



OFFICE OF THE CITY MANAGER
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MEMO

DATE: November 29, 2023

TO: Mayor and City Council

FROM: Spencer Nebel, City Manager

SUBJECT: Status report for the five-week period ending Wednesday, November 22.

Highlights of the past few weeks include the following:

Highlights of Activities:

- Held a routine Department Head meeting.
- Met with the Mayor to review the agendas for November 16.
- Participated in the October 16 work session where a presentation was held about safe routes to school, a draft report was provided to Council on utility billing and discussion occurred regarding policies that need to be addressed in order to place liens on property for utility bills.
- Participated in the Urban Renewal Agency meeting.
- Participated in the regular City Council meeting held on October 16.
- Held a bi-monthly meeting with Anna Laukea to discuss various Urban Renewal projects that she is working on.
- Along with Mayor Kaplan, Sergeant Hallmark, and Library staff, I participated in a meeting to discuss security concerns relating to handling of a suspicious person over the previous weekend. A number of steps have been taken to improve communications between the Police and Library on these types of situations. In addition, a number of security issues were discussed, including the development of a code of conduct that can be enforced under an exclusion ordinance.
- Derrick Tokos and I met with Roy Kinyon and Eli Adam from Lincoln County regarding the County Commons project. The County is renewing efforts to move forward with improvements on the County Commons property. This project has been on hold since COVID-19. The County is going to hire a consultant to move forward with redevelopment of the site. They will be working with the City on various utility easement issues that impact the site. They would like to begin the design of improvements in 2024 with possible construction in 2025. They do not intend to ask for any funding for on-site

improvements. However, there are a number of off-site improvements that would enhance this area, in addition to the Safe Routes to School project which is slated for Harney Street. Once there is a definitive schedule, we will update the Agency on this project.

- Erik Glover, Steve Stewart, Aaron Collett and I participated in the Water Supply Management Conservation meeting. We are in the process of getting this meeting back on a regular schedule. Due to staffing, we stopped holding meetings during the course of the summer. I will be recommending that a consultant be hired to assist the Committee in developing the conservation plan for the City of Newport.
- Held bi-monthly meetings with Derrick Tokos and Travis Reeves to discuss their departmental issues.
- Held a bi-monthly meeting with Aaron Collett and Chris Beatty about Engineering Department issues and Aaron's transition.
- Mike Cavanagh and I met with Guy Faust to discuss the Rotary Microplastic Removal project. Rotary is working to secure staffing to coordinate microplastic removal on Newport area beaches in 2024. They have provided their water conservation information to hotels for placement in rooms and are continuing to advocate for energy and water conservation in the community.
- Mike Cavanagh and I met to review the RFP we are going to issue for providing childcare by a private or non-profit organization at the recreation center. We hope to get this RFP out after the first of the year.
- Worked with Harmony Burrig, Joint Water Caucus Chief of Staff, on a tour of legislators, staff members and other stakeholders of the water facilities in Lincoln County, specifically relating to water issues for Newport including the Big Creek Dam. I appreciate their interest in bringing folks to the dams to understand the scope and magnitude of this issue.
- Met with Steve Baugher, Rebecca Morrow and Erik Glover to discuss addressing billing issues with a commercial utility customer with multiple city accounts. As result of this discussion, a compilation of outstanding issues was developed to try to clean up matters with this customer. I appreciate the efforts of both Rebecca and Erik in collecting and compiling this data.
- Met with a former Library employee regarding his resignation following a security incident at the Library.
- Derrick Tokos and I met with Bill Barton regarding his desire to purchase tideland property located outside of the city for incorporating into the Yakona Nature Preserve. This item has been presented to Council in executive session. Future agenda items will be scheduled to determine how to proceed with this request.
- As part of a national exercise, the City of Newport participated in the Great Shakeout emergency drill. All City buildings were evacuated at 10:19 AM and each location had to call in via radio to indicate the status of the evacuation at the different facilities. Overall, this is good practice for preparing for different emergencies that could occur affecting City facilities.
- Participated in the Audit Committee meeting. Overall, the auditors indicated that Finance Director, Steve Baugher, has done a great job in providing them with the necessary financial statements and information in order to keep this

audit on schedule. Overall, there were two findings on one audit. One finding was regarding retention of information confirming that the City checked on the SAM status of two contractors being paid with federal funds prior to contacts being issued. While the contractors complied with federal regulations, we did not have a checkoff sheet found in Engineering. These projects go back a couple of years and we have had a number of changes in staffing in Engineering that contributed to this issue. The other finding was regarding review of journal entries by a second person. The Finance Director was performing both reviews, since the Assistant Finance Director's position was vacant.

- Met with Mayor Kaplan and Council President Goebel as part of the Evaluation Committee process. An informal evaluation will be conducted for both David Allen and myself at the December 4 City Council meeting.
- Along with Councilor Jacobi, I participated in a tour of the Agate Beach Landfill. The landfill is located on city property and most cities in the county and Lincoln County contributed waste to this facility over the years. A consortium was created to deal with the landfill closure and expenses related to the closure, which included those entities. The County has been working to reboot the consortium since significant decisions will need to be made regarding the potential deregulation of the landfill with the State of Oregon. This requires various analytical studies to be done to know how the groundwater has been impacted by the leachate currently collected and treated by the City of Newport. I have attached the history of the landfill that was prepared by Wayne Belmont. Councilor Jacobi is the Council representative on the consortium.
- Met with Mark Jones to review concerns in his neighborhood in Agate Beach. He gave me a tour of the neighborhood and wanted to discuss grading and maintenance of the gravel streets.
- Friday, October 20, the Department Heads participated in a day-long workplace culture meeting at the Hatfield Marine Center. Those results were shared with Council at the November 20 Council meeting.
- On Saturday, October 21, I participated in a board meeting of the Oregon Coast Aquarium. Overall, the Aquarium is on solid financial footing, perhaps the best financial position they have been in for years. Work is continuing to rebuild the main display galleries with the estimated completion date being June 2024. The Aquarium has raised almost \$29 million with \$32 million being the goal to complete various significant updates to this important community facility.
- Derrick Tokos, Anna Laukea and I met with Rich Belloni and Lincoln County School District Superintendent, Dr. Majalise Tolan, regarding the District's plans for the administration building located at the corner of Coast Highway and Alder Street. This is the block in which we have acquired a building for long-term potential redevelopment. The District has indicated that it is willing to talk about the future of this building with the Urban Renewal Agency.
- Participated with Barb James in phone screens for the public works director position.

- Met with Barb James and Steve Baugher to review an employee situation in Finance.
- Met with Jason Malloy, Sergeant Steve Hallmark and Barb James in follow-up to the concerns that were expressed by staff at the Library. Jason was on vacation at the time we met with Library staff.
- Conducted an interview of Del Lockwood on KNPT Radio show.
- Held a bi-monthly meeting with Jason Malloy.
- Met with YBEF President Dave Price and Vice-President Paul Schuytema to brief them on YBEF bylaws.
- Met with Justin Scharborough to follow-up on his medical leave.
- Held a bi-monthly meeting with Steve Stewart and Justin Scharborough who are co-acting Public Works Directors.
- Participated in the YBEF meeting on October 25.
- Held a bi-monthly meeting with Steve Baugher to discuss Finance issues.
- Met with the Barb James and Travis Reeves regarding a candidate for the IT Department. Our conclusion was not to proceed with hiring this individual, and to re-open this job announcement.
- Met with Jason Holland to discuss various issues relating to OCCA and the City. Work will be initiated shortly on the improvements to the Performing Arts Center under the construction contract approved by Council.
- Met with Chief Jason Malloy regarding his timetable for retiring from the City.
- Barb James and I met on instituting Lifelight and Pacific West Ambulance as a City-paid benefit for City employees. The City Council approved this for the IAFF union in the last negotiation session that was held. It is a relatively inexpensive benefit that we are providing to all benefit-eligible staff. In the past, this was offered on a payroll-deduction basis.
- On Monday, October 30, a full-day tour of various facilities was conducted with Mayor Kaplan and Councilors Goebel, Hall, Emonds, Jacobi and myself. I appreciate the efforts of all the staff that participated in these tours, and for Council members giving up a full day of their schedule to participate in these tours. It is very valuable to see firsthand the locations that staff is responsible for maintaining.
- Aaron Collett, Chris Beatty, Verena Winters (HDR Engineering) and I met to address various issues regarding property matters with the Big Creek Dam project. This information was shared in executive session with City Council on November 6.
- Participated in the employee barbecue held on Halloween. We had a great turnout. I appreciate the efforts of Erik Glover, Rob Murphy and others who were involved in coordinating a fun event for City employees.
- Met with Rob Murphy and Tom Sakaris to discuss coaching/counseling by the Fire Captains. They are working on efforts to have captains clearly understand the responsibilities and limitations of this role. Coaching and counseling is separate from disciplinary issues which are handled by the assistant fire chief and fire chief.
- We had a great turnout for trick or treating at City Hall on Halloween night. City Hall was open from 5 -- 7 PM and fully decorated for this event. We had a great turnout of families, many of which expressed their appreciation for

holding this family-friendly safe event. We had a contest for the top office decorations with the judge calling for a tie between the Community Development/Engineering decorations and the Police/Finance Departments. These departments were the winners of the office decorating contest. A good time was had by all!

- Held a bi-monthly meeting with Aaron Collett and Chris Beatty focusing on Engineering transition issues.
- Met with Cathy Rigby and Melanie Nelson about our process for authorizing grant applications when applying for grant funds. We will be turning this process over to Cathy for future administration.
- Prepared agenda items for the November 6 City Council meetings.
- Met with Travis Reeves to review IT issues.
- Met with Mike Cavanagh to review Parks and Recreation issues.
- Had further communications with Harmony Burrignt from the Legislative Water Caucus regarding their upcoming visit.
- Held a routine Department Head meeting with staff to review the preparations for addressing the slide on Oceanview Drive. Ultimately, we declared an emergency for this purpose.
- Chris Beatty and I met with Councilor Emond to brief him on the Big Creek Dam project. This included a tour of the dam to bring him up to speed with this critical project.
- Participated in a work session meeting on November 6 with the City Council, including a discussion with the Central Lincoln Public Utility District, interviews with three executive search firms for selecting the next city manager, and holding an executive session to discuss property transactions.
- Participated in the regular November 6 Council meeting.
- Was on vacation from Tuesday, November 7 through Friday, November 10.
- On Monday, November 13, conducted interviews for the public works director position. Candidates were interviewed and we have made an offer to one of those candidates.
- Held a meeting with staff to prepare for the Legislative Water Caucus regional field tour of the Big Creek Dam.
- Held bi-monthly meetings with Rob Murphy and Lance Vanderbeck to discuss departmental issues.
- Along with the Council President Goebel and Councilor Hall , participated in a presentation at the water treatment plant on the Big Creek Dam to the Legislative Water Caucus participants. State Representative Gomberg gave a great overview to his legislative colleagues about the critical nature of this project. I have attached the itinerary and names of participants in this field tour. Following the presentation at the water treatment plant, everyone traveled by bus up to the upper dam where we could explain how failure of the upper dam would occur, and gave everyone an opportunity to actually see the dam and its various features. Following that presentation, Daniel Wear from Sustainable Northwest gave a presentation of the Big Creek Dam discussing the critical importance of source water protection and natural infrastructure solutions. Sustainable Northwest is the organization that included the watershed of Big Creek Dam for a \$25 million grant application

to NOAA that, unfortunately, was not accepted for funding. On their way to Big Creek Dam from Otter Rock, Derrick Tokos gave a presentation about housing opportunities and challenges in coastal communities impacted by infrastructure. Derrick was able to point out the subsidized housing complex that was completed in the last few years at Agate Beach. They drove by the property that Hancock Forest would like to develop into workforce housing, and saw the apartment complexes that have recently been completed and are under construction at Big Creek. This was a good opportunity to explain the needs for funding for infrastructure to help facilitate the need for additional housing in communities like Newport. Overall, this was a great opportunity for our community. I appreciate the role that Dietmar and CM played. Following the tours, we also participated in a reception for the delegation at Local Ocean Seafood Grill. This was another good opportunity to discuss a variety of issues with participants of the field tour. The City provided \$500 to help offset costs for this event.

