



AGENDA & Notice of Urban Renewal Agency Meeting

The City Council of the City of Newport will hold an Urban Renewal Agency meeting on Monday, April 21, 2014, at 5:45 P.M. The Urban Renewal Agency meeting will be held in Council Chambers, City Hall, located at 169 S.W. Coast Highway, Newport, Oregon 97365. A copy of the agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

URBAN RENEWAL AGENCY MEETING AGENDA

Monday, April 21, 2014

5:45 P.M.

- I. **Call to Order and Roll Call**
- II. **Public Comment**
- III. *This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the Agenda. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others.*
- IV. **Consent Calendar**
The consent calendar consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.
 - A. Approval of minutes from the Urban Renewal Agency Meeting of April 7, 2014 (Hawker)
- V. **Executive Director Report**
All matters requiring approval of the Urban Renewal Agency originating from the city manager and departments will be included in this section. This section will also include any status reports for the Urban Renewal Agency information.
 - A. Approval of Task Order
- VI. **Adjournment.**



Spencer Nebel
City Manager
CITY OF NEWPORT
169 S.W. Coast Hwy.
Newport, OR 97365
s.nebel@newportoregon.gov

MEMO

DATE: April 17, 2014
TO: Mayor and City Council
FROM: Spencer Nebel, City Manager
SUBJECT: April 21, 2014 Urban Renewal Agency

Background:

Attached is an agenda summary from Community Development Director Derrick Tokos, regarding the urban renewal capital infrastructure projects identified in the 2012 Coho/Brant Infrastructure Refinement Plan. Later, on the City Council agenda, the Council will be asked to initiate the design and engineering of a number of streets that are included in this plan, to help facilitate the OMSI project and other future projects in this general area. Since this is being funded by the Urban Renewal Agency, the agency must provide legal authority for the City of Newport to proceed with design and construction responsibilities for these planned capital infrastructure projects.

Recommendation:

I recommend that the Urban Renewal Agency approve the following motion:

I move that the Urban Renewal Agency adopt Order No. 2014-1, an order delegating design and construction responsibilities to the City of Newport for planned capital infrastructure projects identified in the 2012 Coho/Brant Infrastructure Refinement Plan.

Fiscal Effects:

None directly by this action. This order, would authorize the city to act on behalf of the Urban Renewal Agency relating to the expenditure of Urban Renewal Agency funds for various projects identified in the 2012 Coho/Brant Infrastructure Refinement Plan.

Alternatives:

None recommended.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Spencer R. Nebel". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Spencer R. Nebel
City Manager

April 7, 2014
5:30 P.M.
Newport, Oregon

The Urban Renewal Agency of the City of Newport met on the above date in the Council Chambers of the Newport City Hall. On roll call, Roumagoux, Saelens, Allen, Beemer, Busby, Sawyer, and Swanson were present.

Staff present was City Manager Nebel, City Recorder Hawker, and Community Development Director Tokos.

CONSENT CALENDAR

The consent calendar consisted of the following item:

- A. Approval of minutes from the Urban Renewal Agency meeting of March 3, 2014.

Allen noted that the minutes were not in Council packet and that is why they have been placed at the Council seats tonight. MOTION was made by Busby, seconded by Sawyer, to approve the consent calendar as presented. The motion carried unanimously in a voice vote.

EXECUTIVE DIRECTOR REPORT

Initiation of Subdivision Platting Process for OMSI, Investors XII, LLC, and Dick Murry Properties. Nebel reported that Community Development Director Derrick Tokos, has been working with three property owners who own significant tracts of land located on the west side of US 101 in the South Beach Urban Renewal District. He stated that one aspect of these efforts includes various adjustments to road right-of-way including the vacation of certain right-of-way and establishing new right-of-way to meet the modern needs of this property. He noted that the original plat, for a significant portion of the land involved with this realignment, was originally platted in 1892, and that over time, the way this property may be developed has changed significantly. He added that the three impacted property owners include the Oregon Museum of Science and Industry, Investors XII, LLC, and Dick Murry Properties. He stated that as part of a non-binding Memorandum of Understanding with the city and OMSI dated March of 2013, the city through the Urban Renewal Agency was to pursue the replatting of the land owned by three separate private property owners in order to maximize the utilization of the space. Nebel reported that \$130,000 is budgeted for sewer and right-of-way work in the South Beach Urban Renewal District Construction Fund. He added that surveying associated with street vacation will be around \$20,000 and right-of-way acquisition should be around \$30,000. Nebel recommended approval of initiating the subdivision platting process for OMSI, Investors XII, LLC, and Dick Murry Properties.

Tokos reported that this is a continuation of a process that involved significant community outreach. He added that the information is not final as there will be minor changes. He stated that written consents will be obtained from all three property owners.

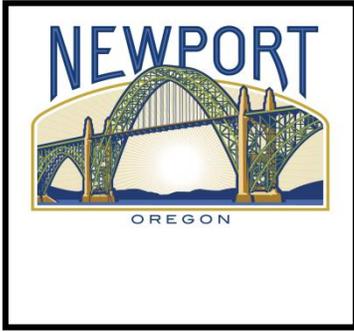
MOTION was made by Roumagoux, seconded by Saelens, that the Newport Urban Renewal Agency obtain the required property owner consents and move forward with an application to subdivide property owned by the Oregon Museum of Science and Industry, Investors XII, LLC and Dick Murry in a manner that is generally consistent with the concept map titled "Sunset Dunes," dated March 20, 2014. Allen asked about the timeline. Tokos reported that the city should have written consents in the next few weeks, and that the platting process should occur within a 30 - 60 day window. The motion carried unanimously in a voice vote.

