

NEWBERG URBAN RENEWAL ADVISORY COMMITTEE (NURAC) MINUTES
Newberg Public Safety Building - Newberg, Oregon
TUESDAY, SEPTEMBER 24, 2002 AT 6 P.M.

Approved at the October 22, 2002, NURAC Meeting

I. NURAC COMMITTEE CALL TO ORDER AND ROLL CALL

NURAC Committee Members Present (7):

John Bridges, Chair Kristen Horn Louis Larson, Vice Chair
Irene Rose Cinda Schneggenburger
Mike Sturdevant David Mehler

Also Present: City Councilor Donna McCain

Staff Present:

Barton Brierley, Planning Manager
Peggy Hall, Recording Secretary

II. OPEN MEETING

John Bridges opened the meeting at 6:00 p.m.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

1. Approval of NURAC meeting minutes from the August 27, 2002 meeting.

Motion #1:	Horn/Sturdevant to approve the August 27, 2002 minutes.
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Vote on Motion #1:	The Motion carried (Unanimous).
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V. POTENTIAL PROJECTS

a. Streetscape plan - revised cost estimate

Barton Brierley said that Group MacKenzie quoted cost estimates around \$12,000 with

phased-in work plans (short and long term phases). Mr. Brierley also noted that City engineering staff also came up with quotes. By doing the construction drawings, the City could save some money. Mr. Bridges said that on the design and the central plan, the City could do almost all the internal things. Discussion was held concerning the conceptual drawings costs being excessive. Mr. Brierley said it was the City's recommendation to go with Group MacKenzie for the outside design and the engineering construction drawings to be done by City staff.

Member Louis Larson asked if Portland State University, Oregon State University, or the University of Oregon had an architecture group (students) who could provide assistance. Mr. Brierley said that City staff could investigate alternatives through architectural schools where the City might save money that could otherwise be spent elsewhere. Mr. Bridges discussed the perception of others when it appears that the City pays too much money for consultants.

Councilor McCain said that she believed there was a plan some time ago (10-15 years) to do the downtown etc. Discussion was held concerning emphasizing improvements and reviewing other options.

Kristen Horn asked if it was a downtown or streetscape plan or the downtown study plan. Mr. Brierley said the 1982 downtown plan had some similar concepts. Councilor McCain said it could have been that plan. Mr. Brierley said that he will pursue finding out more information including contacting the schools and universities. Ms. Horn said she has had experience in working with the schools, and they appear to have received everything they paid for in dealing with schools. Mr. Bridges said he would only be interested in a graduate school level program to work with the consultants. Councilor McCain said the City of Albany has had some experience in urban renewal and the City could get conceptual plans and streetscapes from other cities as well as the League of Oregon Cities. Mike Sturdevant said he has pictures to show concerning how the City of Joseph has been doing their urban renewal improvements.

b. Trash receptacle - phased plan

Mr. Brierley said they are looking at the project in a defined area (nine (9) block stretch with one receptacle on each side and on each block). The costs vary per design, and the type of lid makes a difference with the options and the price. The 18 cans for these prices is around \$18,000, depending on the style chosen, to do a nine (9) block stretch, all along First Street from Main to Meridian as the first project.

Kristen Horn discussed how the designs of the trash cans are important. Discussion was held concerning the costs for trash receptacles from different vendors. The cost of mounting and installation is extra. Discussion was held concerning excessive costs associated with installation and maintenance, and the Committee should look for ways to save money (you get what you pay for). The City staff has been responsible for picking up the trash in the receptacles along First Street.

Irene Rose said that she would like to see a dome lid rather than a flat lid because of water drainage. Discussion was held concerning the over-all design and theme and to have the receptacles be part of that design/theme.

Chair Bridges discussed the renewal district having money in November of this year, if we do

projects that cost more money, the Committee could start doing projects in the summer combining both years of funding. The Committee could be making plans that will be longer terms and that would not come to fruition until the latter part of summer. This would allow time to collect additional funds.