- Erik Glover, Steve Baugher, Rebecca Morrow and I met to address cleanup of several accounts of one of our local landlords. Over the years, there have been a number of issues that have remained unaddressed with this landlord. I appreciate the efforts of both Erik and Rebecca for pulling together the information, and appreciate the landlord for his willingness to get these accounts cleaned up.
- I participated with Mayor Kaplan, Assistant City Manager, Erik Glover, and Councilors Jacobi and Goebel in the LOC Small Cities meeting hosted by the City of Newport. The Department of Revenue provided an overview of House Bill 2408 which allows the State to collect lodging taxes on behalf of local units of government. The State is doing this in 22 locations with three new local units of government currently being reviewed. One City participated in the program, but dropped out since they were unable to obtain necessary information from the State to manage their transient rentals. In order to participate, the code provisions for transient room tax collection need to be amended to mirror the State regulations. A draft agreement would be developed with the Department of Revenue. The cost for the Department of Revenue to collect these taxes is \$10 per return. Transient room tax is collected quarterly. For example, for 300 individual property returns, the City would pay \$3000 per quarter. The Department of Revenue utilizes the same information reported to the State to calculate the local taxes due to the taxing unit. This can be done online by the businesses and would reduce the reporting from our transient room businesses from monthly to quarterly. The State uses “scraping” services to identify potential transient lodging businesses within the state through online sources. One of the complaints from local units of government is a delay in receiving these dollars. For taxes collected in the first quarter of the year through March 31, payment is due by April 30, and the check for the local units of government would not be distributed until the fourth business day in July. The State is unable to provide specific information on taxes collected. This is a bit of a problem with the information we need to collect in order to assure that our vacation rentals are meeting our various code provisions. We will be further evaluating this option

after the first of the year and presenting this information in a work session to City Council.

- Met jointly with Senator Dick Anderson and Senate President Rob Wagner to brief them on various city issues. Senate President Wagner also participated in the Legislative Water Caucus tour the previous day. Senator Wagner has been touring different parts of the state to get a better handle on issues that are occurring at local levels. Senator Anderson had a full day of meetings and tours for Senator Wagner which included the meeting here at City Hall. This occurred on the day that a traffic accident closed Highway 101, so we were unable to meet until about 6:30 Wednesday night. I appreciate their willingness to continue the meeting, even though their day was extended. I have enclosed a copy of several key issues that I shared with them.
- Met with Derrick Tokos and Chris Beatty regarding the engineering review of projects. With the resignation of Aaron Colette and the retirement in December of Assistant City Engineer, Clare Paul, we will be farming out project review to a third-party engineering firm. Derrick Tokos will prepare the RFP to send out to potential engineering firms that could conduct these reviews until we have full staffing in Engineering.
- Prepared agenda items for the November 20 City Council meeting.
- Met with the Travis Reeves to review issues occurring in IT.
- Held a bi-monthly meeting with Mike Cavanaugh to discuss department issues.
- Met internally to address the final adjustments to resolve the utility issues with a local landlord.
- Met with Barb James to address various employee issues.
- Steve Baugher, Derrick Tokos, Jason Malloy and I met to discuss room tax collections. I briefed them on the presentation from the Department of Revenue. In order for the State to collect transient room taxes, we would need an additional reporting mechanism put in place, since we require vacation rentals to be active for at least 30 days each year. This activation period information would not be available to us from the State. The other potential problem is if the State does not release who is filing the returns, we may have illegal vacation rentals filing who should not be in operation. This is an area where we need to review how we would handle these with the State. Another issue that will be coming before Council to assist in Finance, is a recommendation to add a position to Finance. With our staffing levels, we are not able to provide the necessary follow-up with tax alert activities. This will be part of our evaluation going forward.
- Participated in a meeting with Enterprise Fleet to determine the next steps with our agreement with them. We are evaluating whether this is a relationship we want to continue.
- Mayor Kaplan and I met with the Ree Armitage from Senator Wyden's office. He is our new district representative for Senator Wyden. He replaces Fritz Graham. Fritz held that position for many years. It is good to have an opportunity to bring Ree up to speed on various critical issues in Newport.
- Held a routine Department Head meeting.

- Participated in an extended work session/Urban Renewal meeting that started at 3 PM on Monday, November 20. The Urban Renewal Agency heard a request from South Beach Church for a one-month extension in their building occupancy located on the Urban Renewal Agency property in South Beach. An executive session was held to discuss property transactions.
- I participated in a work session for the November 20 Council meeting. Council heard a report on the cultural outreach position and the organization of responsibilities of the Library Director to oversee this position. Council also discussed the climate action plan and refined the elements that would be included in that plan. Council held an executive session to discuss current litigation or likely litigation to be filed following the work session.
- I participated in the October 20 City Council meeting.
- Met with Anna Laukea to review Urban Renewal Agency activities she is working on, including the airport septic system, getting out the RFP for the South Beach refinement plan, and developing the proposal for demolition of various structures that are currently owned by the Agency.
- Met with Barb James to discuss the tuition reimbursement policy as part of the cultural workforce plan.
- I participated in a Lunch and Learn with City staff about coping with holiday stress.
- Along with Mayor Kaplan, participated in the Water Supply Management and Conservation Committee meeting. We will be requesting proposals for technical support for the Committee as they move forward with their tasks.
- Met with Justin Scarborough to discuss various Public Works issues.
- Met with Cheri Brubaker from Representative Hoyle's office regarding possible federal assistance for wastewater issues relating to fish processing in the City of Newport.
- Met with Cathy Rigby to review draft policies relating to handling grants (application contracts and administration). Cathy will be drafting changes to the policy for review by Derrick Tokos and myself. Cathy has a good handle of how to proceed in this new position.
- Met with Emily Rehder and Erik Jensen to review their schedule for assisting City Council in the selection of a new city manager. Erik Jensen will be providing a brief update to the Council on December 4 as to the proposed schedule of this process. This will be initiated by stakeholder interviews with Council members and Department Heads during the week of January 2. They will be developing a draft profile for Council review.
- Met with Jody York to authorize additional automated external defibrillators (AEDs) for the City Newport. We will be placing these in various vehicles and other locations for our employee safety program. Rob Murphy has been conducting training in the use of AEDs in various City offices. This has been well received by employees.
- Reviewed concerns of a Finance employee regarding their request for unpaid time off.
- City Hall was closed on November 23 and 24 in observation of the Thanksgiving holiday.

Upcoming Events:

- City offices will be closed a half day on Friday, December 22 and a full day on Monday, December 25, in observation of Christmas Eve and Christmas Day.
- City offices will be closed on Monday, January 1, 2024 in observation of the New Year's holiday. The City Council meeting will be held on Tuesday, January 2, 2024.
- A special work session has been scheduled for Monday, January 8 to review the profile for the city manager recruitment.
- I am planning to attend the Northwest Regional Managers meeting from March 26 - 29 in Seaside, OR.
- The League of Oregon Cities Local Government Spring Conference will be held in Klamath Falls from April 25 - April 26. Erik will be sending out information after the new year to determine attendance numbers so that we can secure adequate hotel rooms for this conference
- At this point, I am planning to attend my last OCCMA Summer Conference which will be held in Hood River on June 24 - 27.
- The annual ICMA meeting is going to be held from September 21 - 25, 2024, in Pittsburgh, Pennsylvania. I encourage my successor to participate in the annual ICMA meetings. These there are very important professional development opportunities for members of ICMA. There is a wealth of information that is provided at these conferences and the experience of traveling to different cities to participate in various demonstrations and tours to view how other cities tackle various municipal problems is extremely beneficial. Please encourage your new manager to participate in the ICMA meetings.
- The League of Oregon Cities Annual Conference will be held from October 17-19 in Bend, Oregon. Erik will be contacting Council in early summer to determine attendees to secure rooms for this event. It is important that Erik secure rooms the first hour of conference registration to assure everyone stays in the conference facility.

Attachments:

- Attached is a letter from Thompson's Sanitary Service indicating that Ken Riley will be retiring June 30, 2024 from Thompson's. Over the years, Ken has always been great to work with and we wish him the best.
- Attached is the communication I shared at my meeting with Senator Dick Anderson and Senate President Wagner when we met on November 15.
- Attached is a brief history of the landfill consortium in the Agate beach landfill prepared by Wayne Belmont.
- Attached is our facilities tour itinerary and handouts that were provided during the tour for review by those who were unable to participate in the tour.
- Attached is a letter from Verisk indicating that the building code effectiveness rating for the City of Newport is 04 for one and two-family residential property and a rating of 04 for commercial and industrial property. This information is provided to the ISO which impacts the insurance underwriting and rating information for buildings located within the City of Newport. We were very close to being a 03. The next reevaluation will be five years from now and

hopefully we will be able to take steps to move up one step which could have an impact on reducing insurance rates for properties located within the city.

- Councilor Jacobi had circulated minutes of a meeting of the housing providers. There are a number of exciting things that are occurring within Lincoln County on this front, including the new winter shelter.
- Attached are labor statistics for Northwest Oregon. The unemployment in Lincoln County is at 4.1% that is down from 5.0% from a year ago. Lincoln County is down to its lowest employment rates that occurred prior to COVID-19.
- Attached is a communication from the City of Dallas regarding their efforts to create a sustainable general fund.
- Attached is an article from the Statesman Journal explaining the challenges that the City of Salem and others are having in meeting their financial needs. This is an issue that City Council will need to continue discussing. We still have the gap in sustainable funding that would have been filled by the prepared food tax that was turned down by voters in 2021. We will be holding a work session on financial sustainability after the first of the year.

Respectfully submitted,



Spencer R. Nebel, City Manager

cc: Department Heads



November 13, 2023

Dear Spencer,

We are writing to share some important news regarding the upcoming retirement of our long-standing colleague and family member, Ken Riley (Kenny), who has decided to retire effective June 30, 2024.

Kenny has been a pivotal part of Thompson's Sanitary for over 35 years, contributing significantly to our growth and success. Kenny's dedication, leadership, commitment, warm camaraderie, and community involvement have been pivotal for our company, and his contributions are a major part of why Thompson's Sanitary has achieved a reputation within the community and our industry.

Post-retirement, Kenny will be transferring his shares within the family to Rob. This transfer ensures that Company ownership remains within the family, keeping our company's essence and values intact. Rob, along with wife Aimee, looks forward to continuing the excellent work and keeping the family legacy thriving within Thompson's Sanitary.

Even though this transition is several months away, we wanted to inform you well in advance. For now, there will be no immediate changes in the day-to-day operations or the managerial structure.

We are optimistic about the future and believe this transition will be smooth and beneficial for everyone involved. Please feel free to reach out with any questions or concerns.

Warm regards,

Kenny & Rob



Spencer R. Nebel
City Manager
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November 15, 2023

Senator Dick Anderson
Senate President Rob Wagner

RE: November 15, 2023 Meeting

Dear Gentlemen:

Thank you for taking time to hear from the City of Newport on various issues in relationship to the State of Oregon. There are number of priorities, and I will cover a few key issues in the limited time we have today.

