

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, November 15, 2016 6:00 PM
4 Depoe Bay City Hall

5
6

7 PRESENT: Chair R. Johnson, C. Bates, R. Gambino, J. Grant, B. Spores J. Wiseman

8

9 ABSENT: Mayor A.J. Mattila, J. Fisher-Brown, J. Rustenhoven

10

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

13

14 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

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

17

18 II. APPROVE MINUTES September 20, 2016 Regular Meeting

19 Motion: Gambino moved to approve the minutes of the September 20 Urban Renewal Agency
20 regular meeting. Wiseman seconded the motion.

21

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

23

24 Vote: Motion passed.

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

26 Abstain: Spores

27

28 III. RES. #UR013 – A Resolution Approving a Minor Amendment to the Depoe Bay Urban Renewal
29 Plan to Increase the Urban Renewal Area Boundary

30 Chair Johnson reviewed the proposed changes to the Urban Renewal Area Boundary. There was
31 discussion specific to two of the proposed properties being separate from the rest, with a concern that
32 this looks bad and shows bias; Chair Johnson said that's an area that could dress up the city. Grant
33 recused himself from further discussion because he owns property in one of the proposed addition
34 areas. There was additional discussion regarding the letters that Murray will be mailing out to
35 property owners within the boundary. (Copy of proposed Res. #UR013 attached to original of these
36 minutes.)

37

38 Motion: Wiseman moved to go ahead and approve Resolution #UR013 tonight as is. Bates seconded
39 the motion.

40

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

42

43 Vote: Motion passed

44 Ayes: Bates, Johnson, Wiseman

45 Noes: Gambino, Spores

46 Recused: Grant

47

1 Chair Johnson said Murray would mail the letters out in December, asking for applications in
2 January.

3
4 IV. REVIEW PROPOSALS – Engineering and Design Services for Depoe Bay Harbor Wharf
5 Rehabilitation Project

6 Murray reported the RFP (Request For Proposals) closed yesterday at 5:00 PM. This year's budget is
7 \$100,000. Two proposals were received: PND Engineers' total project cost proposal was for
8 \$232,000, and Harbor Consulting Engineers' total project cost proposal was for \$513,641.95. There
9 was discussion regarding prioritizing harbor projects, with one Agency member saying rehabilitation
10 or replacement of the working docks should take priority over rehabilitating the dilapidated dock that
11 has been derelict since at least 1988. There was lengthy discussion.

12
13 Motion: Grant moved to recommend to the City Council that we wait six months. Spores seconded
14 the motion.

15
16 Chair Johnson said it was moved and seconded, and called for discussion. There was brief discussion
17 about construction cost.

18
19 Amendment: Grant amended his motion to recommend to the City Council to postpone discussion on
20 this to the second meeting February or the first meeting in April. The Amendment was not seconded.

21
22 Discussion: Chair Johnson said the City Council should pick their own date. He said he would
23 recommend that the City Council have this review, and to strongly consider moving forward with the
24 Phase I conceptual design to get more information on what it's going to be like and what it would
25 cost. There was discussion regarding the expenditure of \$100,000 on engineering for this project, and
26 a stated opinion that the money could be better used elsewhere.

27
28 Amendment: Grant amended his motion to recommend to the Council to table any action on these
29 proposals until next year. Spores seconded the motion.

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

32
33 Vote: Motion, as amended, passed.

34 Ayes: Bates, Gambino, Grant, Wiseman

35 Noes: Johnson

36
37 V. PROJECT STATUS REPORTS

- 38 ● Coast Avenue Infrastructure Improvements

39 Weidner said the Channel House brick pavers had been taken care of. There were a lot of weekend
40 meetings with the Channel House owner and Devils Lake Rock Company owner negotiating how we
41 could get through this without legal problems. The biggest problem was trying to save the pavers; by
42 putting a border in they were able to create enough pavers of the old style to fill in the voids and the
43 broken ones. It turned out very nice. The project is coming along well, and we are pretty much done
44 with the water main. Service lines are going in and fire hydrants are being installed. The next phase
45 will be the storm drains.

- 46
47 ● Parking Lot Acquisition

1 Murray said the City is the proud owner of the Dooner and Taunton parking lots. The City expects to
2 receive the recorded deeds any day.

- 3
- 4 • Hwy 101 South of Bridge / Oregon Department of Transportation (ODOT) Statewide
5 Transportation Improvement Program (STIP) Project

6 Lewis said the City is waiting for a draft MOU (Memorandum of Understanding) from ODOT, which
7 might be received around mid-December. An Agency Member expressed concern about a business
8 owner south of the bridge who is unfamiliar with this project because she was not a property owner
9 when this project was started. He also expressed concern that the bridge may be within 10 years of
10 being condemned; Lewis responded that the last time the bridge was assessed, the results were quite
11 good.

12

13 VI. ADJOURN

14 There being no further business, the meeting was adjourned at 7:02 PM

15

16

17

18

19 _____
Richard Johnson, Chair

20

21

22

23 _____
24 Emma LuMaye, Recording Secretary