

PROPERTY
COMMITTEE
MINUTES
1977

Property Committee Minutes 1977

6/20/77

6/27/77

2/23/78

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3/19/80

4/9/80

7/17/80

8/12/80

A Meeting of the Property Committee
June 20, 1977

This was a joint meeting with the Chehalem Park and Recreation District Board.

Present:

Maurice Chandler
Janet Nybakke
M. C. Gilbert

Neva Crabtree
David Bauer
Leonard Attrell
Jere Jackson
Frances Coffield

Purpose of the meeting was to clarify development of public designated lands for park purposes in College Park and Spring Meadow Subdivisions.

Amendment to public lands provision in the ordinance for subdivisions was read, stating developers were required to pay \$300 per lot in subdivisions plus \$150 for each residential unit per lot. Discussion followed as to interpretation of "public lands" which included parks but did not mean parks exclusively. Funds so derived may be used for purchase of land and for improvement of any land so purchased. These funds could be available for purchase or development from the City to the District. City pays on assessed land value basis, (improved lot), for purchase of sites. The need for a Chehalem Park & Recreation District park master plan was pointed out, in order that the District and the City would have a common plan to work from, showing general areas of need or interest in parklands.

Lease agreement was discussed, and consensus was that it should be reviewed. Suggestion from District that City owned parks could be dedicated to the District as District is only entity now in park business, and serving alarger area, in actuality all the park users of the area. Jackson pointed out that improvements made to parks with BOR funding were understood to be in perpetuity.

The two park sites in question were discussed:

1. College Park, 1+ acres - City has on file a letter from former District superintendent commenting on the parks, outlining the fencing requirement. Discussion followed on the service radius of this park site, considering additional housing planned for nearby area. Also considered was how the District should apply for public land funds for development. Concensus was that plan for park development would be prepared with input from City Engineer, and District Administrator with cost estimates being prepared and some funds from City being available for development.

2. Springmeadow, 3.44 acres - suggestion that this park site be designated open space, developed with that aspect in mind and cooperatively planned and developed by City - District effort. Availability of public land funds for improvement of park sites was discussed. Gilbert indicated there would be some \$40,000 available when all accrued monies from subdivisions have been collected to date.

To further develop these parks it was suggested that the District compile the following:

1. potential development cost
2. guidelines for purchase and development of future parks by City - District effort

3. The North College Park Site was discussed as it is effected by EDA funding. Gilbert indicated that such funding appeared to be much less than originally thought, somewhere from \$300,000 to \$500,000 or \$700,000, and that the City had several priorities which included the following:

1. building second reservior at estimated cost of some \$500,000
2. enlarging the water treatment plant
3. building new water line across the river at estimated cost of some \$200,000+.

Jackson indicated the District is working with Meyer Engineering to come up with reduced costs for developing North College Park. Could have plan to do it ready within specified EDA time limit. Park could be designed to fit available funding from \$130,000 to \$400,000, and have an attractive useable park.

It was mutually agreed to reconvene the committee when more information was available on park area for College Park and Springmeadow Subdivisions.

Joint Meeting

Newberg City Property Committee- Chehalem P & R Dist Board

RECEIVED

JUN 27 1977

CITY OF NEWBERG, ORE.
OFFICE OF RECORDER

Joint meeting was called to order by Maurice Chandler with the following persons in attendance:

Janet Nybakke, Maurice Chandler- City Committee

Neva Crabtree, David Bauer, Leonard Attrell- Park District Board

M G Gilbert, City Adm; Jere Jackson, Park Dist Supt, Frances Coffield, Dist. Adm Asst.

Primary purpose of meeting was to clarify parklands designated in College Park and Springmeadow subdivisions, and deeded to City for such, and to discuss what the District was planning to do with these parks.

New parkland ordinance for subdivisions was read, indicating developers were required to pay \$300 per lot in subdivisions plus \$150 for each residential unit per lot. Discussion followed as to interpretation of "public lands" which included parks but did not mean parks exclusively. Funds so derived may be used for purchase of land and for improvement of any land so purchased. These funds could be available for purchase or development from the City to the District. City pays on assessed land value basis, (improved lot), for purchase of sites. The need for a Chehalem Park & Recreation District park master plan was pointed out, in order that the District and the City would have a common plan to work from, showing general areas of need or interest in parklands.

Lease agreement was discussed, and consensus was that it should be reviewed. Suggestion from District that City owned parks could be dedicated to the District as District is only entity now in park business, and serving a larger area, in actuality all the park users of the area. Jackson pointed out that improvements made to parks with BOR funding were understood to be in perpetuity.

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2) Springmeadow, 3.44 acres- suggestion that this park site be designated open space, developed with that aspect in mind and cooperatively planned and developed by City-District effort. Availability of public land funds for improvement of park sites was discussed. Gilbert indicated there would be some \$40,000 available when all accrued monies from subdivisions have been collected to date.

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3

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- 1) building second reservoir at estimated cost of some \$500,000
- 2) building additional water treatment plant- could be done with other funding
- 3) building new water line across the river at estimated cost of some \$200,000

Jackson indicated the District is working with Meyer Engineering to come up with reduced costs for developing North College Park, could have plan to get it ready within specified EDA time limit. Park could be designed to fit available funding from \$170,000 to \$400,000, and have an attractive useable park.

It was mutually agreed to reconvene the committee when more information was available.

