

MINUTES OF THE FIRST MEETING
OF THE RIVERFRONT DEVELOPMENT COMMITTEE

Wednesday, 12:30 p.m. Unicorn's Garden May 6, 1987

The meeting was called to order by City Attorney Terry Mahr.

Members Present: Donna Proctor Tommy Tucker
 Marily Rementeria Joe Young

Others Present: Elvern Hall, Mayor
 Terry Mahr, City Attorney
 Arvilla Page, City Recorder
 Bert Teitzel, Public Works Director

I. Election of Chairman of Committee.

Mr. Mahr called for nominations for chairman.

Motion: Young-Proctor to elect Tommy Tucker. Carried unanimously.

Chairman Tucker then called for the nomination of vice-chair.

Motion: Young-Rementeria to elect Donna Proctor. Carried unanimously.

II. Consideration of Formation of Committee.

It has been suggested that the Committee be composed of eight members, four Council members and four others.

The Committee offered the names of Hal Medici, Neil Cohen Mayor of Dundee, Dr. David Abbott, and Leonard Rydell. Others suggested were to have a representative from the boat club and another representative from the realty profession. Publicity in the newspaper about the Committee was discussed and Mr. Mahr said he would talk to Bob Bigelow about doing an article.

Mr. Mahr said Don Schmidt at A-Dec has offered a tour of the river on his houseboat.

The Committee then discussed what kind of influence they could have with the river outside the city and its Urban Growth Boundary. Mr. Mahr suggested that at some point a district could be formed.

Various projects along the river were discussed. Among them were a golf course on Ash Island, use of the old bridge for a foot and bike way, a fish farm at the old sewer treatment plant site, marinas, and a park on land surrounding the water wells in Marion County.

The need for private investment in projects was discussed. Councilman Young told of a speech he had heard the previous evening at the Cooperative Work Experience banquet. The speaker suggested that people who live in Newberg do not recognize the beauty of this area and that other people would be interested in visiting. The speaker noted that

Riverfront Development Committee
May 6, 1987
Page 2

Portland is going to be the hub to the Orient for Delta Airlines and there will be opportunities for Newberg to attract tourists that stop over in Portland.

Councilman Tucker cautioned that another port district could take over the Newberg area if we do nothing.

Mr. Teitzel recommended an amendment to the Comprehensive Plan stating that we intend our area of influence to include the river.

Mayor Hall reported that Bill Campbell, Yamhill County Planner, wants to have a meeting with Mr. Mahr, Councilman Gano and himself. He said that Mr. Campbell is very interested in what happens along the river. There are indications that the County would like to keep control of Rodger's Boat Landing.

The City's relationship with Dundee was discussed. Councilman Tucker suggested that the Mayor of Dundee be invited to meetings of the Committee whether or not he is a member.

Summary of the discussions: Start with a tour of the river. Set goals and priorities. Do not try to get publicity yet. Wait until the UGB is updated before inviting others into the planning process.

III. Designation of persons to receive the services from the National Riverpark and Waterfront Development Association.

The Chairman of this Committee to be one and the City Attorney, who will distribute information, as the second.

Motion: Young-Proctor to appoint Marily Rementeria, being a member of the County economic development committee, to be the third. Carried unanimously.

Mr. Mahr said he would have the Planning Department prepare material to present to the C.I.A.C. regarding the Committee's desire to have the river included in the UGB.

Meeting adjourned.

Monday, 7:30 P.M.

July 13, 1987

MINUTES OF THE
NEWBERG RIVERFRONT COMMITTEE

Library - Rotarian Room

Newberg, Oregon

The meeting was called to order by Chairman Tommy Tucker.

Roll Call:

Members Present:	Tommy Tucker	Marily Rementeria
	Donna Proctor	Joe Young

Other Present:	Jim Watson, City Manager
	Terry Mahr, City Attorney
	Bert Teitzel, Public Works Director
	Clay Moorhead, Planning Director

Bert Teitzel opened the meeting by discussing the procedure which was going to be used at the meeting. Mr. Teitzel was acting as a facilitator in order for the Committee to establish it's mission and set goals in preparation for a tour of the riverfront which will take place on Sunday, July 19, 1987.

Clay Moorhead outlined the procedure by which the information that the Committee develops will be placed into the City planning process. The information from the Committee will be developed and referred to the Citizens Involvement Advisory Committee (CIAC). CIAC will hold public hearings to allow for public input on the matter. Once they complete that process, the matter will be referred back to the Riverfront Committee and then on to the City Council. The Committee agreed with the proposed process.

A general consensus was arrived at regarding a statement to be used by the Committee. The statement will be Phase I of the Committee's action. The Committee expressed their desire after completion of Phase I to have further involvement in the actual development and marketing of the waterfront.

The mission statement established for the initial phase is as follows:

The Committee's purpose is to do the following:

1. Investigate development of Newberg waterfront.
2. Identify desirable development alternatives.
3. Investigate potential development of the waterfront from Dundee to Champoege Park.
4. Coordinate with Dundee, Yamhill County and State agencies.
5. Prepare recommendations to be included in the Newberg Comprehensive Plan.

There was further discussion on this matter and consensus from the Committee. No official vote was taken by the Committee.

Minutes of Riverfront Committee
July 13, 1987
Page 2

The discussion of goals was lead by Bert Teitzel. Mr. Teitzel stated the purpose was to get as many goals as possible no matter how wild they may seem. The Committee could refine their goals at a later date as practicality may dictate. The goals suggested by the Committee members are attached as Exhibit "A" to the minutes.

After discussion of the goals, the meeting was adjourned.

Exhibit "A"
To Riverfront Committee Minutes
July 13, 1987

BRAINSTORMING ON GOALS

Riverfront Committee's ~~Proposed Goals~~:

1. Homes
2. Southern Creole Restaurant
3. Park - Grassy Area
4. Marina
5. Golf Course - Ash Island
6. House Boats
7. Ash Island
8. Three Boat Ramps
9. Marketing Plan for Newberg Area
10. Overall Marketing/Developer
11. Stern Wheel Boat
12. Hotel/Resort Complex
13. Gambling Casinos
14. Subdivision with water access - thru canal for boating
15. Create a man-made lake with housing on the lake - Christianson Property
16. Tie downtown area to the riverfront - road system
17. Vineyard/Winery center on the riverfront
18. Amphitheater on the river
19. Condos around riverfront
20. Flower shop/boutique
21. Bike path/running path system
22. Tour board/ferry systems to Portland - Eugene
23. Campground - Tent/RV Parks on south side of river

Goals of Riverfront Committee
July 13, 1987
Page 2

- 24. Development event for the area with Chamber of Commerce.
 - A. Skull Racing
 - B. Raft Racing

River would have to be dredged

- 25. Bridge - additional - foot/bike
- 26. Amusement park
- 27. Include Chunk (Between N.U.G.B. to D.U.G.B.)
- 28. Cooperation of City events along river from Portland to Newberg
- 29. Enlarge and improve Rogers Boat Landing - lighting
- 30. Note: Gain Interest of Commercial Development
- 31. Tour of the area with program of hospitality through E.I.D.
- 32. Develop old sewer treatment plant into a fish farm and released to develop a run
- 33. Landscape the riverfront and Smurfit
- 34. River ride