

City of Newberg
ANIMAL SHELTER SUBCOMMITTEE MINUTES
FEBRUARY 4, 2009
6:00 P.M.
CITY HALL – 1st FLOOR CONFERENCE ROOM

I. CALL MEETING TO ORDER

Chair Rierson called the meeting to order.

II. ROLL CALL

COUNCIL:

Councilor Bart Rierson, Chairperson
Councilor Stephen McKinney, Member
Councilor Marc Shelton, Member
Mayor Bob Andrews (ex-officio)

STAFF:

Terrence D. Mahr, City Attorney
Larry Fain, City Engineer
Jeff Kosmicki, Police Lieutenant
Norma Alley, City Recorder

OTHERS: Darlyn Adams, Rozeann Dey, Jan Floren, Rick Lipinski, Virginia Jungwirth, Barbara Brooks.

III. APPROVE MINUTES FOR DECEMBER 10, 2008

Minutes were approved by consensus of the subcommittee, as amended.

IV. UPDATE ON SHELTER: LOCATION, DESIGN, FUNDING & CONSTRUCTION

- a. Blaine Street - New Developments
 - i. Engineer's cost estimate for road improvements
 - ii. Site location North of proposed site 3
 - iii. CPRD accept road off of Frontier Lane
 - iv. Engineer's estimate for site development

Larry Fain said he was told from the Planning Department that the city would have to get a conditional use permit for Frontier Lane, but does not initially seem to be a problem.

Councilor Shelton said I would like to consider asking CPRD to use Frontier Lane as their entrance to the park. As part of this project it could be a good opportunity to resolve the issues with the Blaine Street access.

Chair Rierson said that was on the record, but I do not know if that was on the request of CPRD and we need to have this clarification. I will bring this up at our next meeting.

- b. Availability of Property on Industrial Parkway

Larry Fain noted this has a lot of potential, but is very constricted. ODOT's right-of-way is wide and the easements are large. This site is too small for the proposed structure. The properties across the street have drainage issues and is not conducive buildable sites or have buildings on them. This would be cost prohibitive to build on. It is not recommended to pursue this site.

Chair Rierson said he would like to approach all parties in that area and see what possibilities are available.

c. Availability of Property at River Street and 14th Street

Larry Fain said this site is owned by SP Newsprint and is currently in the county. It is a large parcel, just shy of four acres, fronting onto River Street. The site has water and an existing force main that we can tap into. I talked with the Planning Department to see if there might be any potential problems. Any place will require a conditional use review within the City. With it being in the County the rules may be more relaxed. The other aspect is that it is part of the Newberg Riverfront Master Plan that calls for commercial, which is more of a touristy type style. The Planning Department said this might be a good buffer. There is a potential of swapping a two acre City owned parcel in the middle of the mill's property for this property.

Chair Rierson said I like this property, but am concerned with the time it might take to negotiate with White Burch for the property. If we can do it that is great, but I am still favoring the CPRD property.

Larry Fain said he is planning on sitting down with the manager of the mill soon and would be glad to bring this up to see what the perception is.

V. OTHER BUSINESS

Purchase of External Storage Unit

Chair Rierson reported the City Council approved moving forward with purchasing a storage container for the current shelter.

Terry Mahr noted the City is looking into the purchase, but there was a question as to where the money was going to come from.

Darlyn Adams said NASF is willing to help fund some of the costs. She handed out a list of estimated costs for sustaining the shelter once it is built.

Councilor Shelton asked after the building is built what the funds are going to be used for.

Darlyn Adams said we have a wish list of items we want to purchase.

Chair Rierson said once the shell is built then the additional funds can be used to expand the shelter and make it better. The more we raise and build the more we can do.

Stephen suggested making a recommendation to Senator George as a possible funding source for this shelter.

Darlyn Adams said we got a check for \$2,500.00 from the State Farm Grant.

VI. SCHEDULING OF NEXT MEETING

The next meeting is scheduled for Wednesday, February 25, 2009.

VII. ADJOURNMENT

Meeting adjourned at 7:14 p.m.

Darlyn Adams noted her concern for limited expansion possibilities.

Chair Rierson said I am excited about the potential of this site. I would like to have the NASF consider this and see if they would endorse this site.

Darlyn Adam asked what happened with the purchase of a storage unit.

Chair Rierson said he will discuss this with the city manager and Council at an upcoming Council meeting.