MEETING OF THE PROPERTY COMMITTEE

February 23, 1978

Present:

Maurice Chandler
Fred LaBonte
Janet Nybakke

Mayor Hall
M. C. Gilbert

Purpose of the meeting was to discuss the presentation made by BJSS of Tualatin and Olympia, Mel Kroker Architects of Portland and Robert E. Meyer Consultants of Beaverton, to make a space study needs for the City Civic Center.

BJSS - They have the staff and ability to make the study but do not feel that they would give enough personal attention. Also they did not offer any new suggestions or ideas.

Mel Kroker - He is open and appears could be more community involved. He brought out more futuristic ideas, historical thinking, and more alternatives with ideas for new sites. They are well qualified having done other similar studies. Mr. Kroker will be directing the staff himself and will be available at all times for consultation with the council committee.

Robert E. Meyers Consultants - Their presentation was not as good as the others. Their personnel did not appear to be coordinated. Their presentation was based primarily on the civic plan as identified in the City's Comprehensive Plan.

Sallie J. Squire and Jamie C. Jenkins also submitted a proposal, but this was not given consideration due to their lack of experience and expertise.

Meeting of the Public Property Committee

May 10, 1978

Present:

Maurice Chandler
Janet Nybakke

Fred LaBonte
M. C. Gilbert

1. Property purchased from Haskell. To recommend this property to be leased for a period of 2 years at \$250.00 per month. The Lessee to maintain and make all necessary repairs during term of lease.

The mobile home to be sold at a price to be determined.

Balance of real property shall not be sold until street improvement is certain.

2. The disposal of 23 channel CB units was discussed. Federal regulations prohibit their sale. Suggested they be leased to the persons who submitted request and proposals last December. \$10.00 per year for Mobile units. \$20.00 per year for base units (2).

A Meeting of the Property Committee
June 13, 1978

Present:

Maurice Chandler
Janet Nybakke
Fred LaBonte

M. C. Gilbert
Mel Kroker
Jim Hagerman

1. Monthly lease charge for "Haskell" property discussed. The City must pay property taxes on the property that is leased. Present property taxes amount to \$100. per month. Approved total payment of \$300. per month for lease including taxes.
2. Mr. Kroker showed sketch of the present city facilities. Continued use of these facilities discussed. Personnel increases with growth of the city. There are no additional rooms in present city hall to house increased personnel.
3. Alternatives were discussed. New civic center, use of present school building and fire station additions.
4. Appointments of interested civic leaders to form a steering committee. Mr. Chandler to prepare list and contact the personnel.
5. Mr. Chandler to meet with Superintendent of Schools regarding possible future use of school building.

Meeting of the Public Property Committee
October 19, 1978

Present:

Janet Nybakke
Fred LaBonte
Mayor Hall

M. C. Gilbert
Mel Kroker
Jim Davis

Purpose --- Review progress of Civic Center Study.

City Employee comparisons from other cities reviewed.

As built drawings of each department reviewed.

Mr. Kroker advised he will be conducting interviews of
Department heads within next 10 days.

Alternatives of building program briefly discussed.

Proposed contract for study given to Mr. Gilbert for review.

Proposed work schedule projects completion of study by
January 1, 1979.

Property Committee Meeting
November 9, 1978

Present:

Maurice Chandler
Janet Nybakke
Fred LaBonte

Mayor Hall
M. C. Gilbert

1. "Haskell Property" -----

Have offer from Kit Korsun in amount of \$700 for the trailer and front carport and offer of \$200 for rear carport from Harold Round.

Mr. LaBonte stated a party had contacted him regarding the trailer and indicated they would submit a bid for the trailer.

Committee advised the Administrator to hold offers open until Monday, November 13th, and if no higher bid then to accept bid of Korsun and Round. No trees to be removed at this time.

2. Administrator advised that the property has been rented for \$250 per month to be used as a used car sales lot by Harold Round.

3. Sewer Bond Issue Election discussed -----

Suggested that posters be made showing where improvements will be made. Mr. Chandler suggested that someone be named to head public relations in order to get information out to the citizens. Discussed possibility of funding bond issue from sewer hookup fees. Administrator advised that this is uncertain and doubtful that the bonding attorney would pass this type financing. Also advised that any type revenue bonds would cost higher interest.

4. Sitka Avenue Improvement -----

Mr. Chandler suggested three possibilities in acquiring necessary right of way from J's. Administrator to review and make future recommendation on acquiring and financing.

Joint Meeting
Property Committee of the City Council
with members of
Chehalem Park & Recreation District Board

November 28, 1978

Present:	Mayor Hall	Neva Crabtree
	Maurice Chandler	Lew Goslin
	Janet Nybakke	Leonard Attrell
	Fred LaBonte	Bill LeMaster
	M. C. Gilbert	Jere Jackson

1. Mr. Chandler stated this meeting was to discuss use of park building facilities on River Street, stated that in prior years the former Park Director had proposed a plan of recreational use for the old swimming pool area, which the Council endorsed and proceeded to have the old pool filled so that it could be used as per plan. To date this plan has not been further developed.

Mayor Hall stated that he has received a number of complaints regarding equipment and present use of the buildings.

2. Mr. Attrell stated that the plan of the former Park Director had not been fully approved by the District.

Mr. Jackson stated that the area was not large enough for a full handball or tennis court. That they had planted flowers and shrubbery to make the area more attractive.