City Financial Sustainability

Over three year period, the City of Newport City Council created financial sustainability committees that met in the fall prior to each annual budget. The end result for these work groups was the development of a five-year financial sustainability plan for the general fund and funds supported by the general fund. I have attached a summary of this work for your review. The bottom line is that while most cities may be maintaining operational expenses, there are very few cities that have the resources to provide the necessary reinvestment in facilities, parks, or equipment for those services supported by the general fund. The group reviewed expenditures and identified several ways of increasing revenues, two of which and are being implemented, and two that went before the voters and the voters did not approve.

Transient Room Taxes

The City Council increased transient room taxes as part of the financial sustainability plan from 9 1/2% to 12%. Please note that the original 9.5% is divided with 54% of those funds being utilized for general fund activities and 46% being used for tourism marketing and tourism facilities. Any transient room taxes that are increased after July 1, 2003 prohibit more than 30% of net revenue generated being used for general fund purposes. For communities with significant tourist activity, the impact on roads, Police, and Fire are significant. The infrastructure required services is substantially larger for a city with high levels of tourism than a traditional residential community. This results in more miles of road to maintain, higher traffic counts, and more calls for emergency services, all of which impact our residents and tax base. Legislation to allow a portion of the use of the tourism

portion of the tax for roads and public safety would help equalize the impact that tourism has on these services. The City of Newport requests consideration for these types of reforms to the transient room tax.

Infrastructure

The City of Newport has a number of major projects, two in excess of \$100 million (replacement of Big Creek Dam and required planned updates to the wastewater treatment plant). For a community of 10,000 people, \$100 million dollars equates to \$10,000 per person in the City of Newport. In the case of a four-person household, that is the equivalent to \$40,000 for a major infrastructure project. We are very grateful for the funding the State has provided to the City allowing us to proceed with design and permitting for the Big Creek Dam. Infrastructure is coming to an age that will require replacement in many Oregon cities and the cost to the ratepayers is likely to be excessive. This continues to drive up the cost of living which has an impact on homelessness and other issues. Much of the infrastructure that needs to be replaced today was also funded at a time when the federal government was providing substantial sources of revenue to build better wastewater treatment plants, water treatment plants and underground infrastructure to address environmental issues in the 60s and 70s. There is not an equivalent source of funds to help cities meet those needs to replace this infrastructure at this time. Some sort of effort at the local, state and federal level is required to identify ways to make these necessary upgrades affordable for the residents of the communities utilizing these services.

Recreational Immunity

Fields v. The City of Newport is challenging a number of provisions related to recreational immunity. The decision of the Oregon Court of Appeals, sites ORS 105.682(1) states: "landowners who grant public access to their land for recreational use are immune from liability for injury that 'arises out of the use of the land for recreational purposes.'" The Appeals Court utilized an earlier decision that states "the activity of crossing a parcel of land, by itself, is not a recreational purpose." In the City of Newport, the City has a boardwalk that runs from Agate Beach to Big Creek through wetlands. In this case, an individual fell and sustained injuries while walking her dog to go to the beach. The Courts have ruled that the boardwalk may have been a means to get to the beach and may not be recreation by itself. CIS (the City of Newport's insurer) has advised municipalities across Oregon to consider shutting down trails that are used to access recreational areas as a result of this decision. This could have a significant impact on landowners, including municipalities, where trails cross municipal property when it can be argued that people are using that trail to access the beach. We are still in the process of sorting through this issue to determine what actions we need to take as a City to reduce our risk and liability based on this decision.

Homelessness

The City of Newport has been participating, along with the other six cities in Lincoln County, the Community Services Consortium and Lincoln County, on a pilot project funded by HB 4123 to try to collectively address homelessness within our region. There have been great conversations on steps that need to be taken to try to make a difference in this problem that exists throughout the state of Oregon. The Oregon Mayors Association has floated a proposal to provide direct per capita aid to local units of

government to help address the impact of homelessness in our communities. As cities, the services that we have traditionally provided are things such as Police, Fire Water, Wastewater, Parks and other governmental services. Cities have not traditionally been social service agencies in the state of Oregon. The homelessness pilot projects are great starts to identify ways in which we can more effectively handle homelessness in rural Oregon, but a statewide strategy and funding will certainly need to be part of the process to efficiently reduce homelessness throughout the state Oregon. The Oregon Mayors Association proposal is a step in that direction to help local communities fund efforts to address the local impacts of homelessness within our committee.

Measure 110 Reform

The decriminalization of certain drug use has led to many different types of impacts to communities throughout the state. Furthermore, the funding that was diverted from local units of government to the state has not been used in a way to help mitigate some of the challenges with addiction that are occurring within our communities as of this date. The decriminalization of drugs has created situations where drug use in public places can be ticketed, but without any criminal sanctions. It is impractical to try to address situations occurring in communities such as Newport under the current restrictions. While there are good arguments for decriminalizing certain aspects of drug use, the use of drugs in public and the lack of services to treat addiction is creating livability and quality-of-life issues in many of our communities.

Housing

Housing inventory on the coast is impacted by lack of easily developable land, the cost of extending the infrastructure to service undeveloped areas within urban growth boundaries, construction costs which are significantly higher on the coast, and the impact of the purchase of homes that are used for seasonal residences. With the cost of housing continuing to escalate, the challenge of finding affordable housing for new employees of the City, and other employers, can be very challenging. Furthermore, the restrictions on changes to urban growth boundaries impacted by the practical inability to include forestry and farm land in the city restrict certain areas that are affordable and practical for development housing. As costs continue to escalate, and barring a major real estate crash in the future, I honestly do not know what can be done in order to provide for workforce housing in many of our coastal communities.

This is a hit list of several items that I wanted to share with both of you during our meeting today. If you have any questions or for us to follow up on, please let us know and we will be happy to do that.

Respectfully submitted,



Spencer Nebel
City Manager

Brief History of Consortium and Agate Beach Landfill

As reviewed by Wayne Belmont 2023 to Solid Waste Consortium in August of 20203

1960s - The Agate Beach Landfill was an open dump site operated since 1965 and came under DEQ permitting in 1972.

1970s - In 1978 the requirements became more stringent under RCRA (Resource Conservation and Recovery Act) and CERCLA (Comprehensive Environmental Response, Compensation and Liability Act). In 1979 the Lincoln County Board of Commissioners conducted a study to consolidate hauling waste to a single site and settled on the Agate Beach Landfill.

1980s - In the early 1980s the Lincoln County Solid Waste Consortium was formed and entered into a franchise agreement with NORMAC Disposal out of McMinnville. At that time, they established a bail fill operation where they collected the garbage and bailed it and stacked it. This operation continued for about 5 or 6 years.

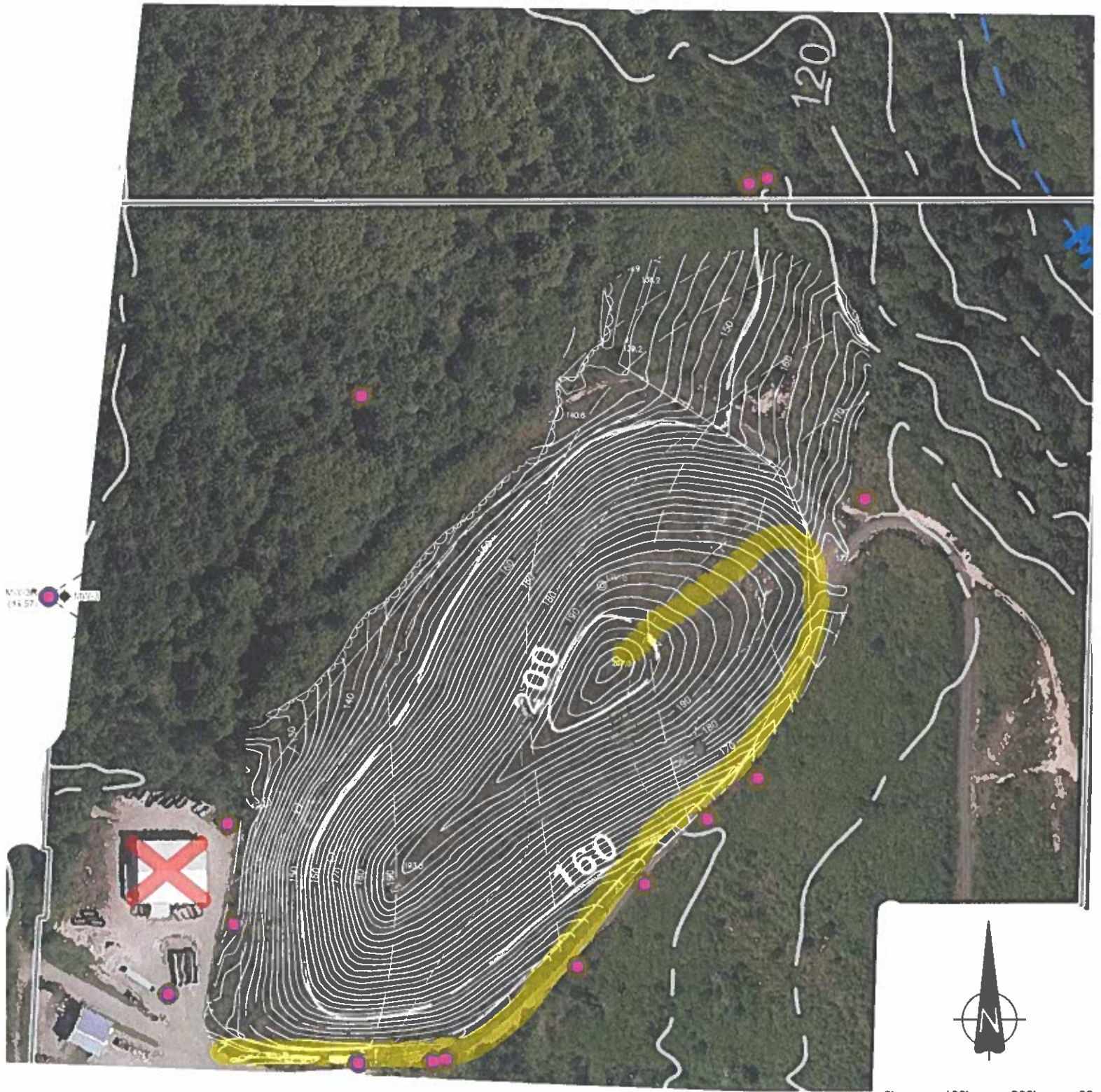
1990s - Extensive requirements started after 1993. Landfills west of the Cascades (due to the tremendous amount of rainfall) were all going to close. NORMAC then terminated the franchise agreement, got out of the bailor business and transferred their assets to the Consortium. The Consortium hired engineering consultants to determine the best plan of action to close the landfill including consolidating the garbage into a smaller footprint and received its last waste in 1993.

Early 2000s – there was no landfill activity and the permit was in Post Closure status

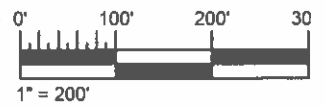
2020s - We are now in post closure and maintenance under permit #373 of DEQ. The 30-year time-period has completed and the last time we came up for renewal with the DEQ, they determined that we needed another 10-year period which is good until February 2029. The consortium may be able to close this out sooner which will be covered by Paul later. The Consortium was established for oversight of site closure, consisting of leachate control, groundwater treatment, cap placement, and groundwater monitoring. Consortium membership is Newport – (actual landowner of the landfill) and jurisdictions that sent waste to the landfill are Newport, Toledo, Siletz, Depoe Bay, Lincoln City, and the County.