Kristen Horn said the plan may be more than what has been detailed, and we may have to go with something more narrowed. The examples are for reference only, and the various companies can design something that would work in a certain price range. Discussion was held concerning trash receptacles which could be adaptable as planters. Mr. Bridges said he was in Milwaukee, Wisconsin recently and he noticed the trash receptacles had a square lid and flowers (this alternative could have maintenance in watering flowers, etc.). Mr. Bridges addressed phasing in the projects so that we could cover probably from River Street to the other end of town (First and Hancock Street and then look at the north/south streets as well). Mr. Bridges encouraged the Committee to look around, take pictures and see what is out there. Further discussion was held concerning the maintenance portion of trash receptacles and soliciting the public works department of the City for their recommendation. The trash receptacles should be made of metal, not wood, have a suitable dome cover and the durability has to be considered for at least a 20 year minimum.

c. Second Street parking lot - previous PGE grant

Kristen Horn said she is continuing to research this document. Ms. Ann Pesola, Director of Newberg Area Chamber of Commerce was not available to investigate the 1996 PGE grant for \$6,000 which the City purportedly received to improve the parking lot, provide lighting and plant trees. Councilor McCain said that she remembered the lighting issues, but not the trees, etc.

d. Second Street parking lot - utilities under grounding cost estimate

Mr. Brierley said City staff has talked with PGE representatives to view the request and try to get a ballpark estimate on the costs involved. There were some interesting design elements to consider. When the power poles are buried, we need transformer access points (there would have to be several in the area - vaults). Mr. Brierley said where they go underground makes a difference in supporting the guy-wires - probably one would be located behind the VFW hall and at the other end of the parking center (crossing College Street). Discussion was held concerning other options available for undergrounding at the other side of the parking lot and the potential cost estimates for doing the project.

Kristen Horn addressed the parking lot and alley area as being a vital part of the plan. Mr. Bridges said that we need to force the issue of getting answers to re-do the lighting. PGE can design the system, but generally a contractor will be hired to do the job.

Tape 1 - Side 2:

Mr. Brierley said that he thought he remembered PGE would do an estimate of what it would take to do the reconstruction for a price in the area of \$200-\$500, just to do the estimate. Mr. Brierley said he will find out what it would cost to have the estimate done.

e. ODOT signage

Mr. Brierley said ODOT will put up some signs, and there are private business signs to redirect traffic to businesses who were affected by the relocation of the Hwy. All signs have to be approved by ODOT. ODOT was not excited about signs which would regulate movement. Discussion was held concerning ODOT or police grants which could help funding. Mr. Bridges reviewed the grant as it involved pedestrians in crosswalks and the limitation of signage (not being able to draw attention to specific laws). Mr. Bridges said he would like to see signs that don't actually look like a sign (variation of color, historic look, shape, border, etc.) which could caution or alert traffic to certain areas. Discussion was held concerning varying the shape, color and size of signs to reflect directions to highlights. Ms. Schneggenburger said that the City of Pendleton has also done some sign programs and street scape designs and standard looks. The downtown area of Gresham has directional signage for businesses, etc. Ms. Horn said that she has a lot of the Downtown Association information on email and can talk with other cities about their signage and also trash receptacles to get a sense of what options are out there.

f. Truck engine brakes - city ordinance

Mr. Brierley said the City does not have an ordinance prohibiting the use of these brakes. The County does. There are two signs located on Springbrook Road between Hwy 99 and Wilsonville Road that state use of truck exhaust brakes are prohibited. These signs are in place through Yamhill County Ordinances. The majority of this portion of Springbrook Road is under Yamhill County jurisdiction. Discussion was held concerning the occurrence of this (making the engines louder). Discussion was held concerning whether or not there was a state statute prohibiting the use of exhaust brakes in certain populated areas. The City can adopt its own ordinance, however. Discussion was held concerning muffled and unmuffled engines. Discussion was held concerning the City of Newberg being in the County jurisdiction. The City Council recently adopted a County ordinance on speed racing. Mr. Bridges said that the Committee could make recommendation to the City Council or other Council committee concerning signage for prohibiting use of exhaust brakes. Discussion was held concerning the placement of the signs in areas where it needs to resolve the problem.