Mrs. Crabtree stated the District has not had money for such a development.

Mr. Attrell stated that people outside the City and in the district pays 70 percent of park expenses.

It was suggested that a new lease be considered extending the time to 25 years. The City Attorney to be consulted on this matter.

Exchange of inter-governmental services discussed.

Status of park in "Buckley's Mountainview Park" discussed.

Note: City owns the Park

Developer will maintain this park area for 30 years, then reverts to the City for maintenance.

Next meeting - 7 A.M. - Thursday, December 21st.

Property Committee Meeting
December 21, 1978

Present:

Mayor Hall
Maurice Chandler
Janet Nybakke
Fred LaBonte
M. C. Gilbert

Antonio Crater
Lew Goslin
Bill Le Master
Jere Jackson

1. Improvement of park facilities on River Street discussed.

Mr. Jackson presented a sketch of the proposed layout for a horse-shoe court to be on North side of the building. Other uses were discussed but Mr. Jackson pointed out that the space was limited and contour of the land was a factor.

Suggested also that greenhouse be moved and other park equipment be moved so that the area would be more attractive.

Mr. Jackson stated the tables are piled there only in the winter not only for storage but also for repair.

2. Mr. LeMaster asked why all the City Parks ownership could not be given to the Park and Recreation District.

Also stated that developers he had talked with thought the public land monies given to the City were for parks. Stated that the City Ordinance may be misleading as it stated "Parks" when public land money is designated.

(Note - "The provision of public land for school, parks, recreation and other public purposes is considered essential for proper development of residential areas. ---- The funds accumulated from public land payments as so provided shall be expended for the acquisition or improvements of public lands as determined by the Council".)

Mr. Gilbert stated that this is an assumption on the Developers part, as they are told by City personnel that this is for public lands.

Mr. Jackson stated that long term lease or ownership could be a factor when applying for grants.

3. Public lands monies to be given to the Park District for the coming fiscal year was briefly discussed.

Mr. Jackson stated the district would like \$12,000 for a play area, play equipment, trees, basketball slab, tables and other equipment for the park in College Park Subdivision.

Mr. Gilbert stated that the City has contributed approximately \$4,000. of materials, equipment and labor this year for College Park - park improvement. Further, that there are no new subdivisions at this time that will be contributing public land money for next fiscal year.

Mr. LaBonte stated the the P & R's request will be taken into consideration in the City's budget process.

Meeting of the Property Committee
June 12, 1979

Present:

Maurice Chandler
Roger Gano
Fred LaBonte

Mayor Hall
Mryland Gilbert
Mel Kroker

Copies of the Civic Center Study report was distributed by Mr. Kroker.

The six development alternatives in the report were discussed. Mr. Kroker requested that they be further reviewed by the Committee and City personnel. That at next meeting these alternatives or others or combinations be discussed. When final alternatives are reduced to two or three in number he will then submit cost figures and finalize the report.

Tentative date to meet with Mr. Kroker set for Tuesday July 10th, at 7:30 P.M. --- Next meeting of this committee to further discuss the report set for Tuesday, June 26 at 7:00 A.M.

A handwritten signature, likely of Mel Kroker, in dark ink. The signature is stylized and cursive, appearing to read 'Mel Kroker'.

Meeting of Civic Center Committee
June 26, 1979

Present:

Maurice Chandler
Roger Gano
Janet Nybakke

Mayor Hall
M. C. Gilbert

Purpose of the meeting to discuss development alternatives for future housing of City facilities.

Administrator advised that five of the department heads have suggested: Three for number 1, one for number five and one for number 6 of the alternatives suggested by the Consultant. Administrator suggested a different alternative of utilizing the present City Hall and additional south half of same block.

The Committee favored building a totally new civic center to house library, police, fire and other City departments. Also to provide a central meeting area for other civic organizations.

The Administrator to submit alternatives:

1. Totally new civic center.
2. Purchase Central School and remodel for all city functions.
3. Use present City Hall and expand through remaining one-half block - Expand fire station at present location.
4. Construct new center between 2nd and 3rd on River Street in Hoover Park area.

Next meeting to be changed from July 10th date to July 17th, 7:30 P.M.

A handwritten signature, possibly reading "MCG", is written in the lower right portion of the document.

Property Committee Meeting
July 17, 1979

Present:

Maurice Chandler
Roger Gano
M. C. Gilbert

Mel Kroker
John Paola
Herbert Hawkins

The Civic Center alternatives were discussed.

Central School location was deleted as this will not be available.

Expansion of present fire station, remodel City Hall were discussed and finally eliminated at this time.

Chief Paola stated the present fire station should not be expanded, but should be relocated in more central location. Also stated the Fire District may make a proposal to consolidate the City of Newberg and the Fire District into one Fire District. He will ask a member of the Rating Bureau to meet with him and Mr. Kroker in regard to a desirable central location for a fire station.

The Administrator pointed out that a fire station located in vicinity of College near Illinois would probably be most central to the present city limits on the north and east.

It was opinion of all present that it would not be desirable to have the fire station and civic center as one building.

Mr. Kroker was requested to submit a schematic drawing and estimated costs on two alternatives:

1. New civic center in Southwest Hoover Park Area to house all city services including library but not fire.
2. New civic center in area South of Second between Howard and Blaine. Library would be in this center but fire station would be a separate building.