* The closure did involve very technical activity including creating an underlying system to catch the leachate which is water flowing through the garbage. A geomembrane had to be put on the top cap of the site then another 3 feet of fill material on top of that to reduce the amount of water flowing into the system. They had to catch that leachate and have it treated through the City of Newport's treatment facility. The Consortium spent several million dollars to accomplish this closure. We continue to have to maintain the surface water runoff, the top cap, surface water diverted and monitored, and change out many elements of the pump station. Groundwater monitoring has been performed since the early 1990s and has shown low levels of VOCs and

metals. Often within the tolerances of the background runoff within the area (note: Iron Mountain is nearby and as the name suggests the groundwater in the area naturally contains metals and materials the landfill tests for). * During the latter half of the 30-Year Post-Closure maintenance period, the Consortium did not need to meet as often. * With the potential end of the 30-year post-closure maintenance period, there is renewed need for the Consortium to meet, discuss, and guide the outcome of the landfill.



Agate Beach Landfill Tour 2023



Final Draft

City Council Facilities Tour

Monday October 30, from 9:00 am to 4:30 pm

- 9:00 am Meet in City Hall back parking lot for loading the van
- 9:10 am Airport (25 minutes)
- 9:45 am WWTP/IPS (40 Minutes)
- 10:15 am Tour through Wilder Subdivision in route to Library
- 10:40 am Library (25 Minutes)
- 11:10 am Drive by Sam Moore Parkway and Northside Lift Station (Explain purpose and projects)
- 11:20 am Public Works (25 Minutes)
- Noon Fire Hall (Lunch and Tour 45 minutes)
- 12:45 pm Drive through Golf Course Drive, slide area on NW 60th/ Biggs Street Extension, Agate Neighborhood Park Rehab, North Side Fire Hall, Water Tank on 71st/Booster Station, Photo of the 73rd elevated sewer,
- 1:15 pm 68th WW Lift Station (15 Minutes)
- 1:45 pm Water Plant Tour (25 Minutes)
- 2:20 pm Main Water Tanks (15 Minutes)
- 2:35 pm Drive out to the International Terminal for Under Bay Crossing and McClean Point URA District
- 3:00 pm Aquatics / Rec / 60+ Centers (40 Minutes)
- 3:50 pm City Hall/Police Department (60 Minutes)
- 4:50 pm Adjournment

Newport Municipal Airport

LINCOLN COUNTY ECONOMIC DEVELOPMENT



Aeronautical Development

27.6 acres inside the security Fence identified on the airport layout plan for development of aeronautical related business.

Non-Aeronautical Development

25.5 acres along Highway 101 identified on the airport layout plan for development of non-aeronautical related business. 71.7 acres on the east side of the airport identified for development.

Apron & Hangars Development

9 sites identified on the airport layout plan for future hangar development. Along with an apron expansion adding 21 new tie downs to park aircraft.



GOAL

- Commercial Air Service
- Recruit Aeronautical Business.
- Develop non-aeronautical business park
- Access to East side of Airfield.

(ONP) Newport Municipal

Newport Municipal Airport offers a full ILS runway 5398'x100'. Jet-A and Av-gas fuel, crew cars, Hertz and Enterprise rentals. FBO operations 7 days a week 8-5, and the airfield is open 24/7. ONP hosts a Life Flight base, USCG air base, Fed-EX and UPS cargo. ONP also has 1,319 Facebook followers from all around the world. Our highest post reached over 25,000 people- Gulfstream G600 Photos.

Website

<https://www.newportoregon.gov/department/default.asp>

<https://www.facebook.com/newportairportonp>



Public Asset

NEWPORT MUNICIPAL AIRPORT

Newport Airport has a wide verity of customers. From General Aviation, Corporate Jets, and Military, with an estimated 19,000 air operations a year and home to 41 based aircraft.

A verity of users flying into ONP range from vacationing, second home visits, small & corporate business, all throughout Lincoln County and even celebrities performing at the Chinook Winds.

In 2016 Oregon Department of Aviation economic development study showed direct and indirect sales output ONP brought in \$14,449,567 in visitor spending and airport activities.

Newport
Municipal
Airport
services
all of Lincoln
County's
residents.

Newport Community

ONP - Newport Municipal Airport.

\$4,364,362 awarded in Federal AIP Granting since 2020

\$186,784.55 annual revenue from 50 lease agreements.

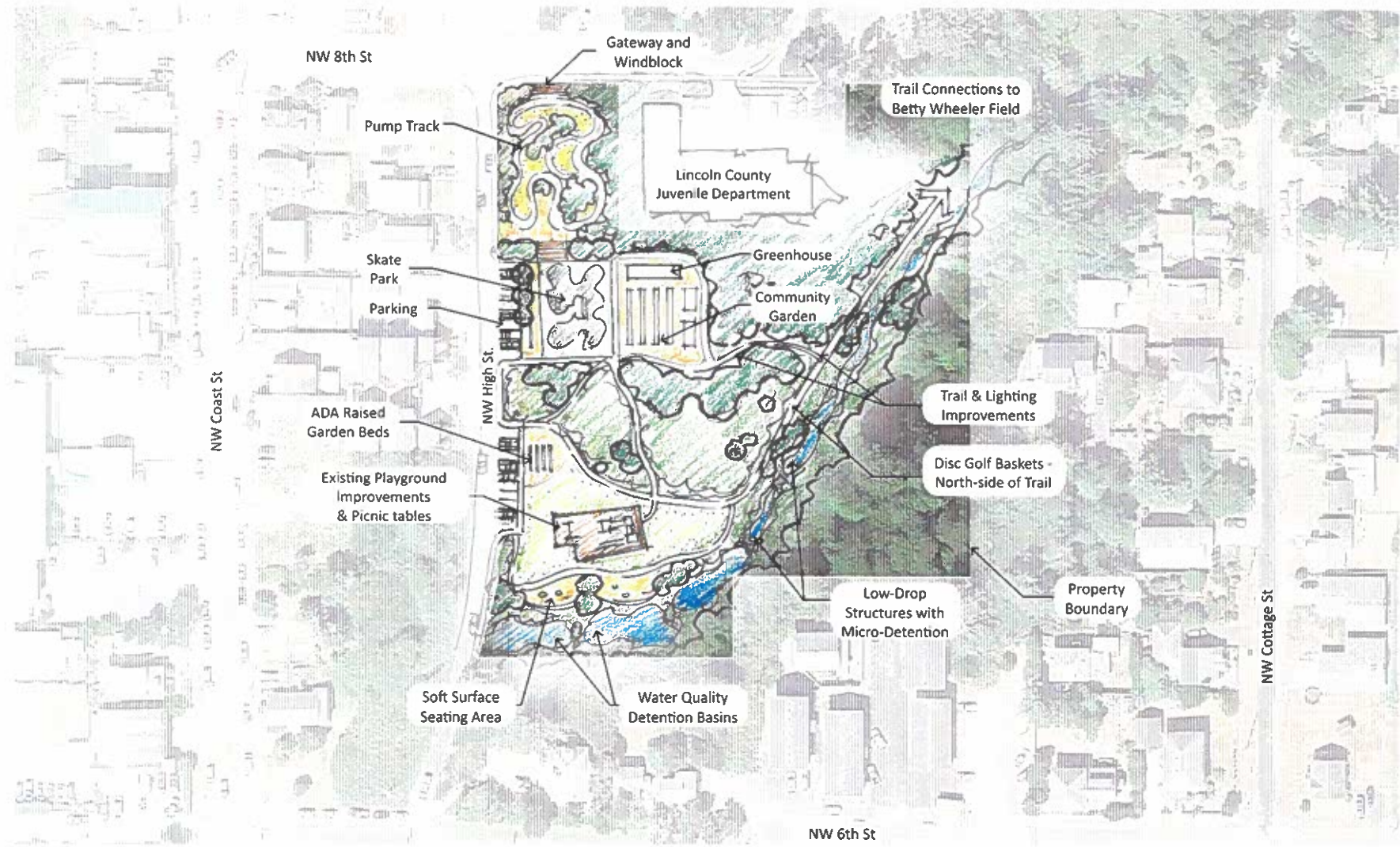
\$27,126.18 annual Lincoln County Tax revenue.

\$745,686 total revenues for FY 22-232

3-year average: 6,675 logged aircraft operations - 79,297 gallons of fuel sold - 530 rental cars - 314 crew cars.

Newport Municipal Airport is an asset for life saving with the USCG and Life Flight stationed here. We are one of the only two costal airports out of the Cascadia Subduction Zone; and will play a large part in emergency supply and costal recovery.

“The only limit to our realization of tomorrow will be our doubts of today” - Franklin D. Roosevelt.



City of Newport: Park System Master Plan - Sam Moore Parkway

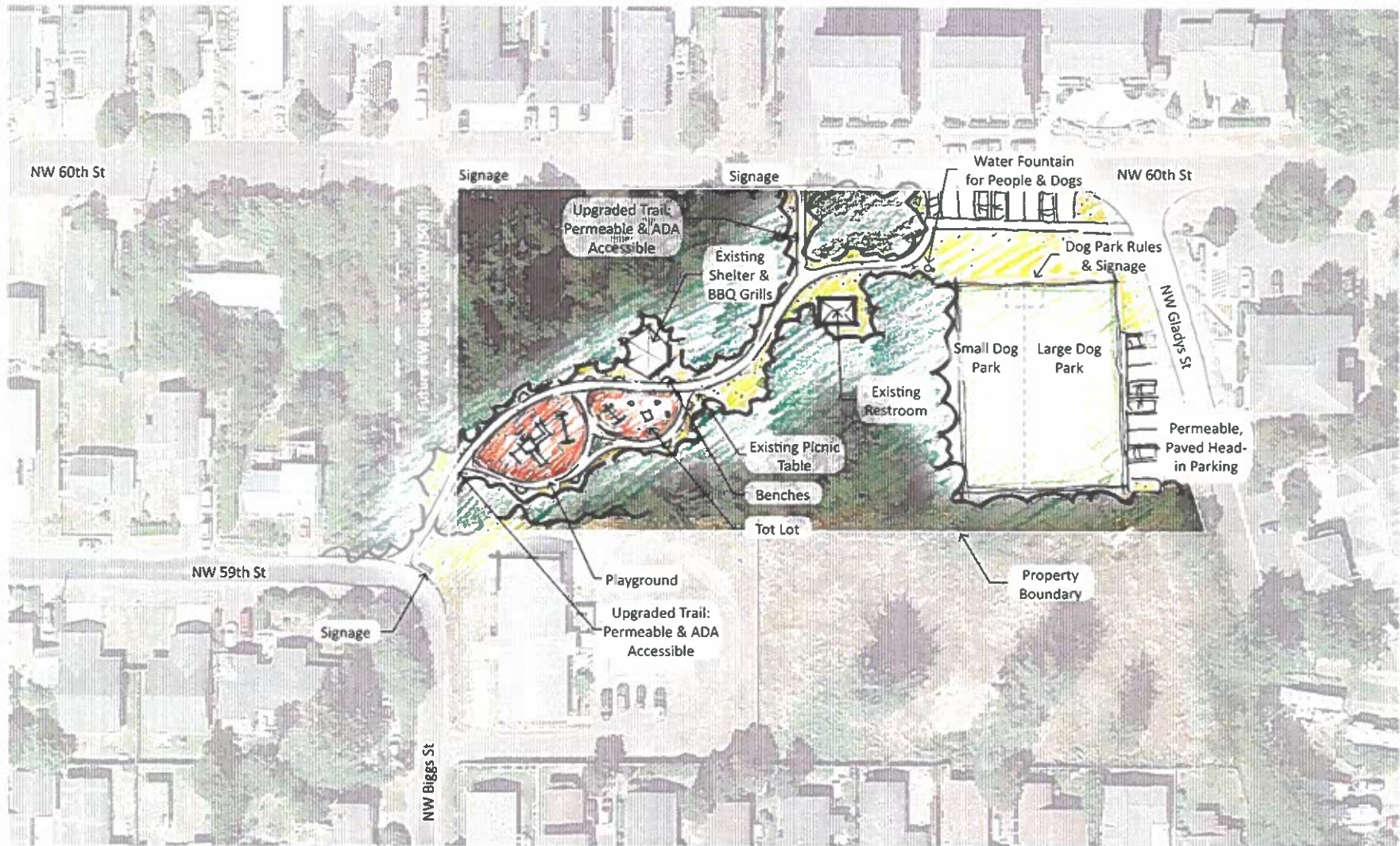
NORTH

Scale: 1" = 80'