Virginia Jungwirth expressed her concerns of going in with the County. She asked how much are we going to be accountable to the county and if we get money we are going to be obligated.

Chair Rierson said when we enter into negotiations with the county the approach is this is our facility. If they want to share resources they will have to do things the way Newberg approaches it.

Virginia Jungwirth asked if the City leases property from CPRD who has the final authority to allow expansion.

Larry Fain replied allowance for expansion would be written into the lease.

VI. SCHEDULING OF NEXT MEETING

The next meeting is scheduled for January 28, 2008, at 6:00 p.m. in the City Hall.

VII. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

costs to drill under the railroad tracks for utilities where the River Street property has existing utilities we could use.

Chair Rierson said there is less likely of a chance of opposition from neighbors at this site.

Darlyn Adams asked what is the total acreage for the River Street site.

Larry Fain answered the parcels owned by the mill in addition to the River Street parcel is 3.5 acres. The CPRD site is one acre.

Chair Rierson said he felt positive the CPRD board would consider sign a long term lease. Further discussion with CPRD needs to be pursued about improvements off Frontier Lane.

Norma Alley requested to postpone discussion on the parking and street lighting until finalizing the access from Frontier Lane.

c. Availability of Property at Airport

Mayor Andrews said there is nothing available that is managed by the airport. There may be some kind of trade out for the land owned by the City at the end of the runway. He recommended looking at property adjacent to the airport.

d. Availability of Property at River Street and 14th Street

Chair Rierson said there is a bypass corridor that is a couple hundred feet wide and the actual bypass is 60 feet or so. We have already had conversation with ODOT and they are not planning on doing any moving of the mill to do the bypass. They have promised not to cut off access from Roger's Landing, which could be used for this site as well. The animal shelter would be a good buffer from the mill and residential or commercial that might come in.

Larry Fain said the City might be able to use the property the Water Treatment Plant is on as a negotiation tool with the mill to trade for the shelter property.

Chair Rierson said the property is zoned in the County as AF-10 (Agriculture Forest).

Mayor Andrews said there would be a goal exception for this property since it has bypass consideration.

Chair Rierson said this site is a good option, but it is just an option at this point.

V. OTHER BUSINESS

Larry Fain handed out a site map for another possible site. He said this is a very appealing site since there is a fire hydrant and man hole already on site and the property has pavement and curb from the old industrial way site. It is 5,000 square feet smaller than the properties we have been considering, which would require reconfiguration of the floor plan to make it fit.

Chair Rierson said I am not opposed to considering this site.

Larry Fain said the nearest resident is across Highway 219.

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DECEMBER 10, 2008
6:00 P.M.
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I. CALL MEETING TO ORDER

Chair Rierson called the meeting to order.

II. ROLL CALL

COUNCIL:

Councilor Bart Rierson, Chairperson
Councilor Marc Shelton, Member
Mayor Bob Andrews (ex-officio) (left at 6:31 p.m.)

STAFF:

Jeff Kosmicki, Police Lieutenant
Larry Fain, Senior Engineer
Norma Alley, City Recorder

ABSENT: Councilor Mike Boyes, City Attorney Terry Mahr

OTHERS: Darlyn Adams, Rozeann Dey, Jan Floren, Barbara Brooks, Virginia Jungwirth, Rick Lipinski, Bob Holveck.

III. APPROVE MINUTES FOR NOVEMBER 18, 2008.

Minutes were approved by consensus of the subcommittee.

IV. UPDATE ON SHELTER: LOCATION, DESIGN, FUNDING & CONSTRUCTION

- a. Property at Chehalem Drive
 - i. Availability & Acceptance from Church & CPRD
 - ii. Creative financing
 - iii. Cost estimate to install utilities
 - iv. Consideration of animal shelter on the site

Mayor Andrews stated in further checking, I do not think we will find any acceptance from the church for a combination use of a fire station and animal shelter.

Chair Rierson said CPRD was opposed to this property being used for the animal shelter.

Consensus by the subcommittee was met to no longer consider Chehalem Drive as a viable location.

- b. Blaine Street New developments
 - i. Engineer's cost estimate for road improvements
 - ii. Site location North of proposed site 3
 - iii. CPRD accept road off of Frontier Lane
 - iv. Engineer's estimate for site development
 - v. Planner's estimate on parking and street lighting

Larry Fain handed out a report and reviewed his findings. He noted there could be a conflict with the bypass, riverfront planning, and receiving approval from the county. The property on College Street has additional