

June 15, 2015
Noon
Newport, Oregon

The City Council of the City of Newport met in a work session on the above date in Conference Room A of the Newport City Hall. On roll call, Allen, Sawyer, Swanson, Engler, Busby, and Roumagoux were present. Saelens was absent.

Staff present was City Manager Nebel, City Recorder Hawker, City Attorney Rich, Community Development Director Tokos, Fire Chief Murphy, and Police Chief Miranda.

Also in attendance was Sally Bovett, Executive Director of the Lincoln County Habitat for Humanity; Sue Graves, Safety Coordinator for the Lincoln County School District; and Jenny DeMaris, Emergency Manager for Lincoln County.

MOTION was made by Busby, seconded by Swanson, to excuse Councilor Saelens from city meetings for the remainder of this week. The motion carried unanimously in a voice vote.

ADDITIONS TO THE AGENDA

Roumagoux requested that a discussion item regarding the City Attorney's six-month evaluation be added to the agenda. MOTION was made by Allen, seconded by Swanson, to add a discussion item regarding the City Attorney's six-month evaluation. The motion carried unanimously in a voice vote.

DISCUSSION ON POSSIBLE LAND DONATION FOR HABITAT FOR HUMANITY

Nebel reported that Sally Bovett, Executive Director of the Lincoln County Habitat for Humanity, is in attendance to discuss the request for a possible land donation. He noted that the Planning Commission reviewed the request and recommended that the City Council consider a land donation agreement in order to provide affordable workforce housing in an effort to address this identified need.

Tokos reported that the packet contains a draft copy of a land donation agreement between the city and Habitat for Humanity. He noted that the document provides that Habitat construct five owner-occupied affordable housing units over a four-year period on vacant, city-owned residential property. He added that the city would turn over title to the properties sequentially as units are completed and ready for occupancy. He stated that Habitat would then place restrictions in the trust deed for each property which would limit the resale value to an amount attainable by an individual or family making 80% of the area's median family income. He noted that this restriction would remain for 20 years to ensure long-term affordability of the units. He added that the properties that Habitat is interested in are on a map included in the Council packet.

Tokos reported that Bovett had previously approached to the City Council to let the Council know that Habitat was interested in building affordable homes in Newport, and to share the difficulties that Habitat has had in obtaining developable property in the city. He stated that Bovett submitted a proposal letter to the Planning Commission on March 2,

2015, which the Commission considered at its March 19, 2015 meeting. He added that the Commission had a number of questions that Bovett addressed in a revised proposal. He stated that after holding a work session on the revised proposal, the Commission felt comfortable moving ahead with a donation agreement, which they reviewed in draft form, and a support letter. He noted that the draft donation agreement, that is included in the Council packet, has been reviewed by the City Attorney. It was reported that Habitat has funding for the first two units.

Tokos reported that the city does not possess an adequate supply of affordable housing, and this burdens individuals and families who reside, or wish to relocate, to Newport, and, if not addressed, will negatively impact the long-term growth of the local economy. He noted that over the last few years, the city has actively pursued a number of strategies to address these needs. He added that this donation would build upon those efforts.

Tokos stated that this meeting is an opportunity for Council to review and discuss the draft donation agreement before it is scheduled for consideration and potential adoption at a future public meeting.

Allen asked whether the Habitat goals overlap with the goals of the Lincoln County Land Trust, and whether this proposed land donation would impact the city's ability to provide lots to the Land Trust. Tokos noted that it would reduce the inventory. Bovett reported that the Land Trust is no longer in a position to pursue these properties.

Bovett reported that Habitat's goal is to build affordable housing in Newport, but that the land costs are prohibitive. She noted that the plan is to build two sets of duplexes and one single-family home that will fit into the proposed lots.

Sawyer asked about improvements to 11th and 12th Streets, and Tokos noted that the costs for these improvements will be borne by Habitat.

Allen asked about the cost/value of the lots. It was reported that they are as follows: Lots 13 and 14 - \$103,000 total; Lots 7 and 8 - \$43,000 total; and Lots 3 and 10 - \$30,000 total. Allen asked whether the ORS allows the restriction to be 20 years, and Tokos noted that the statute does not dictate 20 years, but that 20 years is in the Newport Municipal Code. Allen asked whether a longer time frame is needed. Bovett reported that there is a built-in 15-year incremental equity provision.