0' 40' 80' 160'

T-H/T-I: Ocean to Bay Trail Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Add non-slip materials to boardwalks	LS	1	\$ 5,000.00	\$ 5,000.00		
Lighting	EA	20	\$ 5,000.00	\$ 100,000.00		
Signage	LS	6	\$ 3,000.00	\$ 18,000.00	Post and panel, 36"W x 46" H, includes install	
New Trails	LF	1,000	\$ 3.00	\$ 3,000.00	Soft surface trail (8')	
SUBTOTAL LANDSCAPE CONSTRUCTION COSTS				\$ 126,000		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 6,300.00	\$ 132,300.00		
Contingency (% of Construction Total and General Conditions)	30%		\$ 39,690.00	\$ 171,990.00		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 51,597.00	\$ 223,587.00		
TOTAL CONSTRUCTION				\$ 223,587		

P-17/T-J: Sam More Park and Trail Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking lot Improvements	SF	3,500	\$ 15.00	\$ 52,500.00	Asphalt, Striping, Curb, Landscape	
Entry gate	LS	1	\$ 15,000.00	\$ 15,000.00	Powder Coated Chainlink	
Fencing: 6' high chain link (powder coated)	LF	400	\$ 25.00	\$ 10,000.00	Chain link fence with gate around pump track	
Existing Play Equipment Improvements	LS	1	\$ 10,000.00	\$ 10,000.00		
Community Garden 1,175 sf	SF					
Wood Planter Boxes - 12" high x4'x8'	SF	30	\$ 100.00	\$ 3,000.00	Planter boxes	
Topsoil for Wood Planter Boxes:	CY	36	\$ 28.00	\$ 1,008.00	Topsoil fill at 1.2 cy/box	
Garden Shed; 8'x10'	SF	80	\$ 75.00	\$ 6,000.00	Wood Garden Shed	
Garden Greenhouse	SF	400	\$ 100.00	\$ 40,000.00	Wood and acrylic Garden Greenhouse	
Fencing: 6' high chain link (powder coated)	LF	350	\$ 25.00	\$ 8,750.00	Chain link fence with gate based on 1,175 sf garden	
Pump Track	LS	1	\$ 50,000.00	\$ 50,000.00	Natural Surface, Estimate based on 1/4 acre	
Trail improvements	LS	1	\$ 95,000.00	\$ 95,000.00	Cost from City of Newport	
Trail lighting	LS	1	\$ 153,000.00	\$ 153,000.00	Cost from City of Newport	
Diversion Weirs	LS	1	\$ 122,200.00	\$ 122,200.00	Cost from City of Newport	
Sewer Rehabilitation	LS	1	\$ 74,000.00	\$ 74,000.00	Cost from City of Newport	
Disc Golf	LS	1	\$ 3,000.00	\$ 3,000.00	3 baskets installed	
Landscape Restoration Improvements	Acre	2	\$ 75,000.00	\$ 112,500.00		
Invasive Species Removal	LS	1	\$ 95,500.00	\$ 95,500.00	Cost from City of Newport	
SUBTOTAL LANDSCAPE CONSTRUCTION COSTS				\$ 851,458		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 42,572.90	\$ 894,030.90		
Contingency (% of Construction Total and General Conditions)	30%		\$ 268,209.27	\$ 1,162,240.17		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 232,448.03	\$ 1,394,688.20		
TOTAL CONSTRUCTION				\$ 1,394,688		



City of Newport: Park System Master Plan - Agate Beach Neighborhood and Dog Park



Newport Park System Master Plan

Opinion of Construction Cost at Master Plan Level

4 Mar 19

New Parks and Facility Improvements



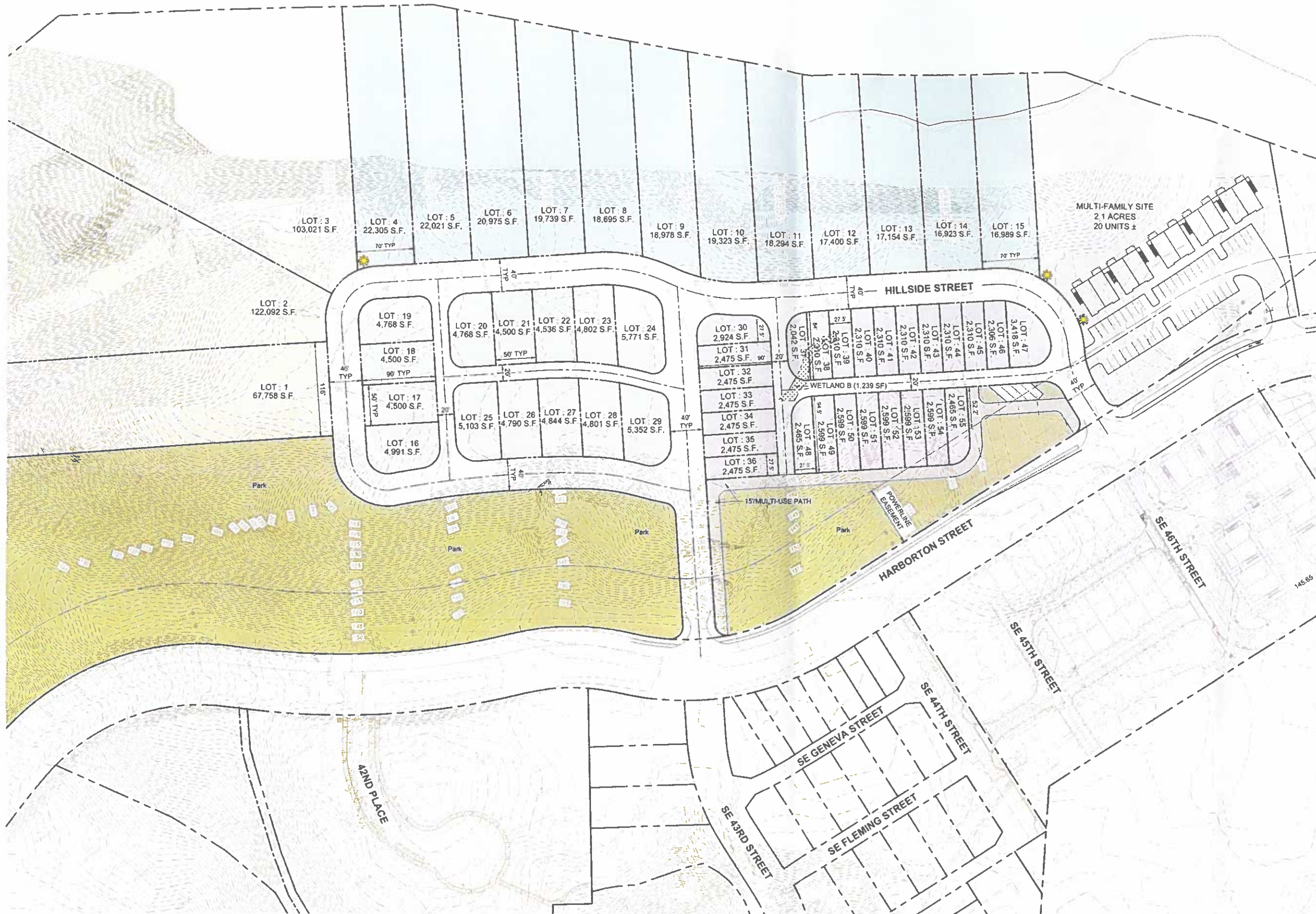
TIER I Projects

P-01: Agate Beach Neighborhood and Dog Park Improvements

Amenities	Units	Qty	Unit Price	TOTAL	Notes
Parking Lot	SF	4,000	\$ 30.00	\$ 120,000.00	Permeable asphalt includes gravel base, Striping, Curb, Landscaping
Walkway (5' wide)	SF	4,250	\$ 7.00	\$ 29,750.00	850 LF - Permeabel Asphalt Pavement
Walkway (5' wide)	SF	1,700	\$ 7.00	\$ 11,900.00	340 LF - Permeable Asphalt Pavement
Signage	EA	4	\$ 3,000.00	\$ 12,000.00	Post and panel, 36"W x 46" H, includes install
Play Structure - New (includes install)	EA	1	\$ 60,000.00	\$ 60,000.00	Pre-fab Marine Rated includes install
Play Structure - New Tot Lot (includes install)	EA	1	\$ 30,000.00	\$ 30,000.00	Pre-fab Marine Rated includes install
Benches	EA	4	\$ 2,000.00	\$ 8,000.00	Pre-fab includes concrete base and install
Chainlink Fence and Gate (Dog Park)	LF	130	\$ 5.00	\$ 650.00	Marine Rated
Drinking Fountain	LS	7,000	\$ 1.00	\$ 7,000.00	Includes Install
Landscape Improvements	SF	10,000	\$ 3.00	\$ 30,000.00	Incl. Minimal Earthwork
SUBTOTAL LANDSCAPE CONSTRUCTION COSTS				\$ 309,300	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 15,465.00	\$ 324,765.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 97,429.50	\$ 422,194.50	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 126,658.35	\$ 548,852.85	
TOTAL CONSTRUCTION				\$ 548,853	

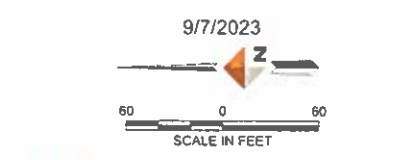
P-03: Betty Wheeler Memorial Field Improvements (Costs from Newport with refinements)

Amenities	Units	Qty	Unit Price	TOTAL	Notes
Parking lot/Detention Pond	LS	1	\$ 132,800.00	\$ 132,800.00	Cost from the City
Large Field improvements	LS	1	\$ 150,000.00	\$ 150,000.00	Includes drainage and gravel warning track
Small Field improvements	LS	1	\$ 100,000.00	\$ 100,000.00	Includes drainage and gravel warning track
Retaining Wall - 12" wide	LS	1	\$ 124,500.00	\$ 124,500.00	Cost from the City
Security Fencing	LF	100	\$ 5.00	\$ 500.00	Chainlink - Marine Rated
SUBTOTAL LANDSCAPE CONSTRUCTION COSTS				\$ 507,800	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 25,390.00	\$ 533,190.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 159,957.00	\$ 693,147.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 207,944.10	\$ 901,091.10	
		0		\$ -	
TOTAL CONSTRUCTION				\$ 901,091	