Councilor McCain said that the Committee could make a recommendation to the Council which is governed under the noise ordinance. Ms. Horn said she will bring it up at the Downtown Association meeting for discussion. Mr. Bridges said that he could make revisions to the speed racing ordinance (as a form) which was recently adopted by the Newberg City Council to provide for prohibiting truck engine brakes noise. Mr. Brierley said he would email the City's ordinance adopting the County ordinance involving speed racing to Mr. Bridges.

g. Welcome sign - downtown eastern gateway

Chair Bridges reviewed the eastern gateway location. As a result of the recent Hwy 99W construction, ODOT has obtained a piece of property located between Center Street, First Street, River Street, and Hancock Street. Staff felt that this area is a possible future site for a "Welcome to Downtown Newberg" type sign. The value of the property is reduced because it is a part of the City. It is currently owned by ODOT and is considered "surplus" and the City may have the unique opportunity to purchase it. ODOT expects to declare this property as surplus and will likely be selling it within the next year. Local governments will have the first rights to

the property. Since it is the site of a former service station, soil contamination issues would need to be addressed. However, if the future use of the site were to be only for a welcome sign with nice landscaping required mitigation for the contamination may be minimal. In addition, if the property soil is contaminated, the property value may be minimal, reducing any sale price.

Motion #2:	Sturdevant/Larson moved to have staff further investigate the purchase of the property as discussed.
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Vote on Motion #2:	The Motion carried (Unanimous).
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VI. PROJECT PRIORITIES

Chair Bridges addressed prioritizing the projects and investigating: parking lot reconfiguration, trash cans, sign and design planning. He would like to see that a reasonable opportunity to do all the things if the Committee could join the two budgeting years in order that more projects could be done. Discussion was held concerning moving planning up first. Mr. Bridges said that he would like to collectively do all four (4) projects to go forward. Discussion was held to continue pursuing the projects in a two year plan. Discussion was held concerning making recommendations to the Council in a cohesive plan. Discussion was held concerning the price of the property for the Welcome to Newberg sign area as described by Barton Brierley. Further discussion was held concerning the park project on the property which was stopped due to contamination and ODOT's proposed highway changes.

VII. OTHER BUSINESS

a. Next Meeting: Tuesday, October 22, 2002

Mr. Brierley said the State has announced a grant opportunity (small community incentive fund). They have \$50,000 for either a grant or a loan. The projects that will be considered will promote the state's livability goals, specifically downtown projects, strategic property purchases that improve downtown streetscape projects, etc. They are looking at more matching type grants rather than a full grant. The applications are due in the next couple of months. The City is considering applying for a grant to help purchase the Loren Berg lot for \$332,000 (tax assessor value is \$170,000). Mr. Brierley said the grant funds could be used to off-set that purchase. The other alternative is the "sign" lot as discussed above. Discussion was held concerning whether the application was due before the November 5 election results. Mr. Brierley said the grant is competitive. The loan could be split with a grant - \$25,000 each.

Chair Bridges said he would be comfortable applying for the grant for the sign property and not the Butler property due to the cost of the Butler property. Discussion was held concerning the post office taking over the Butler property. Mr. Bridges said that he would strongly advocate the purchase of the sign property. He would hate to have the post office acquire the property due to the parking of mail trucks, etc. which is not that attractive.

Tape 2- Side 1:

Kristen Rose said she would prefer to consider pursuing the grant application for the purchase of the sign property rather than the Butler property. Mr. Brierley said we would have to decide which property to go with. Mr. Brierley said the State would consider options for land banking similar situations such as this. Discussion was held concerning alternative funding. The Committee agreed that the City should pursue the grant for the purchase of the sign property. The Committee discussed encompassing other things to pay for if the grant was received. Member Horn addressed maintenance of the property (appropriate water, having the Garden Club adopt the property for maintenance purposes), or hire a landscape designer come up with ideas.

VIII. ADJOURNMENT

The meeting was adjourned at approximately 7:45 p.m.

Passed by the NURAC Committee of the City of Newberg this 22nd day of October, 2002.

AYES:

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NO:

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ABSTAIN:

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ABSENT:

21 (Horn)

(list names)

ATTEST:

Peggy R. Hall

Peggy R. Hall

NURAC Recording Secretary Signature

10-22-02
Date