

- Banner project update

Kristin Horn - Downtown Association got a \$1,500 grant to be put toward a third set of banners. We now need to go out and collect match money.

John Bridges – GFU has in fiscal 04/05 budget to partially fund banners for this spring. They will buy one full set of fall banners themselves out of 05/06 budget. There will be 2 sets with GFU name on them. The NDA grant is to buy a third set of summer banners.

David Beam – As a reminder, one still has to budget the maintenance part of activity. Russ Thomas has been thinking of requesting the purchase of a used bucket truck in next year's budget. Renting a truck is \$1,500 minimum.

David Beam – GFU art students are working on the banner designs and they are due at the end of this week. The art department will make initial selections to present to the banner committee. They will be displayed during the First Friday Art Walk in December. Afterwards, the banner committee will meet again and choose a recommended alternative for the City Council to consider. It will go to Council the first meeting in January. Our target date is to have the banners up by the first part of April.

Joan Drabkin – I would like to announce the annual tour of Union Block Building at the next First Friday Art Walk.

- NDRC member openings
There are 3 openings. Sally and Joan have indicated that they will not be reapplying. Mr. Hixon has just resigned from the committee .

8. Next Meeting - December 15, 2004

John Bridges – Let's cancel meeting and meet again in January. David will send out final version of revised script and give a week for return comments.

9. Adjourn 8:55

Passed by the NDRC Committee of the City of Newberg this ^{January}~~19~~^{December 2005} day of ~~November, 2004~~.

AYES: ~~5~~ 3

NO:

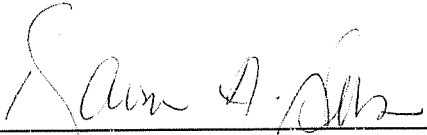
ABSTAIN: 2 new members
(List Names)

Estrem
Chlunak

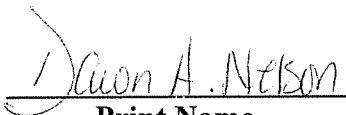
ABSENT:
(List Names)

Daniels
Mehler
Walt

ATTEST:



NDRC Recording Secretary Signature



Print Name

1-19-05
Date