Wilder Disc Golf Master Plan

Concept Plan

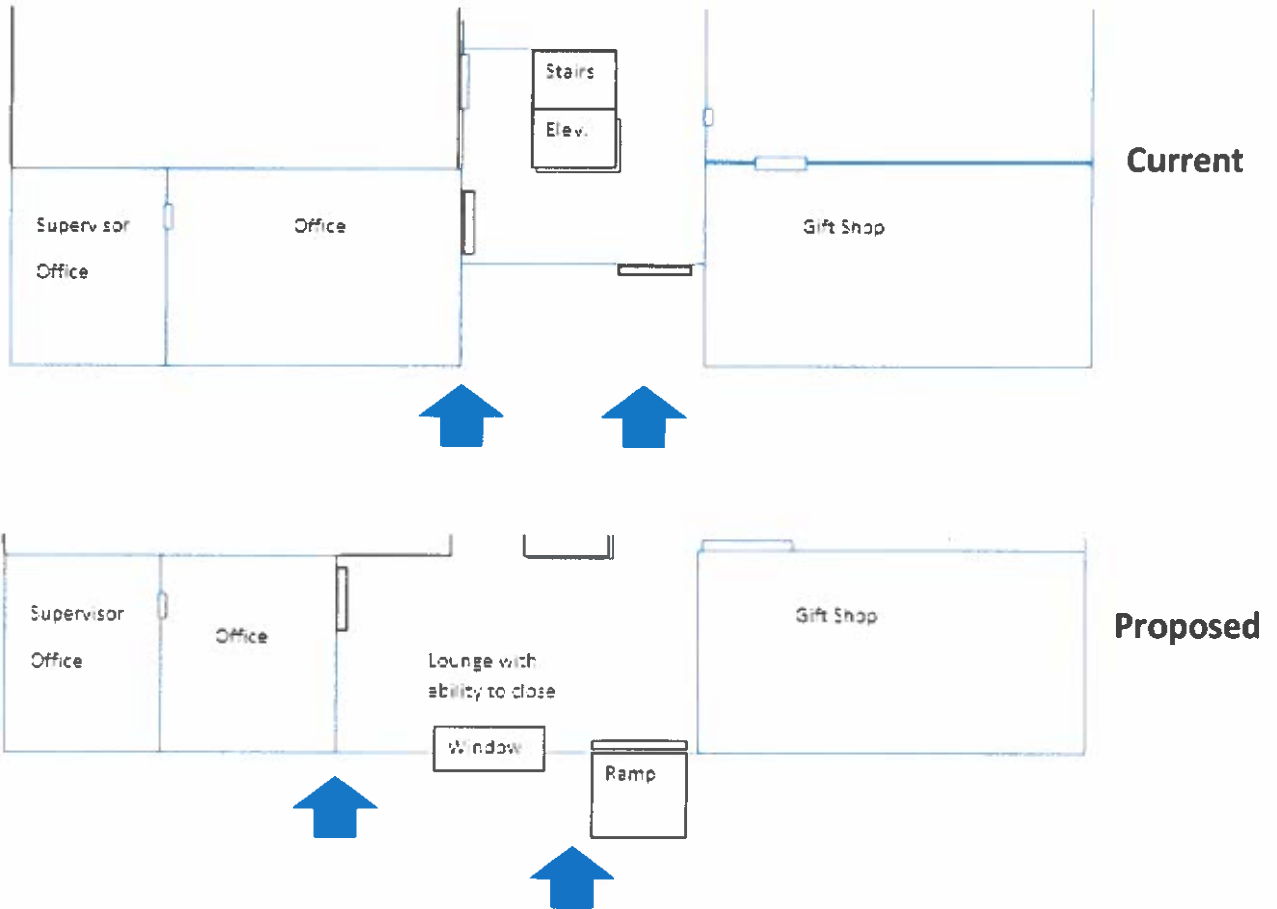


720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641
Project No 2322 14369.01
Contact: Mike Towle, PE

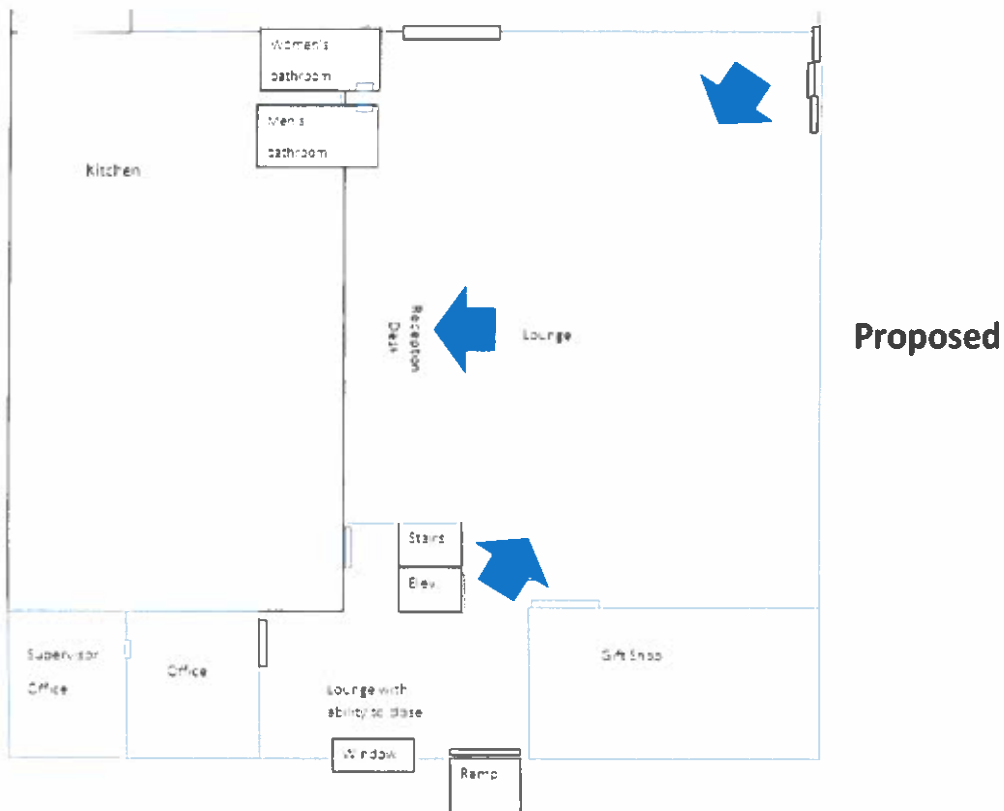
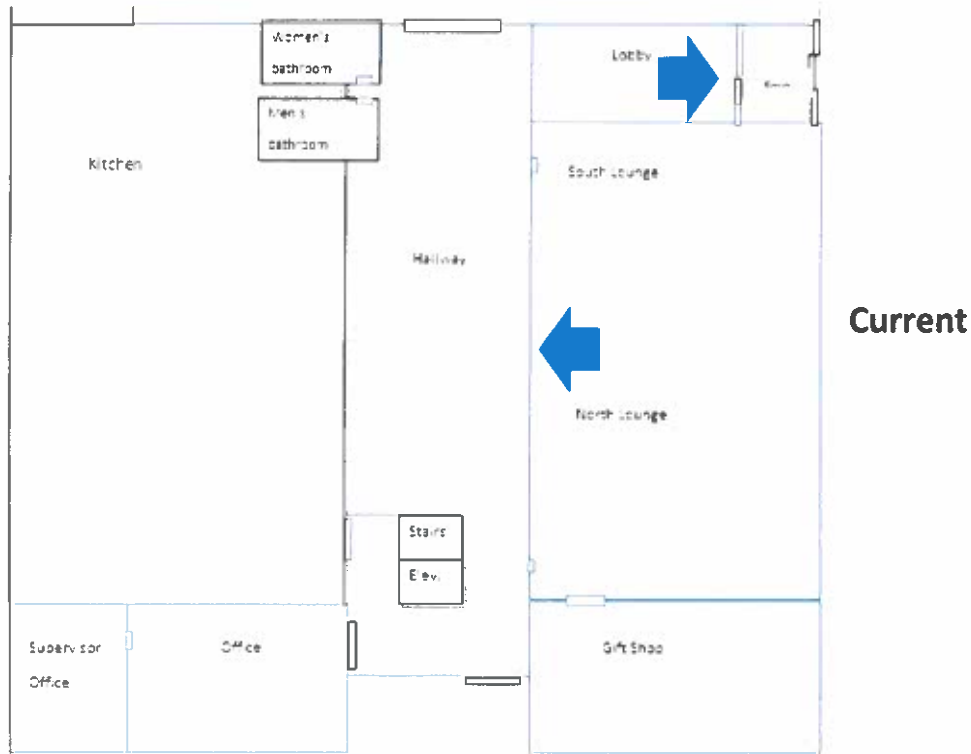
Newport, Oregon

Newport 60+ Activity Center Remodel Plans

1. Move 2nd St. exterior wall out to be flush with gift shop and office wall. Removes alcove with bench located outside North entrance.
 - a. Make North entrance door and entrance ramp ADA compliant
 - b. Move West office wall inward, makes larger lounge at entrance



2. Remove wall in hallway (between lounge and hall), include East and South walls of Lounge. This creates a big, social space where anyone who enters will see people, not a hallway.
 - a. Install reception desk and check-in station in center of open, enlarged room, near stairwell overlook. The reception desk will be visible to all who enter and a central focal point.
 - b. Remove foyer by west entrance to be ADA compliant. The interior causes a barrier to accessibility.



In addition to the structural changes listed above some internal changes would include:

- Creation of new sitting area that can be closed off to create a conference room/classroom
- Installation of two computers by new interior office wall (along East side of newly created sitting area)
- A window along the North wall that is now flush with gift shop wall so patrons can watch for the bus from inside.
- Cabinet storage under window on North wall of new sitting area.
- Raise hallway ceiling to match lounge ceiling height
- New ceiling lighting fixtures in expanded lounge
- Install bookshelves in Southwest corner of lounge
- Enclose closet by West entrance
- Replace carpeting with luxury vinyl plank flooring



1000 Bishops Gate Blvd., Suite 300
Mt. Laurel, NJ 08054

tel. 1 800 444-4554

November 2, 2023

Mr. Joseph Lease, Building Official
Newport
169 SW Coast Hwy
Newport, OR 97365

RE: Building Code Effectiveness Grading Schedule Results
Newport, Lincoln County, OR

Dear Mr. Lease:

We wish to thank you for the cooperation given to our representative, Sarah Brewer, during our recent survey. We have completed our analysis of the building codes adopted by your community and the efforts put forth to properly enforce those codes. The resulting Building Code Effectiveness Grading Classification is 04 for 1 and 2 family residential property and 04 for commercial and industrial property.

ISO primary mission is providing advisory insurance underwriting and rating information to insurers. There is no requirement that insurers use our advisory material. Insurers may have adopted, or may be in the process of adopting, an ISO insurance rating program that will provide rating credits to individual property insurance policies in recognition of community efforts to mitigate property damage due to natural disasters. These insurers may use the Building Code Effectiveness Grading Classification we have recently developed for your community as a basis for the credits used. While individual insurers may use different credits or different effective dates, the ISO program will apply credits to new construction within Newport that has been issued a Certificate of Occupancy in the year of publication and forward.

BCEGS classifications range from 1-10 with a Class 1 representing exemplary commitment to building-code enforcement. A classification of 99 indicates that a particular aspect of a community's building code enforcement program does not meet the minimum requirements of the BCEGS Schedule to receive a classification of 1-10. The BCEGS Schedule requires that a jurisdiction adopts building codes, conducts plan review, conducts inspections, and provides for staff training.

If you have any questions about the Classification that was developed, please let us know. Additionally, if you are planning on any future changes in your building codes or their enforcement, please advise us as these changes may affect our analysis and your community's grading classification.

Sincerely,

BCEGS Notification Team
Insurance Services Office
Phone: +1.800.444.4554
Email: BCEGSNotifications@iso.com
Website: www.isomitigation.com

cc: Mr. Spencer Nebel, City Manager
Newport
169 SW Coast Hwy
Newport, OR 97365

AHP Meeting Minutes October 30, 2023

Lola Jones, Samaritan House Director

Elise Jordan, Lincoln County Mental Health, Crisis Worker

Dan Butler, Housing Authority of Lincoln County, Development Manager

Lucinda Taylor, Habitat for Humanity of Lincoln County, Executive Director

Tonja Hodgkinson, Helping Hands, Deputy Director (Lincoln City)

Dina Eldridge, CSC, Housing Services Program Manager

Lisa Perelli, CSC Workforce Education Dept, Case Manager

Cedar DeRischebourg, CSC Workforce Education Dept, Case Manager

Rev Judith Jones, Priest at St. Stephans Episcopap & St. Stephans by the Sea in Waldport

Chantelle Estess, Lincoln County, Winter Shelter Manager

Don Gray, First Presbyterian Church & Hope Rises Village

Marisa Hayner, Safe Families for Children

Kathy Keener, Pastor, First Presbyterian Church WELCOME!

