

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, September 16, 2014, 6:30 PM
4 Depoe Bay City Hall

5
6 PRESENT: Chair R. Johnson, Mayor A.J. Mattila, B. Berry, R. Gambino, D. Goddard,
7 B. Leff, S. Olsen, B. Spores (arr 6:33 PM)

8
9 STAFF: City Superintendent B. Weidner, Recording Secretary E. LuMaye

10
11 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

12 Chair Johnson called the Urban Renewal Agency (URA) meeting to order and established a
13 quorum at 6:30 PM.

14
15 II. APPROVE MINUTES – July 1, 2014 Regular Meeting

16 Motion: Leff so moved. Goddard seconded the motion.

17
18 Chair Johnson said it was moved and seconded, and called for discussion. There was none.

19
20 Vote: Motion passed.

21 Ayes: Berry, Gambino, Goddard, Johnson, Leff, Mattila, Olsen

22
23 III. 2013-14 COMPILATION REPORT

24 Chair Johnson reviewed highlights of the report (copy attached to original of these minutes) and
25 said he reviewed the report with the City Recorder. He asked if anyone had any questions on the
26 report. Olsen said he had a sensitive item on Page 2, and under Registered Agents, Hoitink is no
27 longer vice-chair and perhaps we need to amend the State incorporations; Leff said the report is
28 for a completed year. Olsen said it still needs to be tended to.

29
30 Motion: Leff moved to approve the Compilation Report submitted by Signe Grimstad for fiscal
31 year 2013-14. Olsen seconded the motion.

32
33 Chair Johnson said it was moved and seconded, and called for discussion. There was none.

34
35 Vote: Motion passed.

36 Ayes: Berry, Gambino, Goddard, Johnson, Leff, Mattila, Olsen, Spores

37
38 IV. U.S. 101 South of Bridge Streetscape Project South of Bridge – Oregon Department of
39 Transportation (ODOT) Statewide Transportation Improvement Program (STIP) Enhance
40 Project

41 Chair Johnson referred to a project update prepared by the City Planner (copy attached to
42 original of these minutes), saying ODOT is going to approve \$420,000, although the URA had
43 requested more than that. He said the basis for the plan was the downtown refinement map,
44 which had bicycle paths and sidewalks on both sides of the highway. ODOT is scoping the
45 aspects of the Downtown Refinement Plan to see what can be done for the money they have, and
46 they are focusing on the east side of the highway, leaving sidewalks and things on the west side

1 of the highway out. Once they are finished, the Agency will need to meet to decide whether or
2 not we agree with what ODOT comes up with. He reminded Members that Urban Renewal is
3 paying their share of what ODOT has, and is also paying for underground utilities; and said the
4 Agency will have to meet to decide whether to use the underground utilities money for
5 something else, or look at the plan and determine there is extra money and pick up the entire
6 Downtown Refinement Plan activity, in larger part, with Agency money. He anticipates this will
7 be discussed at a meeting in December. He called for comments; Goddard said to wait and see
8 what ODOT comes up with. Chair Johnson said if we're getting into this, it's uncomfortable to
9 do part of what the original plan was, and he wouldn't rule out using Urban Renewal money to
10 do some of the parts that ODOT isn't going to do. He wanted to ensure all Members were aware
11 of the status of the project.

