

MEMORANDUM

DATE: February 5, 2011

TO: Don Clements, CPRD
Jim McMaster, CPRD
Kat Ricker, CPRD
Mike Ragsdale, CPRD Board
Ric Stephens, Stephens Planning and Design
Jerry Palmer, Jerry M. Palmer
Roger Hanna, Hanna McEldowney
Nick McMurtrey, KPFF
Elizabeth Anderson, Anderson-Krygier
Abby-Sophia Alway, Anderson-Krygier

FROM: Paul Agrimis
Michael Yun

SUBJECT: **Team Meeting 4 Summary – February 3, 2010**

We held the team meeting on February 3rd at CPRD between 1:00 and 2:30. Rocky Houston from OPRD joined the Team meeting as well as the following Advisory Committee meeting 3:00 to 4:30. Following is a brief summary of the Team meeting.

- The TE Program application status was reviewed.
 - The Mid-Willamette Council of Governments technical review did not recommend the Dayton Avenue/Quaker Trail project as it isn't associated with a road. This finding is curious as it will make 99W safer by reducing pedestrian and bicycle interactions with motorists between Dundee and Newberg.
 - Michelle Giguere at Ball Janik has secured a letter from Congressman Wu in support of the project, and Senators Merkley and Wyden offices will call ODOT in support of the project.
 - Jim will schedule a meeting with Bob Knorr at ODOT ASAP to review and discuss the status of the application review and learn what else could be done to help the chances for the project to be selected.

Review Easement Contact Feedback

- Status of Responses to contact letters from Hanna McEldowney:
 - 43 letters sent
 - 21 have replied
 - A summary spreadsheet has been prepared that shows the status of each parcel

Aggregate Summary of Results

Donation	Compensation	Undecided	Not Interested
1	2	9	9

Alternate Routing

- Potential exists for alternate routing at numerous locations along the route if owners decide to decline the opportunity to negotiate with CPRD.
- The Dayton Avenue/ Quaker Trail alignment does not work well in the current configuration using the Lytle property on Hagey Road:
 - CPRD will ask Ball Janik to have the congressional delegation approach UP about a temporary easement for CHT.
 - The County and Dundee will eventually reclaim a ROW easement to make the connection between Dayton and Edwards, but this will not occur for several years.
- The Willamette River Trail alignment looks promising, but needs follow up with Columbia Empire Farms (Parcel 63) who indicated No Interest in working with CPRD, with Christenson: (Parcel 64) who indicated Undecided, the County (Parcel 67) who indicated Undecided, and Hardrock Enterprises (Parcel 73) who did not reply.
- The Chehalem Creek alignment looks promising, but needs follow up with Christenson: (Parcel 64) who indicated Undecided, Weatherly Properties (Parcel 68) who indicated Undecided, and Richards (Parcel 72) who indicated Undecided.
- The South Hess Creek alignment on the Hess Creek Trail cautiously looks good, but will require considerable efforts by CPRD in followup.
 - Don and Jim will followup with SP, City of Newberg, and Waste Management on Parcels 39-47. All of these are likely to work with CPRD and these parcels will anchor a critical section of trail straddling Wynooski Street.
 - Don and Jim will approach Harnar (Parcel 48) who did not reply, Kilgore (Parcel 50) who indicated Not Interested, but maybe willing to negotiate with fencing and watering trough considerations, and Fehrenbacher (Parcel 52) who indicated Not Interested.
 - The Fehrenbacher trail crossing may require a fee simple purchase of some (with lot line adjustment) or all of her property as the trail would bifurcate about one-third of her property. This property is outside the UGB and the Urban Reserve reports Don, so it would be valued at agricultural or rural residential values. Interim support from the Trust for Public Land or others may be needed to purchase this property before a Bond Issue might be approved.
 - The ODOT Hwy 219 ROW is an alternative if Fehrenbacher will not participate.
 - Kilgore (Parcel 50) is a key parcel, and should be approached immediately after discussions with Harnar hopefully find a mutually beneficial agreement.
 - Gartner (Parcel 49) who did not reply can be avoided with the cooperation of Kilgore.
- The North Hess Creek alignment on the Hess Creek Trail appears to give some reason to be optimistic as well and will require considerable efforts by CPRD in follow up.
 - Don and Jim will follow up with Newberg Communities (Parcel 36) who indicated willingness to donate.
 - Don and Jim will follow up with Leard Living Trust (Parcel 38) who did not reply.
 - Parcel 35 (Darby Revocable Living Trust) did not reply and can be avoided depending on the outcome of discussions with Newberg Communities.
 - Don and Jim will follow up with the Cemetery on Parcels 27, 31, 32 and 34.
 - Rosenberger (Parcels 30 and 33) indicated Not Interested and can be avoided with the cooperation of the Cemetery.
 - Holboke (Parcel 29) did not reply, and can be avoided with the cooperation of the Cemetery.
 - Don and Jim will followup with Everest LLC (Parcel 25) and Hatfield (Parcel 16) who indicated Undecided.

- No response was received for Parcels 17 -24. The owners of these parcels should be contacted after negotiations with other owners in this area have reached agreements with CPRD or when some sense of how this portion of the alignment is shaping up.
- There is the alternative for on-street alignment here if agreements can't be reached. The intention is to keep the Hess Creek Trail an Off-Street trail. Some of these parcels may need to be purchased or partially purchased with lot line adjustments.
- Arsenault indicated Not Interested and can be avoided with the cooperation of GFU.
- Don and Jim will update the CPRD attorney and begin to approach the identified properties next week. All contact with property owners should be initiated before the end of the month.

Review of Draft Wayfinding Materials

- The draft wayfinding materials were shared with the Project Team.
- The materials were reviewed favorably.

Community Meeting Discussion

- The second Community Meeting will be held on March 8 at 6:00 at the Senior Center.
- Kat will contact the Newbery Graphic and update the website. School and utility newsletters will be tapped to promote the event as will contacts with the Chamber of Commerce and others in the community.
- The Draft Master Plan will be presented and feedback gathered.

Board Presentation

- The Draft Master Plan will be presented to the Board on February 24.

Wrapup

- The District is exploring a Bond Issue in 2012 for \$20 million.