Meeting of the Property Committee
July 31, 1979

Present:

Maurice Chandler
Fred LaBonte
Roger Gano

Mayor Hall
Jere Jackson
Myrland Gilbert

Mr. Jackson stated the Chehalem Park and Recreation District wished to acquire additional land for addition to Jaquith Park. One parcel at \$117,500 and the other at \$87,300. The Park District has applied for \$76,000 grant, has \$30,000 in cash and \$20,000 in contingency. That they were holding a bond election in September to finance property acquisition, equipment and park development. Requested a loan of \$76,000 from the City to acquire property.

City Administrator advised that the City has a public land account balance of \$51,000 and that \$20,000 of this has not been collected and probably will end in litigation. Also reminded the committee that previous priorities for the City were right of way for Sitka Avenue, right of way for Hulet Avenue, right of way for Villa Road extension. Also suggested that the City should give priority to acquisition of a parcel of land adjacent to the Public Works Depot. Further stated that the City could not loan money, but did have the right to purchase property, and that \$76,000 for any of the stated purposes does not appear to be available at this time.

Mr. Chandler stated that it was good planning for the Park District to consider adding park areas. Also asked if Jaquith Park would be the main park? Would the Parks maintenance shop be located here? Mr. Gano asked if there was future planning for a swimming pool to be located at this location?

Committee stated they would like to take the request under consideration. To meet again on Monday, August 6 at 7 P.M.

A handwritten signature in cursive script, likely belonging to one of the committee members, is located at the bottom right of the page.

Meeting of the Property Committee
November 28, 1979

Present:

Maurice Chandler
Janet Nybakke
Roger Gano
Fred LaBonte

Mayor Elvern Hall
Terry Mahr
Myrland Gilbert

1. Proposal of Nendel to construct a motel and restaurant on old swimming pool site at Hoover Park reviewed for all present.

Committee advised that alternate site on East side of Hoover Park also discussed with Nendel, but they did not wish to become involved in purchasing individual properties, also they wished to expedite land acquisition so they could proceed with construction at an early date.

The City Attorney advised on procedures necessary for zone changes and plan amendments necessary to change use at these locations.

Committee agreed that recommendation would be made to the Council to authorize negotiations with Nendel on sale and/or lease of City properties for the Motel-Restaurant construction.

To recommend that the Council initiate necessary zone change and plan amendments to permit commercial use at the location.

The City Attorney to review the agreement with Chehalem Park and Recreation and to advise on lease amendment in order to release the Hoover Park location.

A handwritten signature, possibly reading "H. G.", is located in the lower right portion of the document.

Meeting of the Property Committee

December 11, 1979

PRESENT:

City
Maurice Chandler
Fred LaBonte
M.C. Gilbert

Chehalem Park & Recreation District
Antonia Crater
Leonard Attrell
Paul McCartney
Bill LeMaster
Jere Jackson

Karen Ferguson - Newberg Graphic

The joint meeting of the Property Committee and committee from C P & R was held to discuss public land funds acquired by the City from developers.

Mr. Jackson stated C P & R does request that the City consider giving funds to C P & R:

No. 1 Priority - \$32,000 so that C P & R can purchase property adjacent to Jaquith Park for future park and maintenance shop location. Stated the present owner was asking \$134,900. C P & R appraisal is near \$117,500. A B.O.R. grant in amount of \$32,000 can be obtained. The house on the property and one-half acre could be sold for approximately \$54,000.

No. 2 Priority - \$7 to \$8,000 to add improvements at the park in College Park Subdivision.

Mr. Gilbert stated the City's reserve balance from accumulated public land money payments will be approximately \$80,000 at July 1, 1979. That the City is committed to purchase right-of-way from Safeway for extension of Villa Road. Right-of-ways for planned Springbrook Street improvement will have to be acquired. Cost of the right-of-ways is not known at this time. Also stated there has been few new subdivisions added this year and the trend will probably continue, consequently there will not be very much additional public land money paid.

Mr. LeMaster stated that developers he had talked with understood the public land monies were for park purposes.

Mr. Chandler stated that acquisition of more land and park developments would necessitate more operating expense. Also that he noted on his tax statement the C P & R tax rate was almost 25% of City tax rate.

Mr. LaBonte stated the Finance Committee of the City was meeting and they would put the funds request on their agenda.

Mr. Gilbert suggested some formula of payment be worked out so both entities would know what was to be paid out of public land payments. Also stated the City would be making some changes in their retirement program for the employees and this could affect the C P & R program which is in with the City at present. Change will be made by January 1, 1980. C P & R will be advised.

WJG

PROPERTY COMMITTEE MEETING
January 22, 1980

Present:

Maurice Chandler
Janet Nybakke
Roger Gano
Fred LaBonte

Mayor Hall
M. C. Gilbert

Jere Jackson - Chehalem Park & Recreation

Ms. Spies and Mr. Harrington representing Nendels, Inc.

Ms. Spies stated Nendel's would like to acquire a portion of the Hoover Park property now occupied by the old swimming pool and bath house. They would pay the City or exchange other property of equal value for it. As to Chehalem Park and Recreation District's lease and use of the buildings, Nendel's would be willing to relocate the shops in another area of CP & R choice. Financing of the project will be by EDA funding.