12

13 V. COAST AVENUE SCHEDULE

14 Weidner said that meeting with the Gleneden Beach Sanitary District may have an impact on the
15 Coast Avenue project, with the possibility of maybe adding another line for pressure sewer while
16 the project is being done, and he might want to tie that in. He said the City could possibly cut the
17 cost of pumping sewer from Vista all the way through town and having the impact of all of
18 Gleneden Beach's sewer (an average of 1,000 gallons per minute) running through our system,
19 when we could run it directly from the Vista pump station to the sewer treatment plant. He said
20 Coast Avenue is 2/3 of the main run, so if we have an eight-inch line thrown in while we're
21 doing the street, it may not be a bad idea. He said adding the extra flow would change what we
22 have now to last another 40-50 years. Because he will need to get the opinion of the sanitary
23 group and the City; the RFP might not go out until November. The RFP (Request For Proposals)
24 will include replacement of the water line on Coast Avenue, addressing the storm drain system
25 (especially around the south end of the bridge), and some of the sewer manholes may need
26 rehabbing. By reducing the cost of sanitary work, we can perhaps open the door to putting the
27 extra line in; the cost would be minimal compared to if we had to do it later on. Olsen asked if
28 the money for the extra line would be coming from Urban Renewal; Weidner said he believed
29 not; Leff said some of it will. Chair Johnson said expanding the project because of the Gleneden
30 Beach flow goes beyond what was in the original plan. Goddard asked if the expansion would
31 involve putting a new pipe under the bridge; Weidner said he would need to contact ODOT to
32 find out if they would allow another pipe bracket alongside the existing pipe that hangs from the
33 bridge now. He said it's his job to work with Gleneden Beach and get the scope of work gathered
34 up in order to get the RFP out, and he will get a Staff person to work with him to help him put it
35 together. He wants to get the RFP out by November. He's trying to do a time and material job to
36 finish Point Street's water main so everything's looped in and all brand new, completing South
37 Point. Mayor Mattila asked about obligations in regards to DEQ (Department of Environmental
38 Quality) for having a sewer line close to the coastline. There was brief discussion about this
39 being addressed through engineering. Olsen said Vista Street project proposals would be
40 discussed tonight, and said there would be an engineer over there that Weidner would have an
41 opportunity to talk with, and asked if Weidner thought that that engineer could come back and
42 envision putting the Coast Avenue pipe in and give Weidner a number. He said if we're talking
43 two or three million dollars, he didn't know what Gleneden Beach Sanitary District's reaction
44 would be to that. Weidner said it's a question he can ask, and that the engineer might be able to
45 do some minor research and give us a ball park figure. Chair Johnson asked Weidner to
46 summarize his overall view of the project in 25 words or less. Weidner said the project might be

1 able to start in January, and the water, storm drain, and sewer work should probably be done in
2 maybe four sections so as to not impact people's water so much, and that each section should
3 take about three months to do. Johnson said from an Urban Renewal standpoint it will become an
4 issue of when the money has to go out, estimating that some money will have to be spent in
5 2015, and more a couple of years later.

6
7 VI. HARBOR MASTER PLAN ADVISORY COMMITTEE SCHEDULE

8 Chair Johnson said work around the harbor, including docks, is in the current-year Urban
9 Renewal plan. He said the Council will probably run an advertisement for the Harbor Master
10 Plan Advisory Committee (HMPAC) by the end of September, with a closing date for the second
11 Council meeting in October. He said any Urban Renewal-related work in the harbor will be
12 discussed by the HMPAC, but the Committee probably wouldn't really get going until sometime
13 in November. Leff said the Harbor Master Plan doesn't affect the need to replace old docks that
14 are falling apart, that we've talked about numerous times; and she hoped she wasn't hearing
15 Johnson suggest the Agency wait until the master plan is complete before starting to replace the
16 docks. Chair Johnson agreed with Leff's statement, but said the idea was they weren't going to
17 go out and get RFPs or do anything until that committee was formed, and the Agency had agreed
18 that was the right priority of things to do. He said he'd just as soon do as she suggests and get
19 going on it. Leff said there's a real safety and liability issue with the docks. Chair Johnson said
20 we need to get serious from an Urban Renewal and City standpoint, and get started. Leff said we
21 were going to put out an RFP this year; Chair Johnson agreed that the Agency agreed to put out
22 an RFP for design and engineering, and other things this year. Goddard added as a point of
23 interest that last week there was an ambulance in the harbor for an older gentleman that tripped
24 over part of the dock, and landed on his face and knocked himself out. She said he was OK, but
25 it happened and it's going to happen more.

26
27 Motion: Leff moved to start the process for developing an RFP for dock replacement and other
28 things as discussed at previous meetings. Docks 2 through 4. Goddard seconded the motion.

29
30 Chair Johnson said it was moved and seconded, and called for discussion. There was none.

31
32 Vote: Motion passed.

33 Ayes: Berry, Gambino, Goddard, Johnson, Leff, Mattila, Olsen, Spores

34
35 V. There being no further business, the meeting was adjourned at 6:55 PM.

36
37
38
39
40
41 _____
42 Richard Johnson, Chair

43
44
45 _____
46 Emma LuMaye, Recording Secretary