Allen stated that he would like confirmation from the Land Trust that they have no interest in these properties now or in the future.

Busby asked whether Habitat for Humanity is capable of building on the properties that the city might provide. Bovett reported that Habitat is capable of building one duplex per year, and if there was a greater donation, the length of time of construction would have to be extended.

Nebel reported that the donation agreement will be placed on the City Council agenda of July 20 for potential action. He asked that any questions be directed to him or Tokos.

Bovett reported that Habitat has built four houses in Lincoln City. Allen requested a copy of the land donation agreement that the City of Lincoln City has with Habitat.

Engler asked whether 10th Street will change if a couplet is constructed. Tokos noted that he is making sure the properties are properly sited should the couplet move forward.

**PRESENTATION ON THE COASTAL RESILIENCE GRANT FROM NOAA
BY JENNY DEMARIS AND SUE GRAVES**

Jenny DeMaris, Lincoln County Emergency Manager, and Sue Graves, Safety Coordinator for the Lincoln County School District, appeared before Council to discuss the possibility of applying for a Coastal Resilience Grant from NOAA. Nebel reported that this could be a timely opportunity to continue efforts in advancing emergency planning preparedness in the city and county.

DeMaris reported that this is a new grant offered by NOAA that focuses on coastal resilience. She stated that the plan is to prepare a grant application with a county-wide focus for development of emergency supply caches throughout the county. She added that the grant would be for \$1,500,000, with the \$500,000 being the local match that would be phased over three years. Busby asked about participants, and Graves reported that these include cities, special districts, the county, and the school district. Allen asked whether the match is a cash match or in-kind match.

Graves reported that there will be five to ten of these grants offered by NOAA, and they are available to any jurisdiction in a coastal state. She noted that this application will be for 100 emergency caches in or near assembly areas, or at other locations identified by partners. She added that the caches would be located in shipping containers and include water and shelter. She stated that each participant would work with stakeholders to identify the number and location of caches.

Busby asked how, since this is a planning grant, the funding could be used for “cans of beans.” DeMaris stated that part of the plan is to develop an emergency water plan, but that funding could be used to buy hard equipment.

Allen asked when the funding determination would be made, and it was reported that there are three dates, including November 1, 2015, December 1, 2015, and January 1, 2016, and that Lincoln County should hear something this fall. Graves noted that the funds would be released over a four-year period.

Busby asked what the city’s financial match amount would be, and Graves reported that it would be \$5,000 for the next four years.

Nebel reported that the deadline for the application is July 24. DeMaris noted that the grant will include one FTE.

Nebel reported that OSU has initiated a discussion regarding an emergency water filtration unit.

Nebel asked whether final approval at the July 20 City Council meeting would be sufficient. Graves indicated that if the city is interested, the grant application preparation work will begin. Nebel stated that formal preliminary approval could be an item on the agenda of the June 29, 2015 special meeting. Council agreed to consider this item at that time.

Nebel reported that an emergency coordinator position had been approved in the city’s 2015/2016 fiscal year budget. A discussion ensued regarding the probability of success, and whether a reduced amount could be awarded.

CITY ATTORNEY EVALUATION

It was noted that the City Attorney had been an employee for six months. Roumagoux reported that there is not a current evaluation form for this position, and that it might be beneficial to review the form used for the evaluations of Penelope McCarthy and Gary Firestone. Nebel added that the City Manager evaluation form could also be considered in the development of a new form for the City Attorney evaluation process.

Swanson noted that the City Manager has a quarterly evaluation with the Mayor and Council President.

COMMENTS

Nebel reported that the schedule for June 29, 2015 meetings is as follows:

4:30 P.M. Special Meeting
5:00 P.M. Tour of Fish Processing Plant
6:00 P.M. Town Hall Meeting

He reported that items to be included on the special meeting agenda include:

Bids for the new fire truck;
Bids for the Big Creek Pump Station;
Preliminary approval to move forward with the Coastal Resiliency Grant application.

Busby reported that he may not be in town for the June 29 meetings.

ADJOURNMENT

Having no further business, the meeting adjourned at 1:20 P.M.

Margaret M. Hawker, City Recorder

Sandra N. Roumagoux, Mayor