Mr. Chandler stated the Committee would want to see sketches of the proposed development, and the amount of area it would cover, before making any recommendation to the Council. Also the CP & R would have to be favorable to the project.

Ms. Spies stated they would be willing to meet with the Chehalem Park and Recreation District Board to further discuss the matter.

Administrator stated that this location was being considered for new City Hall/Civic Center. The architect would be presenting schematic drawings to the Committee within a short time.

Future meeting to be set when sketches of project available, and opinion received from CP & R Board.

If Committee and Board agrees that project would be acceptable then a public hearing could be held for citizen opinions.

A handwritten signature, possibly reading "Wes", is written in the lower center of the page.

PROPERTY COMMITTEE MEETING
January 30, 1980

Present:

Maurice Chandler
Roger Gano
Janet Nybakke

Mayor Hall
Arvilla Page
Clay Moorhead
Myrland Gilbert

Mr. Kroker and his associate presented schematic drawings of proposed City Hall at two locations; Hoover Park and Memorial Park/Second Street. Square feet required for all City services including Library except Fire would be approximately 43,560. On both plans the fire services would remain in present location.

Memorial Park a two story building extending from 3rd Street to Memorial Park with covered parking adjacent and North side of Third. Police service entrance off of Blaine Street.

Hoover Park a two story building extend from Second Street on West side of park to almost Second Street on East side. Police service access on the East side. This building would be constructed on piers at same height as adjacent streets. Recreation facilities could be constructed underneath.

The Committee was impressed with the Hoover Park design and have requested Mr. Kroker to complete topographical model on this site. Other information relative to costs, etc. to be sent within few days.

MeG

MEETING OF THE PROPERTY COMMITTEE
February 13, 1980

Present:

Maurice Chandler	M. C. Gilbert
Roger Gano	Clay Moorhead
Mayor Elvern Hall	Terry Mahr
George Alexander--	Chamber of Commerce
Jere Jackson	-- Chehalem Park & Rec.
Tom Hailey and Associates	

Mr. Hailey reviewed their plans to construct a motel and restaurant to be located adjacent to and south side of Highway 99W, east of Springbrook Street.

The motel proposed would entitle initial construction of 50 rooms including meeting rooms, with 50 additional rooms to be added when occupancy warranted. A separate building to house restaurant with 125 seat dining capacity, 45 seat bar and 250-300 banquet area seating capacity to be constructed.

Mr. Alexander stated the Chamber of Commerce was concerned with the number of accesses planned to highway 99W. Was pointed out that the main access would be a street that would also serve future development southerly from the motel.

Mr. Gano stated concern with the main access street being located so near the crown of the hill on 99W that it would create traffic hazard. Also questioned location being in flight patter for airport.

Mr. Hailey stated they have financing for the project and tentatively planned to begin construction within 90 days.



Priority Comm
2-19-80

GEORGE H. LAYMAN
ATTORNEY AT LAW
115 N. WASHINGTON STREET
(P. O. BOX 68)
NEWBERG, OREGON 97132
TELEPHONE (503) 538-2166

February 15, 1980

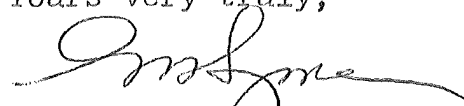
Mr. Myrland Gilbert
City Administrator
Newberg, Oregon 97132

Dear Mr. Gilbert:

On behalf of The Herbert Hoover Foundation, I attach herewith copy of our letter dated February 14, 1980, presented to the Board of Directors, Chehalem Park and Recreation District, at its public hearing concerning future use of part or all of Hoover Park for non-park purposes.

I would much appreciate it if this letter could be made available to the Council committee which may be considering this question presently, and to the Council itself at a later date.

Yours very truly,



GEORGE H. LAYMAN
Secretary, Herbert Hoover
Foundation of Oregon

GHL:ao

Enclosure

THE HERBERT HOOVER FOUNDATION

NEWBERG, OREGON

P. O. Box 68

February 14, 1980

BURT BROWN BARKER
PRESIDENT
MRS. GEORGE GERLINGER
VICE-PRESIDENT
HERVEY HOSKINS
SECRETARY
F. C. COLCORD
TREASURER

DIRECTORS:
LEVI T. PENNINGTON
EMMETT GULLEY
MRS. LAURA PAULSON

Board of Directors
Chehalem Park and Recreation District
Newberg, Oregon 97132

Gentlemen:

At a special meeting of the Board of Directors, Herbert Hoover Foundation of Oregon, held last Sunday, there was a discussion of various proposals relating to commercial or civic developments in or adjacent to Hoover Park. The meeting was attended by the president of the Board, Mrs. John Sprouse, and the following members: Jane Bryson, George Layman, David LeShana, Mildred Patton, and Lawrence Skene.