Shauna Robins Helping Hands, Facility Case Manager WELCOME!

Partner Updates

WINTER SHELTER: Chantelle Estess, Lincoln County, Winter Shelter Manager

Open 27 nights, seen 43 individuals, shelter providing a safe environment overnight, averaging 21 individuals/night. Thankful for the availability of space, increase numbers since staying at First Presbyterian for the next few weeks. Numbers are still increasing for our 55yo+ community. Currently 56% of clients are over the age of 55. Trying to figure out how to link these older clients to resources. Not equipped to work to provide CNA assistance. There have been some nurses volunteering through the college, but these students are not on staff. Increased request for shoes, socks, sweats, jackets, number 1 item needed is socks, donate new or used. Folks are only on the property only for the shelter hours (at night). 5:30 pm individuals start lining up, registration is from 6pm-7pm,, unable to accept anyone else after 7pm, unless they are escorted by someone like Law Enforcement, or other community agency provider. Dinner is at 7pm, 8:30 is wind down time. There are break times for smoking, bathrooms. Low barrier means acceptable behaviors even if under the influence. Anything items/bags a person brings with them is "bag-checked" for safety reasons. Chance in Newport is providing a place for clients to be during the day. Interviewing for staff for Lincoln City shelter. Looking for a donation coordinator, to assist with resource logistics. The 7th & Holbert location in Newport will have a "free thrift store" and eventual day-center, called Agape. Clients will be able to take what they need. *More to come on this!

Dan Butler, Housing Authority of Lincoln County, Development Manager

There are a total of 2 buildings that will be purchased for the permanent shelters, Newport's location is located @ 7th & Hubert (Formally Crossroads nonviolence Center) These buildings are in the closing process. There is a new building in Taft, located across from the Shuckers Oyster Bar. Currently doing due diligence, if everything goes well, this will close in the next 30-days. Plan would include a short-term shelter with the eventual permanent shelter.

Hope Rises Village, Don Gray & Lucinda Taylor: Reporting 1.2 million needed for the project, don't currently have site control, working with First Presbyterian for an MOU to establish a long-term lease. This ground work is needed to raise funding from the State (LIFT funding). The current goal is to submit an application for LIFT funding in July 2024, it is only possible once Hope Rises Village establishes as a 501-C-3 and has site control. Currently working with an attorney to formally establish a 501-C-3.

Lucinda Taylor, Habitat for Humanity of Lincoln County, Executive Director: Working on wildfire survivor homes, getting clients through the application process, one new homeowner this month! Just about to open the application for 2 new homes H4H developed in North Lincoln City, hope to have these completed in December and March of next year. About to open applications for homes in Waldport, press release to be released soon. Held some information sessions, including a Spanish translation session in Newport in Lincoln City. Immigration status is not an issue as long as the consumer can qualify for a loan. If they can qualify for a traditional loan product, Habitat can underwrite the loan. Working with mortgage brokers to utilize USDA Rural Home Loans. The goal is to increase production of homes in future years. 80% AMI or less, affordable home payment. Individual development account 80% AMI or less, doing outreach and recruitment to allow a client to save \$1,200, matched 5-to-1, this can assist with down payment AND/OR home repair like a new roof.
[*Resource linked regarding local AMI cheat sheet](#)

Dina Eldridge, Community Services Consortium Housing Services Program Manager: The Point-in-Time Count, or PIT Count, is an annual survey of homeless people in the United States conducted by local agencies called Continuums of Care on behalf of the United States Department of Housing and Urban Development. CSC has Hired a PIT coordinator for this coming year, Scott McKee. He will oversee the PIT count in Linn, Benton, Lincoln. Karen Rockwell with HALC and will be the local point person for Lincoln County. PIT is in the purview of the continuum of care and takes place during a 10-day window, in 2024 it will take place Jan 22 - February 1. **For shelters, including Samaritan House, Helping Hands, Winter Shelters etc, to avoid duplication, the official count will take place on January 24th.** The process will utilize an app "Counting Us" to collect data. Training and meetings to take place in December and January. *More info to come!
Lisa Perelli, CSC Workforce Education Dept - Helping folks through programing!
Alisha Buckley - CSC Housing Case Manager - Spending funds that need to spent by January 1. Utility assistance resources are available.

Shauna Robins Helping Hands, Facility Case Manager WELCOME! Helping Hands will be open to all clients, individuals and families. Cannot take unaccompanied minors unless they have been emancipated. Cannot accept sex offenders. Bed count is 75. Emergency shelter clients can stay up to 30 days. They have to qualify for the reentry program (about a year long), people typically graduate in 6-8 months on average. Pushing to open very soon,

do not have an opening date yet. Working on final details/requirements, there is a new sign upfront! Still requesting wall art donations. Nursing students from OCCC have been coming to volunteer with final-touches. The Chinook Winds Casino selected Helping Hands to donate a portion of their nonprofit funding. *****NOTE if you haven't already contacted Helping Hands Staff and had a site-tour please do, this will also double as the trauma-informed training required to become a referring agency partner.**

Rev Judith Jones, Priest at St. Stephans Episcopopol & St. Stephans by the Sea in Waldport If anyone knows of a good location for the tiny home development that St Stephans is looking for appropriate properties in Waldport Contact Rev Judith Jones judith.jones@wartburg.edu

Marisa Hayner, Safe Families for Children *Emailed Update:* We have a new boys group called Pizza and Skills the last Wednesday of every month from 3-6pm for boys ages 12-15, students can be referred by community partners to attend the group. We currently have 3 spots left until capacity. Boys will learn social/emotional skill, make pizza and then learn a physical skill (kitchen safety, water safety, finances, fishing, how to use a BBQ, Technology skills, etc). We are still providing overnight hosting, respite childcare and mentorship for parents and teens.

Future AHP Educational / Presentation Topics proposed for January & February:

- PIT Data Report-out
- Information for potential 1st time home buyers
- Centralized referral system

If anyone has a guest speaker or topic of interest that they would like to propose for a future meeting, please let us know 😊

NEW AHP MEETING DATE SURVEY

We have heard from many of you and recognize that it is time to change the time/day for our Monthly meetings beginning in 2024. We want your input, see link to google form survey and indicate your 1st & 2nd preference. <https://forms.gle/AiQkyY5JbVkJEXjV6>

NEXT MEETING: Monday, November 27th Noon - 1 via Zoom

Join Zoom Meeting

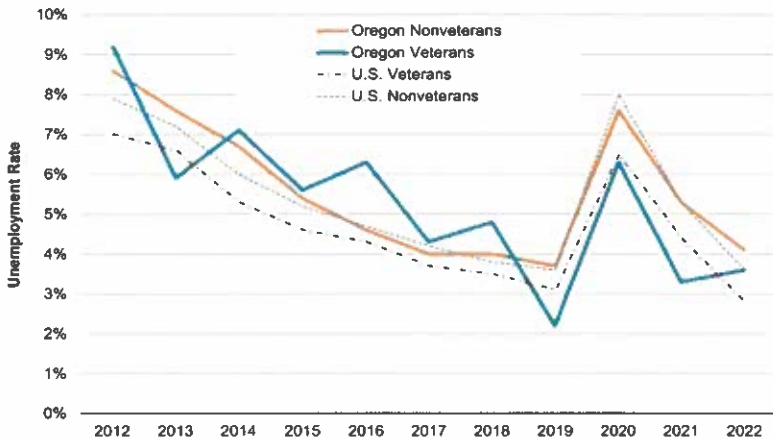
<https://us02web.zoom.us/j/89426606546>

Meeting ID: 894 2660 6546

Northwest Oregon Economic Indicators

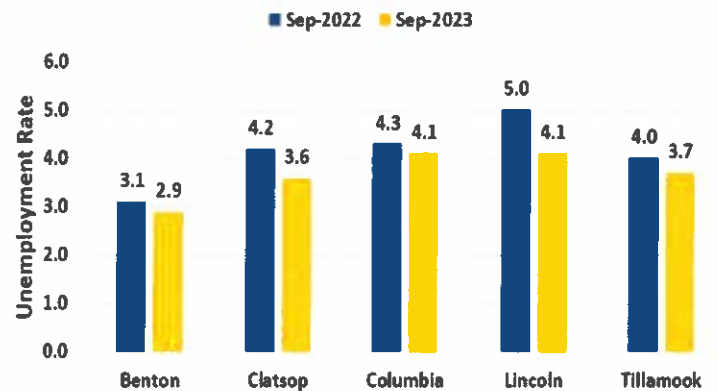
For Benton, Clatsop, Columbia, Lincoln & Tillamook Counties October 2023 (September 2023 Data)

Oregon Veterans Had a Lower Unemployment Rate Than Nonveterans in 2022



Source: Oregon Employment Department and U.S. Bureau of Labor Statistics, Current Population Survey

Local Area Unemployment Rates (Preliminary Estimates, Seasonally Adjusted)



Source: Oregon Employment Department Local Area Unemployment Statistics

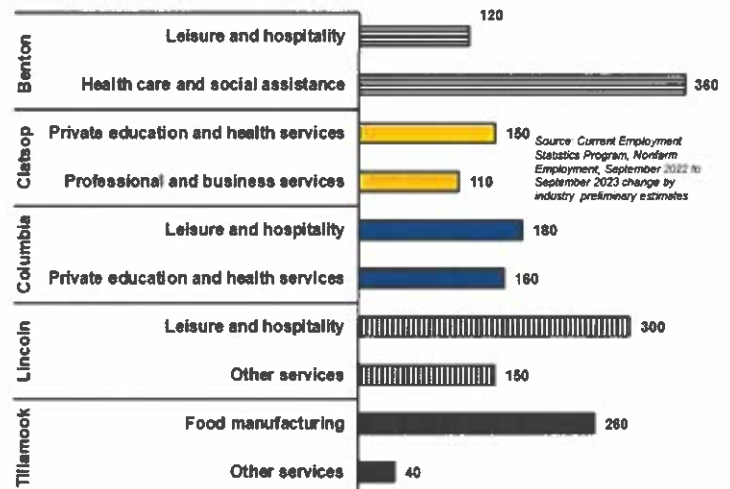
Graph of the Month

This month we are looking at Oregon veterans and how their unemployment rate compares with the rest of the state. In 2022, the unemployment rate for Oregon veterans was 3.6%, which was lower than the rate for nonveterans of 4.1%. Veterans also had a higher median income than non veterans. If you'd like to learn more about key employment indicators for Oregon's veteran population, [check out this article on QualityInfo.org here.](#)

Key Takeaways

A common phrase used to describe the labor market across the United States recently has been "essentially unchanged," and that trend is also present in Northwest Oregon. Unemployment rates were essentially unchanged from their near historic lows. Over the year, leisure and hospitality has added jobs in three counties. Health services has also added in jobs in three of the counties. However, accommodation has lost jobs over the year in two of the counties.

Industries Adding the Most Jobs in Past Year by County



Source: Current Employment Statistics Program, Nonfarm Employment, September 2022 to September 2023 change by industry, preliminary estimates

Industries Losing the Most Jobs in Past Year by County



Source: Current Employment Statistics Program, Nonfarm Employment, September 2022 to September 2023 change by industry, preliminary

For more economic or labor market data or to be added to this monthly email list, contact:

Shaun Barrick, Workforce Analyst/Economist
Cell: 503.396.7355
E-mail: Shaun.barrick@employ.oregon.gov

Want to keep up on the latest Oregon economic data? Visit our web site at www.QualityInfo.org Follow us on Twitter at: [@OED_Research](https://twitter.com/OED_Research)

Search

City Council

Creating a Sustainable General Fund

The City Council is hitting the road and providing a presentation on the current state of general fund services (Police, Fire, EMS, Aquatic Center, Library, etc.), and presenting four options to the community on how to move forward with general fund services. City Council is looking for community feedback on which of the four options to pursue.

