

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, September 6, 2016 6:00 PM
4 Depoe Bay City Hall

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7 PRESENT: Chair R. Johnson, C. Bates, R. Gambino, J. Grant, Mayor A.J. Mattila,
8 J. Rustenhoven, J. Wiseman

9

10 ABSENT: J. Fisher-Brown, B. Spores

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12 STAFF: City Recorder P. Murray, City Superintendent B. Weidner, Recording Secretary
13 E. LuMaye, City Planner L. Lewis

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15 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

16 Chair Johnson called the Urban Renewal Agency meeting to order and established a quorum at 6:00
17 PM.

18

19 II. APPROVE MINUTES – July 19, 2016 Regular Meeting

20 Motion: Gambino moved to approve the minutes of July 19 as written. Grant seconded the motion.

21

22 Chair Johnson said it was moved and seconded, and called for discussion; there was none.

23

24 Vote: Motion passed.

25 Ayes: Bates, Gambino, Grant, Johnson, Mattila

26 Abstain: Rustenhoven, Wiseman

27

28 III. PRESERVATION, REHABILITATION, DEVELOPMENT, AND RE-DEVELOPMENT 29 INCENTIVE PROGRAM

30 • Grant Applications Received – August 31, 2016

31 Murray reported one application was received on August 31. It has not yet been reviewed by Staff.
32 The request was for \$25,000, with total project cost at \$52,000, and the property location was the
33 corner of Hwy 101 and Evans Street. She said she anticipates the Staff review will be done for
34 presentation at the September 20 meeting.

35

36 • Urban Renewal District Boundary Expansion - Status

37 Lewis reported legal descriptions have been obtained for each parcel to be included in the District
38 Boundary. The next step is to prepare a Resolution, prepare the map, and match the legal descriptions
39 with the map. There was brief discussion about the schedule for mailing out letters of notification.

40

41 IV. PARKING LOT ACQUISITION

42 Chair Johnson said the Agency should formally agree with what the Council is doing. He questioned
43 what would happen if the Agency needs more money. Murray said the Agency budget contributes
44 \$150,000 toward the \$500,000 parking lot acquisition line item in the City's budget. There was
45 discussion regarding whether the Budget Committee would need to be reconvened in order to move
46 money around; Murray said that isn't necessary as long as the Unappropriated Ending Fund Balance
47 remains untouched. She said the Council's action of moving forward with the purchase of three
48 properties will result in the budgeted amount of \$500,000 to be overspent by about \$25,000. She

1 advised the Council would need to look at Materials and Services in the General Fund to see which
2 line items won't be spent before June 30, and move money from those line items to Capital Outlay to
3 cover the shortfall. This action could be accomplished through a Resolution of the City Council
4 without reconvening the Budget Committee, because appropriations would not be increased, but
5 changed from one category to another. The Agency can decide to increase its contribution this fiscal
6 year or not. (Copy of City Budget General Fund pages and Urban Renewal Budget attached to
7 original of these minutes.)
8

9 Motion: Gambino moved that we move \$25,000 from Unappropriated Fund Balance of the Urban
10 Renewal Agency to the City Fund land acquisition parking line item. Wiseman seconded the motion.
11

12 Chair Johnson said it was moved and seconded. Murray said if this motion passes it would direct
13 Staff to reconvene the Budget Committee. Gambino withdrew his motion; Wiseman withdrew his
14 second. Murray said the City Council can look at the General Fund and reduce the total
15 appropriations in the Materials and Services category by \$25,000-\$30,000 and move that to Capital
16 Outlay; the Urban Renewal Agency budget would not need to be changed unless the Agency wishes
17 to.
18

19 Motion: Grant moved that the Urban Renewal Agency is in support of the movement of the City
20 Council in regards to parking. There was brief discussion. Grant withdrew his motion.
21

22 Motion: Gambino moved that we suggest to the Council that we make a change to Materials and
23 Services fund balance of \$30,000 to be appropriated to land acquisition parking capital outlay and
24 that we agree with the properties that are being pursued. Wiseman seconded the motion.
25

26 Chair Johnson said it was moved and seconded, and called for discussion. Grant recused himself from
27 the vote due to the nature of the motion.
28

29 Vote: Motion passed.

30 Ayes: Bates, Gambino, Johnson, Mattila, Rustenhoven, Wiseman
31

32 V. DILAPIDATED WHARF RESTORATION PROJECT

33 Chair Johnson said he wants to get this piece of the Harbor Master Plan implemented. He said both
34 the Agency and the City put \$50,000 in this year's budget, and that could pay for design and
35 engineering. Grant said the Agency should determine as a group whether we want to gear it towards
36 tourism, or a commercial venture. He also thought it should be demolished before moving forward,
37 because it's a safety hazard. Chair Johnson said the Harbor Master Plan reflects two ideas of what to
38 do in that area: 1) fill the area in with fill. 2) develop a walkway access to the wharf area for tourists
39 and for the fish plant. He said the one that matches Urban Renewal objectives is the Fish Plant and
40 Wharf Rehabilitation, and recommended going with the plan on Page 7 of the Harbor Master Plan.
41 Grant expressed interest in bringing the wharf closer to water level. There was additional discussion.
42

43 Motion: Wiseman moved that we encourage the City Council to move forward on the dilapidated
44 wharf project, and put out an RFP for design and engineering. Grant seconded the motion.
45

46 Chair Johnson said it was moved and seconded, and called for discussion.
47

1 Amendment: Gambino amended the motion to ensure that within the RFP it mentions there's already
2 engineering that's been accomplished, and they would work with that. Wiseman accepted the
3 amendment.

4
5 Chair Johnson said it was moved and seconded, and called for discussion. There was none.

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7 Vote: Motion, as amended, passed.

8 Ayes: Bates, Gambino, Grant, Johnson, Mattila, Rustenhoven, Wiseman

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10 VI. STATUS REPORTS

- 11 ● Hwy 101 South of Bridge/Oregon Department of Transportation (ODOT) Statewide
12 Transportation Improvement Program (STIP) Project

13 Lewis reported ODOT did a scoping exercise to look at the project in more detail and come up with a
14 cost estimate, which was just over \$2.4M total cost. The project would include continuous sidewalks,
15 bike lanes, crosswalks, improved parking and access, undergrounding utilities, and improved storm
16 drainage on both sides of the highway from the bridge to Schoolhouse Street. The City was pursuing
17 funds for the 2018-2021 round, but ODOT is not going to include the City in that round – instead
18 they are taking money from Highway Leverage Funds. The City can expect to receive at least a draft
19 memorandum of understanding by the end of the year, indicating what our match would be to do the
20 entire project. There was additional discussion, including a question from an unidentified audience
21 member who wanted to know what would happen to parking for trailer sailors if sidewalks are put in;
22 Chair Johnson noted the project calls for additional parking on the highway; Lewis added that an
23 additional 90-100 parking spaces are expected as a result of the project.

- 24
25 ● Coast Avenue Infrastructure Improvements

26 Weidner reported Devils Lake Rock has staged and they will be starting within the next week.

27
28 Chair Johnson reminded everyone there will be another Urban Renewal meeting on September 20.

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30 VI. ADJOURN

31 There being no further business, the meeting was adjourned at 7:01 PM

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37 _____
38 Richard Johnson, Chair

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42 Emma LuMaye, Recording Secretary (transcribed from audio)