

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, November 5, 2013, 6:00 PM
4 Depoe Bay City Hall
5

6 PRESENT: Chair R. Johnson, Mayor A.J. Mattila, B. Berry, R. Gambino, D. Goddard (arr 6:05),
7 S. Hoitink, B. Leff, S. Olsen, B. Spores
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9 STAFF: City Recorder P. Murray, City Field Supervisor B. Weidner, City Planner L. Lewis,
10 Recording Secretary E. LuMaye
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12 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

13 Chair Johnson called the Urban Renewal Agency meeting to order and established a quorum at 6:00
14 PM.
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16 II. APPROVE MINUTES – October 1, 2013 Regular Meeting

17 Motion: Spores moved to approve the minutes of the October 1, 2013 Regular Meeting, as submitted.
18 Chair Johnson made the following correction: ..."and the last option to include ~~removal of the fish plant~~
19 **a walkway option should the fish plant be removed.**" Leff seconded the motion, as amended by
20 Johnson.
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22 Chair Johnson said it was moved and seconded, and called for discussion. There was none.
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24 Vote: Motion passed.

25 Ayes: Berry, Gambino, Hoitink, Johnson, Leff, Mattila, Olsen, Spores
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27 Chair Johnson discussed his view of the purpose of urban renewal agencies, saying the objective is to
28 do things that are not in the normal role of the City. He said infrastructure should be funded only for
29 things that promote growth, like enlarging a sewer line, for example. He said another Agency member
30 had suggested holding off on spending to let funds accumulate so that big projects can be
31 accomplished, and that another approach is to borrow money to do big projects now and pay it back
32 over the next 25 years. An Agency member expressed concern about a City of our size taking on that
33 kind of debt, saying it's risky and would also need voter approval. Chair Johnson suggested holding a
34 workshop session to brainstorm on how to proceed, and said to avoid doing projects the City should be
35 doing, especially small projects like paving around City Hall. An Agency member asked for clarification
36 on the need for voter approval for Urban Renewal projects. Murray said Urban Renewal Agencies are
37 allowed to have debt; however, should the Agency be unable to fulfil the obligations of the debt, it
38 would fall on the City, and the City Charter says the City shall have no debt without voter approval; this
39 could become a sticky wicket. Chair Johnson again stated his desire to hold a workshop.
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41 III. HARBOR RENAISSANCE COMMITTEE REPORT

42 Lewis reported that two grant applications have been submitted to fund conceptual design and
43 construction costs estimates for the west and north sides of the harbor. The City should receive
44 notification on the \$30,000 Department of Land Conservation and Development grant next month, and

1 the \$15,000 Lincoln County Economic Development grant notice should be received no later than
2 February.

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4 IV. PRIORITY INFRASTRUCTURE PROJECTS

5 Weidner reported that he spent a lot of time on prioritizing the list that was distributed to Agency
6 members (copy attached to original of these minutes). There was lengthy discussion on the list items,
7 with a focus on Coast Avenue. There was more discussion on the purpose of urban renewal, what
8 appropriate projects are (e.g. to eliminate blight, upgrade to livable standards, and make the town
9 more attractive and conducive to growth), and that the sources of funding are other agencies in
10 Lincoln County. Mayor Mattila wanted to see Staff, including Lewis, get more deeply into this to
11 determine what's most pressing, and bring it to a workshop. An Agency member wanted to pull
12 spreadsheets out of the Master Plan to figure out how much it's going to cost and then have a
13 workshop to talk about urban renewal overall and figure out which major items should be pursued.
14 There was discussion about getting a good estimate on costs involved with Coast Avenue projects;
15 Murray said this information may already be in the Master Plans. There was discussion about what
16 percentage of sewer system improvements is shared by Gleneden Beach. After further discussion,
17 Chair Johnson suggested directing Staff to compile some information for a work session in January to
18 decide where the Agency ought to be going and should be doing in the relatively-near term.

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20 Motion: Leff moved that Staff will put together as good information on all of the plan and the major
21 items that are in the plan, including the infrastructure work, for a meeting in early to mid-January.
22 Goddard seconded the motion.

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24 Chair Johnson said it was moved and seconded, and called for discussion. There was brief discussion.

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26 Vote: Motion passed.

27 Ayes: Leff, Hoitink, Spores, Olsen, Johnson, Mattila, Goddard, Gambino, Berry

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29 V. There being no further business, the meeting was adjourned at 6:50 PM.

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Richard Johnson, Chair

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38 Emma LuMaye, Recording Secretary