After thorough consideration of various reported proposals, the members of the Board authorized me to write you a letter setting forth the following points:

1. The preservation of open areas and park spaces is of the utmost importance in an expanding community, in order to protect and preserve natural environment, and areas for rest and relaxation. Such park areas, if converted to other purposes, would be lost forever, from any practical standpoint.
2. The Hoover Park is an integral portion of the dedication which received national attention in 1955, during ceremonies attended by ex-President Herbert Hoover, as well as many state and local dignitaries, and the dedication included the Minthorn House, as the boyhood home of Mr. Hoover, the Herbert Hoover Park, formerly Kanyon Park, and Herbert Hoover Boulevard, a portion of Highway 99-W on which new sign designations have recently been erected.
3. While the Minthorn House is unique as the boyhood home of the only President with origins in Oregon, it also is of historical importance as an authentically restored home of the 1880's. It is supported by a non-profit corporation, the Herbert Hoover

Property Committee Meeting
February 26, 1980

Present:

Maurice Chandler
Roger Gano
Fred LaBonte
Janet Nybakke

Mayor Hall
M. C. Gilbert

Mel Kroker - Architects
Stephen Mize - Architect

Members of the Press and interested citizens.

Mr. Kroker reviewed the proposed civic center planning. Stated the Committee appeared to be most receptive to Hoover Park as site for new center. Also stated this could be combined into a motel-civic center project and that financing such a project would be feasible. Further stated that he had just recently learned of another location in the downtown area that could be acquired for the civic center. He would advise the committee on this location after he had obtained further information.

Some of the people present stated they were opposed to any buildings in Hoover park and were circulating a petition to that effect.

Mr. Chandler stated that when models of the proposed sites were available along with financial information neighborhood meetings should be held to acquaint the general public with the proposals.

Mr. Chandler asked the Committee to decide whether the motel complex should be considered for the Hoover Park location.

Motion by Nybakke, second by LaBonte to drop the concept of a motel at Hoover Park. Carried.

An election date for submitting financing of the civic center was discussed. The concensus was that the November 1980 election would be the earliest date feasible for submitting this to the people. The ballot title would have to be submitted by the first of September.

Motion by Gano, second by LaBonte to try for election date of November, 4, 1980 to submit the City Hall financing proposal to the citizens of Newberg. Carried.

Next meeting date set for March 6th, when Mr. Kroker to present more information on proposed sites.



ARCHITECTURE AND RELATED SERVICES

MEETING NOTES

JAY'S RESTAURANT

March 6, 1980

7:00 a.m.

PRESENT: Myrland Gilbert Mel Kroker
 Maurice Chandler Steve Mize
 Rodger Gayno
 Janet Nybakke
 Elvern Hall

Members of the Press
Members, Citizens Advisory Group

DISTRIBUTION: Members present

Kroker reviewed briefly all previous site candidates and then outlined the basic factors for the Imperial Hotel site as follows:

- (a) The original Imperial Hotel was built in 1907.
- (b) The original occupants were U.S. National Bank on the corner; Miller Mercantile in the center space first floor; with the Hotel occupying the second floor.
- (c) The original building had a glazed marquee supported on a brick colonade.
- (d) The building has had several owners and occupants through the years and seems to have worn well, which is probably an indication of the quality of the original construction.
- (e) This building was the largest single commercial facade in town; and, at 45,000 square feet still is. The architectural character reflects that solid and simple masonry that is so handsome in old town Portland, Seattle or San Francisco.
- (f) The size of the building (45,000 square feet) can feasibly house the projected city government size through the year 2000. Some modifications will need to be made other than simply clean-up and restoration; such as, an elevator, good H.V.A.C. and a sally port.

The restoration of this building should be considered as part of a process including obtaining a historical designation on this building. This type of process should involve as many of the other old buildings in the core area as possible, but it is not absolutely necessary to the restoration of the old Hotel.

Kroker used an aerial photo of the core area with the old Hotel and the other old Newberg buildings considered for historical designation colored in for graphic clarity. Central School and the Hoover

Park proposals were also indicated. Kroker then proceeded to show the Committee how First Street is flanked by old buildings and how characteristically at the back side of these buildings the parking has been located and is served in turn by Second and Hancock. This relationship really is ideal for the preservation of the existing store fronts along First Street and also for developing a covered pedestrian oriented mall between the parking and buildings rear facades; essentially, along where the alley is now. The restoration of a pedestrian oriented environment along First Street, using the street furniture and old lights and flower pots, will recreate the charm of the old streets of Newberg. This kind of solution can be very exciting and once again make the core area the most economically viable part of the City.