ADJOURNMENT

Having no further business, the meeting adjourned at 5:37 P.M.

Margaret M. Hawker, City Recorder

Richard Beemer, Chair



Agenda Item # IV.A
Meeting Date April 21, 2014

**URBAN RENEWAL
AGENDA ITEM SUMMARY**
City of Newport, Oregon

Issue/Agenda Title Delegation of Design and Construction Responsibilities to the City for Coho/Brant Area Projects

Prepared By: Derrick Tokos Dept Head Approval: DT City Mgr Approval: _____

ISSUE BEFORE THE COUNCIL AND URBAN RENEWAL AGENCY: Consideration of an Order delegating design and construction responsibilities for urban renewal capital infrastructure projects to the City of Newport, where such projects are identified in the 2012 Coho/Brant Infrastructure Refinement Plan.

STAFF RECOMMENDATION: Staff recommends that the Council adopt the Order.

PROPOSED MOTION: I move that the Urban Renewal Agency adopt Order No. 2014-1, an order delegating design and construction responsibilities to the City of Newport for planned capital infrastructure projects identified in the 2012 Coho/Brant Infrastructure Refinement Plan.

KEY FACTS AND INFORMATION SUMMARY: The City of Newport adopted a South Beach Urban Renewal Plan and Report (“Plan”), dated September 12, 1983, by Ordinance No. 1341, and Lincoln County did subsequently approve the Plan by Resolution 83-26-9. Ten amendments to the Plan have been previously adopted with the most recent being completed in August of 2013.

The Plan organizes proposed public capital infrastructure projects into three phases, for calendar years 2009 to 2020. Public input was solicited by the Agency to inform the design of proposed capital infrastructure projects lying west of US 101 and north of the South Beach State Park, leading to the adoption of the Coho/Brant Infrastructure Refinement Plan (“Refinement Plan”) in 2012. Agency intends to proceed to construct capital infrastructure projects identified in the Refinement Plan and desires to delegate to the City of Newport the responsibility of designing and constructing said projects in accordance with the Refinement Plan and Oregon public contracting laws.

This Order is timely in that the City of Newport is considering whether or not to approve Task Order No. 12 with Civil west Engineering Services, Inc. at its regular session this evening for urban renewal capital infrastructure projects identified in the Refinement Plan. Specifically, the Task Order covers survey, design, and construction management for the extension of SW Abalone south from the Pioneer Cemetery to SW Anchor Way, the extension of SW 30th from SW Brant to SW Abalone, sidewalk and pavement improvements to SW Brant from South Jetty Road to SW 30th, and sidewalk and pavement improvements to SW 27th from SW Brant to SW Abalone. Order No. 2014-1 covers these and other projects included in the Refinement Plan. A copy of the Refinement Plan, including details of the planned improvements and preliminary cost estimates, is included on the Community Development Department page of the City of Newport website.

OTHER ALTERNATIVES CONSIDERED: None.

CITY COUNCIL GOALS: Not applicable.

ATTACHMENT LIST:

- Order No. 2014-1

FISCAL NOTES: Capital infrastructure projects being pursued are funded by the South Beach Urban Renewal District and other identified sources.

**NEWPORT URBAN RENEWAL AGENCY,
COUNTY OF LINCOLN, STATE OF OREGON**

In the Matter of:

DELEGATING DESIGN AND CONSTRUCTION)	
RESPONSIBILITIES TO CITY OF NEWPORT)	ORDER NO.
FOR CERTAIN PROGRAMMED INFRASTRUCTURE)	2014-1
PROJECTS IDENTIFIED IN MINOR AMENDMENT TEN)	
TO THE SOUTH BEACH URBAN RENEWAL PLAN)	

WHEREAS, City of Newport adopted a South Beach Urban Renewal Plan and Report (“Plan”), dated September 12, 1983, by Ordinance No. 1341, and Lincoln County did subsequently approve the Plan by Resolution 83-26-9. Ten amendments to the Plan have been previously adopted with the most recent being dated August 2013; and

WHEREAS, the Plan organizes proposed public capital infrastructure projects into three phases, for calendar years 2009 to 2020; and

WHEREAS, public input was solicited by the Newport Urban Renewal Agency (“Agency”) to inform the design of proposed capital infrastructure projects lying west of US 101 and north of the South Beach State Park, leading to the adoption of the Coho/Brant Infrastructure Refinement Plan (“Refinement Plan”) in 2012; and

WHEREAS, Agency intends to proceed to construct capital infrastructure projects identified in the Refinement Plan and desires to delegate to the City of Newport the responsibility of designing and constructing said projects in accordance with the Refinement Plan and Oregon public contracting laws.

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. Agency authorizes the City of Newport to oversee design and construction, on its behalf, for capital infrastructure projects identified in Minor Amendment Ten to the South Beach Urban Renewal Plan and Report and the Coho/Brant Infrastructure Refinement Plan in a manner consistent with Oregon public contracting laws.
2. Agency will reimburse the City of Newport for payments made under contracts entered into by the City to perform the services described herein.

SO ORDERED this 21st day of April, 2014.

Sandra N. Roumagoux, Mayor

ATTEST:

Margaret M. Hawker, City Recorder