

November 18, 2019
5:45 P.M.
Newport, Oregon

URBAN RENEWAL AGENCY REGULAR SESSION

The Newport Urban Renewal Agency met on the above date and time in Council Chambers of the Newport City Hall. In attendance were Botello, Jacobi, Hall, Allen, and Goebel. Parker and Sawyer were excused.

Staff in attendance was Spencer Nebel, City Manager; Peggy Hawker, City Recorder/Special Projects Director; Derrick Tokos, Community Development Director; Tim Gross, Public Works Director; Michael Murzynsky, Finance Director; Rob Murphy, Fire Chief, and Jason Malloy, Police Chief.

PUBLIC COMMENT

Jeff Bertuleit stated the importance for the 40th street light to go in. Nebel commented there will be discussions in 2020 about the next phase of projects for the South Beach Urban Renewal District. He noted the time for projects was extended, but it needs to be determined how the rest of the funds are used. He added the South Beach Urban Renewal Plan expires in 2025. Goebel clarified the current project does not include a light at 40th street.

CONSENT CALENDAR

Approval of the Minutes of the Urban Renewal Agency of June 17, 2019. MOTION was made by Allen, seconded by Botello, to accept the consent calendar. The motion carried unanimously in a voice vote.

EXECUTIVE DIRECTOR'S REPORT

Authorization to Purchase Drainage Easement in the Vicinity of SE 40th and US 101. Hawker introduced the agenda item. Nebel reported the South Beach Urban Renewal Plan identifies a project that includes the acquisition of a storm drainage easement immediately south of SE 40th Street and east of Highway 101. He noted currently, the pond is privately owned by Gary, Vernon, Robert, and Lauren Tryon. He stated the pond serves as part of the public storm drainage system that includes the runoff of portions of the Wilder Planned Development and the Oregon Coast Community College. He indicated a flow control structure at the north end of the pond discharges water into a 24" storm drain line and crosses under SE 40th Street.

Nebel reported the easement will provide for the opportunity to increase storage capacity to handle runoff from new upstream development. He noted this will be part of a retention system which is critical for the development of the Wilder Subdivision, which is ready to move forward with its next residential phase (26 lots). He stated the Oregon Coast Community College and Oregon State University have purchased five acres for the purpose of development of student housing. He indicated the easement will allow the pond to be enlarged so that it can handle runoff at the buildout of these areas. He explained once acquired by the City as part of our storm sewer system, the City will be responsible for future maintenance of this facility.

Nebel reported the easement encompasses 1.91 acres and was appraised at \$50,700. He stated the original appraisal was based on 1.72 acres at \$50,700. He noted the owners are willing to accept \$55,770 in compensation from the Agency. He indicated through a separate, private agreement; the developer of Wilder is prepared to pay \$55,000 in an agreement with the owners. Goebel clarified Wilder and the city are paying more than \$50,000. Allen asked why the city is paying close to the appraised value as well as Wilder. Nebel replied Wilder is dependent upon this to continue developing the area. Goebel clarified the property becomes part of the city's stormwater system.

MOTION was made by Jacobi, seconded by Allen, to authorize the Executive Director to acquire a permanent drainage easement over an existing pond and drainage area from Gary Tryon, Vernon Tryon, Robert Tryon, and Lauren Tryon, each an owner of an undivided one-quarter interest, in the amount of \$55,770 for a portion of parcel 1, Lincoln County partition plat 2010-18 as identified on parcels 1 and 2, and that the easements be placed into City ownership. The motion carried unanimously in a voice vote.

ADJOURNMENT

Having no further business, the meeting adjourned at 5:57 P.M.