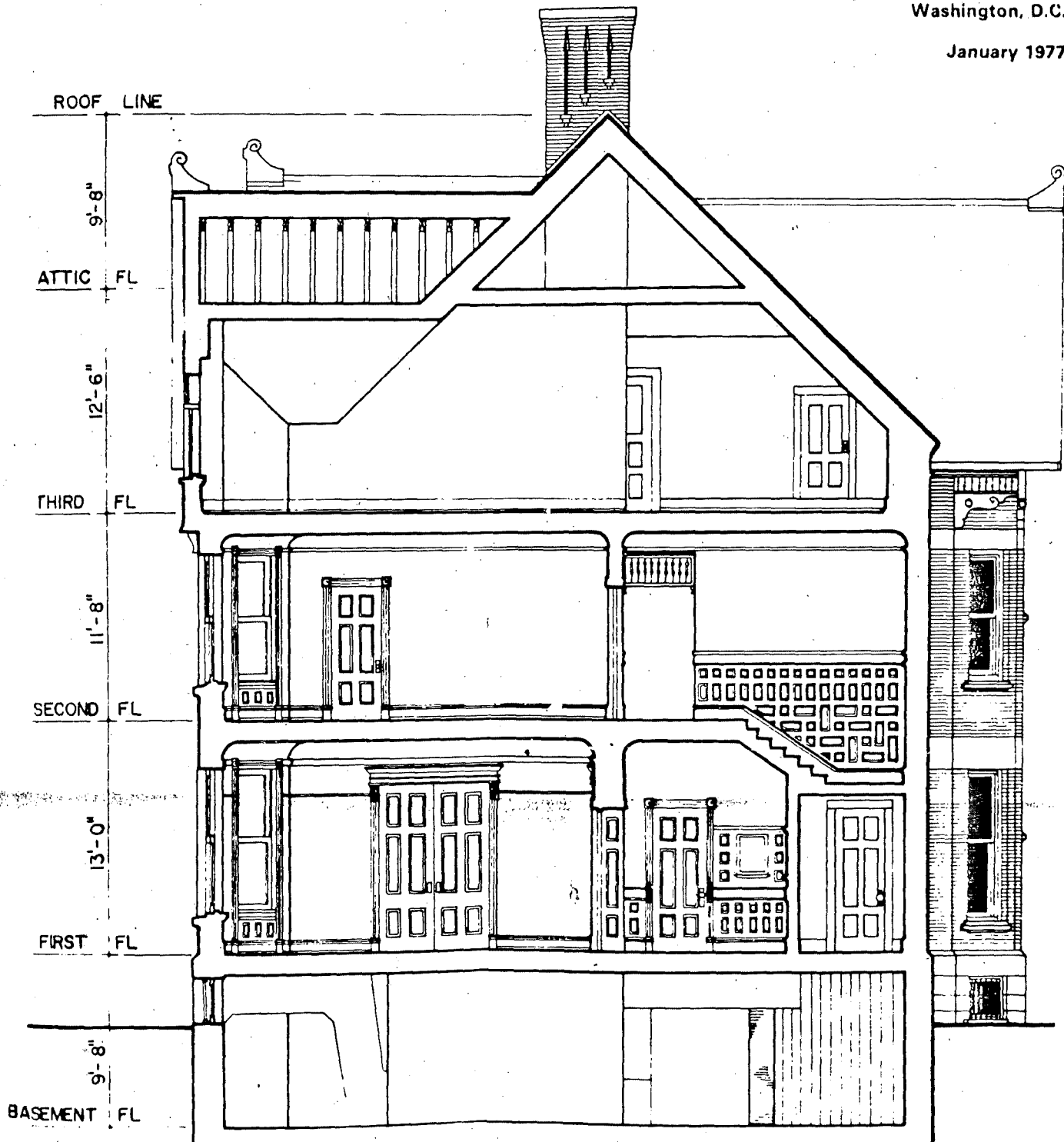
Kroker then summarized by responding to the question of which of all these solutions do you think is the best - the Hoover Park scheme is, in an overall sense, by far the best. The Imperial Hotel option offers some very exciting possibilities and is very feasible; but this must be our second choice. The Central School, while it certainly will be used for some purpose other than a school in the future, does not really offer the quality that the others do; especially, in light of the fact that a replacement facility would have to be built. This can be expected to happen anyway, but it would simply have to be done sooner. The Memorial Park solution would be absolutely wrong for the neighborhood and for the park itself and must be considered in light of its own impacts.

The Committee then charged itself with the responsibility of reviewing all possible locations and alternatives for the City Hall. At that time, the Committee agreed to meet in a workshop session to seriously consider the options and render an opinion. Kroker suggested that if his office could be of any help at that time, the Committee should not hesitate to call on him.

How To Complete National Register Forms

National Register Division
Office of Archeology and Historic Preservation
National Park Service
U.S. Department of the Interior
Washington, D.C.

January 1977



Introduction

Criteria

The National Register of Historic Places is the official list of the Nation's cultural resources worthy of preservation. Listing in the National Register makes property owners eligible to be considered for Federal grants-in-aid for historic preservation through State programs. Listing also provides protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertakings on historic properties, as stated in section 106 of the National Historic Preservation Act of 1966 and in Executive Order 11593 (see Appendix V).

All nominations to the National Register are made by the State through the appropriate State Historic Preservation Officer. Federal agencies may also nominate properties under their jurisdiction or control through designated Federal Representatives. This process is described in Part 60 of Chapter I of Title 36 of the Code of Federal Regulations (effective April 1, 1976). These procedures appear in Appendix I.

Criteria For Evaluation

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past

50 years *shall not be considered eligible* for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

Meeting of the Property Committee
March 19, 1980

Present:

Maurice Chandler
Janet Nybakke
Fred LaBonte
Roger Gano

Mayor Hall
M. C. Gilbert

6 Citizens and press representatives

Mr. Chandler stated that Kroker Associates have suggested Central School, area south of the City Hall, Hoover Park and the Union Block as possible sites to locate the Civic Center.

The Committee should determine the sites they wish to recommend.

Consideration should be given to what is best for the Community; best at least cost; what will improve the downtown area, traffic patterns and accessibility.

Mr. Hatfield, a property owner near Hoover Park stated locating City Hall at Hoover Park would detract from the core area and be detrimental to the Park.

Mr. Aho, member of "Friends of Library" stated he was concerned with library locations, further stated that the FOL expect to move within 6 to 10 years; However the present area or Central School was the most desirable location. The FOL would like to have the library separate from the City Hall, be in a central location, don't like Hoover Park location.

