

**(NDRC) NEWBERG DOWNTOWN REVITALIZATION COMMITTEE  
MEETING MINUTES**

**Newberg Public Safety Building - Newberg, Oregon  
WEDNESDAY, September 17, 2008 AT 7:00 P.M.**

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**To be approved at the October 15, 2008, NDRC Meeting**

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**I. Open Meeting:**

Chairman Rob Felton called the meeting to order at 7:01 PM.

**II. Roll Call:**

John Bridges  
Gail Watson

Rob Felton  
Corey Zielsdorf

Allen Herriges

Absent:

Kristen Horn (excused)  
Lon Wall (unexcused)

**Staff Present:**

David Beam, Economic Development/Planner  
David King, Recording Secretary  
Dan Danicic, City Manager

Bob Andrews, the City Mayor, was also present

**III. Meeting Minutes:**

Discussion was invited on the four different sets of minutes. David Beam briefly explained why the Committee was reviewing the last four months of meeting minutes.

<p><b>Motion #1: Bridges/Herriges</b> to approve four different sets of minutes—May 21, June 18, July 16, and August 13, 2008 (5 Yes/0 No, 2 Absent).</p>
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**IV. Communications from the Floor:**

Mr. Andrews did not come with anything to say and was only there to observe. Mr. Danicic, stated that he is present to observe. He was trying to sit in on all the city committees for the benefit of seeing them working up close. He also offered assistance to the Committee as needed.

**V. Project Updates:**

**DEMONSTRATION BLOCK**

**David Beam** reported on the feedback from the open house in August. All written public comments about the project were included in the meeting packet. Mr. Beam then asked the Committee members had any general comments about the open house meeting or of the written public comments. **Allen Herriges** asked about more details regarding the water issue at the Drabkin building. David Beam explained that the tenant believes the water problem(s) began when the sidewalk changes were made in conjunction with the highway improvement project about 5 years ago. Dan Danicic added that city staff looked into this issue extensively and determined that there was no connection between the highway improvement project and the building water leak problem.

Another discussion followed regarding the history of providing hanging flower baskets in downtown. Mr. Bridges explained that the installation of hanging flower baskets downtown has been researched and considered, but the Committee has not pursued the issue further due to high costs and maintenance issues.

**Mr. Bridges** suggested that the NDRC proposal be sent onto City Council, but should include language stating that if inexpensive solutions could be found to solve existing issues, like the water problem at the Drabkin building, then the Committee will try to identify funds to make the corrections.

**Mrs. Watson** was disappointed that more citizens were not present at the Open House. Mr. Beam added over 400 invitations were sent out to downtown business and property owners.. **Mr. Zielsdorf** regretted not being able to attend the Open House, but one of his friends did, and the issue of infrastructure was brought up. Everyone agreed that the project budget was insufficient to replace any utilities under the surface. However, there are no foreseeable plans to replace infrastructure under the project area, so putting the improvements in now will not be in danger of being torn out in the near future.

**Chair Felton** addressed other comments made at the open house. Will the bench locations/directions impede pedestrian traffic? No one believed that was a problem since the sidewalks are very wide. In addition, are traffic bollards needed at the bulb-outs for pedestrian safety from errant cars? Again no one believed so.

**Mayor Andrews** asked for the location of the bus stop. **David Beam** responded that a bus stop sign and long yellow curb line exist. However, he researched this issue over a year ago and found out that the transit system no longer uses this stop and had no future plans for it. They told Mr. Beam not to worry about this issue. However, David Beam is going to double check on the need of a bus stop.

**Motion #2: Bridges/Watson** to send design of downtown demonstration block to the City Council for approval. (5 Yes/0 No, 2 Absent).

**David Beam** said that he was planning to take the demonstration block design to the City Council for their consideration of approval at the October 20<sup>th</sup> meeting. John Bridges stated that he would attend with Mr. Beam.

**David Beam** said that there is still a need of another \$10,000 match for the project that needs to be raised by the Committee. Mr. Bridges will be pursuing a donation now that the pictures are available. Mr. Bridges asked that if he was unsuccessful in securing the additional

\$10,000 match funds, could the Committee use some of the funds budgeted to the NDRC by the Council this year? Neither Mr. Beam nor Mr. Danicic were not sure how to answer that question, but would do some research.

#### **HESS CREEK FENCING**

**John Bridges** has not heard back from Dan Schutter. It was asked what the budget is for this project. The answer is \$25,000, for materials only.

#### **GATEWAY WELCOME SIGN**

**David Beam** had nothing new to report. **Chair Felton** wondered if the sign should or would have any similarities to the Newberg Graphic sign. John Bridges replied that the new sign was expected to be a masonry construction. The next step will be to reconvene the ad-hoc sign group and refine the design.

#### **PROPOSED URD**

**Lon Wall** had still not arrived to report. **Dan Danicic** did add that the group seemed less enthused with the idea of creating a URD. **John Bridges** also referenced a State "Main Street Program" that is being explored by the Chamber of Commerce.

#### **SATURDAY FARMER/ARTIST MARKET**

**Kris Horn** was not present to report. **David Beam** reported that the location might be moved next year, perhaps to GFU campus. A new logo design for the market was passed around to the committee members.

#### **COLLEGE ST. GRANT APPLICATION**

**David Beam** told of the good news that this project has been selected as one of top three finalists for funding within our region. The project will now compete with other project finalists from around the State. Final project selection is expected in December.

#### **VI. Other Business:**

**Mr. Beam** reminded the Committee that the City Council provided them with some funds this fiscal year. They should begin to think of what projects they would like to pursue with the funds.

Improvements to the breezeway surfaced. A major issue with the breezeway is keeping it open 24/7 for the benefit of citizens and how to keep it safe and secure (e.g. lighting, video cameras, etc.). It was also suggested that maybe the city insurance could indemnify the building owner from any damages or injuries. Mr. Beam said he would look into this possibility. John Bridges will talk the building owners about his idea.

It was reported that the new Redmond, OR bypass has been completed. Newberg should keep an eye on the effects of that bypass on Redmond's city core.

The next NDRC meeting is scheduled for October 15, 2008. The Committee will brainstorm ideas to implement with the NDRC's budget funds.

**VII. Adjourn**

The meeting ended at 8:17 PM.

Passed by the NDRC Committee of the City of Newberg this 15<sup>th</sup> day of October 2008.

AYES: 5 NO: 0 ABSTAIN: 0 ABSENT: 2  
(list names)

ATTEST:

  
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NDRC Recording Secretary Signature

DAVID B. KING, JR 15 OCT 08  
Print Name Date