Citizens present, who live adjacent to Hoover Park stated a City Hall at this location would destroy the park, the model as prepared does not give a true picture of the park area. The project constructed here would be too expensive.

Mr. LaBonte stated in his opinion the project located in Hoover Park would enhance the future use of the park.

Mrs. Nybakke stated that there has not been sufficient data presented to show comparison of the sites. Need more on the Union Block area. Need cost comparisons.

The Committee agreed that models should be prepared by Kroker Associates for the Union Block site and Memorial Park site. They would like comparison of costs for the sites, traffic flow and noise levels.

Mr. Chandler stated the Chamber of Commerce would be requested to appoint a committee to meet with the Property Committee to discuss site locations and effect on downtown area of each site. Following this meeting the property committee to meet and set up schedule of public meetings.



PUBLIC PROPERTY COMMITTEE MEETING
APRIL 9, 1980

Present:

Maurice Chandler (c)
Fred LaBonte
Roger Gano

Mayor Hall
M. C. Gilbert

Bruce Breitling - Chamber of Commerce
Chester Windsor - Chamber of Commerce
Phyllis LaBonte - Chamber of Commerce

Mel Kroker - Kroker & Associates

25-30 Citizens

Mr. Brietling read report on Newberg Survey conducted by Karen Ferguson for Jules Drabkin and Dan Corrigan with help of the Chamber of Commerce. 160 copies of the questionnaire were distributed and 91 were returned. Ms. Ferguson summary "He's only half satisfied with the amount of parking available, and more than two thirds dissatisfied with the traffic pattern -- particularly on First Street. He is aware of Newberg's historical identity, prefers traditional to contemporary architecture, and is in favor of the idea of a historical district -- especially if the City leads the way in setting it up."

Mr. Kroker responded to some of the areas covered in the survey - He emphasized that the downtown core area is dying and future planning should be done for re-vitalization of this area. Then reviewed possible sites for civic complex. New civic center would need 46,000 square feet.

The Union Block building was constructed in 1907 and has about 45,000 square feet. Would need a complete renovation and addition of areas in back of the building for police. Restoration and renovation of this building could be considered as a part of the process to obtain historical designation for the downtown area. Future expansion could be done by building a structure over the parking lot area adjacent to Second Street.

Central School area has adequate potential parking area, the gym could probably be converted to a public meeting room. Other areas are not on street level. Conversion of this building is not desirable. It does not offer the quality that other sites do. This site would probably be developed at the least expense.

Memorial Park location would eventually absorb too much of the Memorial Park area. It would be wrong for the Neighborhood and have too much adverse impact there. Parking structures would have to be constructed. Cost wise this would probably be the most expensive.

Hoover Park area - The City owns all the land needed for development of a civic complex at this time. Construction at this site would be the most positive image for the City.

He suggested that the City consider the possibility of a private person or firm construction the civic complex on City owned land and leasing it to the City for a certain term - possibly 20 years.

Mr. Kroker was asked what site would give him the most pride of development. Answered by stating that each site had good points to be considered.

Mr. Harris spoke briefly in reference to change of traffic pattern in the City. He stated that the present City Hall should be renovated and used including development of the property south of the City Hall. The Library is one of the few Carnegie Libraries in the state. It should be kept in its present location and expansion made to north. Should consolidate city buildings in center core area where most are presently located.

Mr. Layman spoke briefly on the historical significance of the Minthorne House and route of the railroad service serving the City in the past. He cannot see why so much interest in the Union Block when present City Hall is more attractive. Further stated that an initiative petition was being prepared for citizens to sign requesting a charter amendment be submitted to the voters to restrict park to recreational use only.

Mrs. Moody handed in an additional list of signatures stating this was part of petition presented to the Council last Monday. There were no heading indicating what signatures were for on each sheet presented. Mrs. Moody lives next to Hoover Park and stated that no building should be constructed in the Park.

Mr. Day read a prepared statement suggesting that Second Street be one way -- make 90° turn at Main and at River to get traffic back on First. Make First Street a Mall area. Make more parking in the core area. Present City Hall needs more off street parking. Building access to offices is inconvenient, need an elevator. Suggest consider Central Grade School as it would have adequate parking and all city offices could be consolidated there.

Mr. Gano asked questions about development in present location and fire station development. Mr. Kroker stated offstreet parking is one of the big problems.

Mr. Windsor asked questions regarding use of area where "one-man garage" is located. He was advised that the garage facilities would eventually be moved into Public Works depot area.

Mr. Aho read a prepared statement from the "Newberg Library Friends" regarding their concern with future plans for the Newberg Carnegie Library.

Mr. Quanstrom stated the people of the City of Newberg own the parks and they have not approved use of the parks for construction of a civic complex in them.

Ms. Green asked questions regarding cost of civic complex developments. She was advised that any cost figures stated have been rough estimates only, that there has been no cost figures computed for any of the proposed sites.

Mr. Chandler stated that there should be a joint program of the City and Chamber of Commerce to revitalize and enhance the downtown area.

Mr. Chandler stated that the property committee has made no recommendation to the Council on any sites or development for civic complex. Further study must be made by the Committee. They will continue to request citizen input on this matter. When a definite site is recommended they will request Mr. Kroker to complete more definite cost estimates and other material needed for presentation to the citizens.

A handwritten signature in dark ink, appearing to be 'M. J. S.', is located in the bottom right corner of the page.