If you are interested in holding a space for a presentation or attending a public presentation, please contact Kim Herring at 503.831.3502 or email kim.herring@dallasor.gov

[Click here](#) to view public presentation dates on the city calendar. Use the filter option at the top of the page and choose "community" to view all roadshow presentation dates and times.

WHAT IS THE ISSUE?

The City's trajectory for the General Fund's beginning fund balance is forecasted on a steep decline. The beginning fund balance is the best indicator of the health of the fund, as it represents the money available at the beginning of the fiscal year. As can be seen in the graph in the slideshow presentation linked below, the City's General Fund is projected to begin fiscal year 2025-26 with a negative balance. This trajectory is caused by the following factors:

- Oregon Property Tax Measures 5 and 50
- Increased Demand for City Services
- Decreased industrial tax base in Dallas
- Deferred capital purchases, projects and maintenance needs
- Inflation

Immediate action is needed to sustain this fund.

HOW DO WE ADDRESS THE ISSUE?

There are both long-term and immediate solutions. The long-term solution is to grow the City's industrial and commercial tax base. The immediate solutions are to either increase general fund revenues, or reduce the City's General Fund services. The City is actively working on the long-term solution. However, this solution will take many years. Both the long-term solution and an immediate solution are needed to make and keep the General Fund sustainable now and into the future.

WHAT IS THE LONG TERM SOLUTION?

The long-term solution to making the general fund sustainable is to grow the City's tax base. This is best accomplished by adding and expanding commercial and industrial businesses into the Dallas economy. The City has seen some recent wins in this area. One example of an industrial business recruitment was working with Ascentec Engineering to purchase the former Praegitzer/Tyco building on Monmouth Cutoff Road for their advanced metal manufacturing business. Ascentec has, and plans to invest millions of dollars into this property and their business, bringing many family wage jobs to the local community. An example of a commercial expansion is the Open Road headquarters on East Ellendale, this project is currently under construction and is a multi-million dollar investment into the local economy from an existing Dallas business.

You may ask yourself, isn't all of the residential growth in Dallas fixing this issue, and why do we need more commercial and industrial growth? Property taxes from residential growth does not pay for all of the general fund services it uses. The reason being, commercial and industrial development are taxed at higher percentages of their real market value than is residential development. We are targeting growth in the commercial and industrial sectors to focus on high revenue and low resource consuming development.

WHAT ARE THE IMMEDIATE SOLUTIONS?

1. Approve a Public Safety Operations Levy and remove the Public Safety Fee on the City Bill.
2. Create a Parks and Recreation District and increase the Public Safety Fee on the City Bill.

3. Approve a Public Safety Operations Levy and increase the Public Safety Fee on the City Bill.

4. Widespread Reductions of General Fund Services.

Option 1- Approve a Public Safety Operations Levy and remove the Public Safety Fee on the City Bill

The public safety levy would be a 5-year property tax on the taxpayers inside the City limits of Dallas. As such, the levy would be voted on by the electorate inside the Dallas City limits.

The public safety fee is a \$4.95 fee that is collected monthly on the City bill. This fee generates roughly \$460,000 in revenue each year. It was designed to pay for two police officers and two firefighter/EMTs. If the public safety operating levy were to pass, then this fee would be removed from the monthly City bill, once tax revenues are collected.

Under Option 1, the public safety levy would be in the amount of \$1.90 per \$1,000 of assessed property value. This is the highest tax rate of any option, because this option would also remove the current public safety fee from the monthly City bill. Under option 1, a Dallas property owner whose property is assessed at \$300,000 would pay an additional \$570 a year in property taxes. Also under this option, the monthly public safety fee would be removed from the City Bill.

Option 1 would sustain the General Fund over the next five years by adding revenues to directly support public safety services.

Option 2- Create a Parks and Recreation District and increase the Public Safety Fee on the City Bill

A Parks & Recreation District is a standalone taxing authority with its own elected governing body and staff. If created, the City would turn over the ownership and operation of all City of Dallas parks and recreation amenities and programs.

The parks and recreation district can only be created by an affirmative vote of the registered voters inside the boundary of the proposed district. The proposed parks and recreation district boundary is the same boundary as the current Dallas School District boundary.

If the district were created, the tax rate to support the district would be a permanent tax rate.

Also under Option 2, it is proposed that the public safety fee currently on the City Bill be increased to pay for public safety personnel.

Under Option 2, the parks and recreation district permanent tax rate would be in the amount of \$1.25 per \$1,000 of assessed property value. This is the lowest tax rate of any option. The public safety fee would increase from \$4.95 to \$10.50 each month. Under Option 2, a Dallas property owner whose property is assessed at \$300,000 would pay an additional \$375 a year in property taxes. Also under this option, every utility customer in Dallas would pay the monthly public safety fee of \$10.50. A Dallas property owner who also pays a monthly City bill would pay \$441.60 more each year than they currently pay.

Option 2 sustains the general fund by removing from the general fund the parks and recreation expenditures from the City's budget, and by adding revenues directly to public safety services.

Option 3- Approve a Public Safety Operations Levy and increase the Public Safety Fee on the City Bill

The public safety levy in Option 3 would be a 5-year property tax on the taxpayers inside the city limits of Dallas. As such, the levy would be voted on by the electorate inside the Dallas city limits.

Under Option 3, the public safety fee would be increased.

Under Option 3, the public safety levy would be in the amount of \$1.30 per \$1,000 of assessed property value. In addition, the public safety fee would increase from \$4.95 to \$10.50 each month. Under Option 3, a Dallas property owner whose property is assessed at \$300,000 would pay an additional \$390 a year in property taxes. A Dallas property owner who also pays a monthly City bill would pay \$456.60 more each year than they currently pay.

Option 3 sustains the general fund over the next five years by adding revenues to directly support public safety services.

Option 4- Widespread Reductions of General Fund Services

Option 4 reduces our expenditures to meet current revenues. If a new revenue solution is not preferred, then reductions to general fund services starting in July 2024 will be necessary. Those reductions will be as follows:

- Eliminate 6 positions from Fire & EMS Department
 - 3 Paramedic/EMTs, 2 Firefighter/EMTs, and 1 Division Chief
- Eliminate 6 positions from the Police Department
 - A Sergeant, Traffic Safety Officer, School Resource Officer, Detective, and 2 Patrol Officers
- Close the Aquatic Center, and eliminate 36 positions
- Close the Library on Saturdays, and eliminate 1 position

- Eliminate the Parks Manager position, 1 Code Services position, a half-time Parks Maintenance position, and a half-time Facility Maintenance position

Even with these reductions, the City would continue to collect the current \$4.95 public safety fee on the City bill.

Frequently Asked Questions

Show All Answers

Hide All Answers

How much is the gap between General Fund revenues and expenditures?

Why is a healthy beginning fund balance so important?

Can the money the City collects from developers pay towards this general fund issue?

Does option 4 right size the organization for the future, or are the cuts just good for one year?

Has the City considered a bond for capital improvements?

Why does the City not stop residential growth?

Will any of these tax increases be subject to compression?

How much of the General Fund revenues come from property taxes?

Why does it appear there is such a steep decline in beginning fund balances, since the beginning fund balance appeared to be increasing just a few years ago?

Didn't we just vote on a public safety levy in Polk County?

What is the difference between the proposed Public Safety Levy and the one for Polk County?

How long does the Public Safety Levy last?

Why was the County Public Safety levy only \$0.49/\$1,000 of assessed value and the City's proposals are all over \$1.00/\$1,000 of assessed value?

Didn't the City abandon the idea of a Parks and Recreation District?

What are the parks and recreation programs and amenities that would be transferred to the district if that measure passed?

Why is the park district option a lower tax rate?

Why was the Dallas school district boundary chosen as the proposed park and recreation district boundary?

Will the City of Dallas charge a parks and recreation district for the transfer of assets?

What's the difference between the city limits and school district boundary?

What are the impacts of reduced public safety staffing?

Why are we cutting public safety positions and not more in other city departments?

What would happen to the Dallas Aquatic Center building if it was shut down?

How does option 4 impact the viability of the long term solutions?

Couldn't we just reduce hours at the pool instead of closing it completely?

Why does the presentation refer to a \$300,000 home when they're selling for more?

What is the difference between Real Market Value (RMV) and Assessed Value (AV)?

How are other cities, counties and special districts addressing the property tax revenue issues created by Measures 5 and 50?

Is the public safety fee going to be voted on by the citizens of Dallas?

How will the increase in the public safety fee be used?

How can citizens help with the long term solutions?

If the City's industrial tax base starts expanding, meeting its long-term solution, will we still need to pay the increased property taxes and fees?

How do industrial incentive programs help or hurt the long term solution?

What is a franchise fee?

What is urban renewal?

Why is urban renewal important?

Why are the levy options for public safety, but the cuts include other city departments?

Will the City be adding staff with any of these options?

What about all of the new houses? Isn't that enough to sustain funding?

What is a capital project?

What is a master planned area?

Do each of these options impact property owners or city bill payers differently?

Did the recent bill passed in Washington D.C. result in the City of Dallas losing their ARPA funds?

What are Library shared revenues?

Did the City consider an option that combined a reduction in services and a smaller levy amount?

The City just raised my utility bill, does that help solve the issue?

Has the City considered privatizing city services?

What are the next steps with the North Fork Ash Creek Flood Study?

Which of the four options does the City wish to pursue?

Supporting Documents

-  [Roadshow Presentation 2023 \(4 MB\)](#)
-  [Roadshow Flyer \(4 MB\)](#)

Contact Information

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Upcoming Events

City Council Work Session

11/06/2023 - 5:30pm

City Council Meeting

11/06/2023 - 7:00pm

City Council Meeting

11/20/2023 - 7:00pm

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SALEM PAYROLL TAX

What's to blame for city budget deficit?

Whitney Woodworth

Salem Statesman Journal
USA TODAY NETWORK

What led to Salem's budget deficit remains a hot topic with less than two weeks to go before residents decide on a payroll tax.

City leaders have pointed to a litany of factors leading to the projected \$11 million shortfall, including Oregon's property tax system, which has not kept pace with Salem's growth and the number of tax-exempt properties within city limits.

Many opponents of the employee-paid payroll tax on the Nov. 7 Special Election ballot blame the city's spending habits on what they call a bloated bureaucracy.

In a Statesman Journal poll on the payroll tax and in city budget discussions, critics called for across-the-board cuts of all city jobs, eliminating homelessness services, reducing police and fire budgets and cutting "luxuries" like the library.

A recent study of other cities in Oregon indicates Salem is not alone in its budget woes. Eugene, Corvallis, Gresham and other municipalities are facing deficits and looming cuts.

As part of the Statesman Journal's ongoing series on the payroll tax, which taxes people working in Salem .814% as early as July 2024, here's an examination of those claims.

Property taxes are the primary source of funding for Oregon cities for general services, including police, fire and parks.

In Salem, property tax revenues for the fiscal year that ends June 30, 2024, are budgeted for \$84 million.

The property tax collections are deposited into the city's General Fund and, according to city records, cover 45% of general fund expenses and 77% of the cost of providing police and fire services.

Not every property in Salem is required to pay taxes.

Schools, churches, nonprofits and government facilities are among those exempt. In the 2022 tax year, tax-exempt properties accounted for \$5.5 billion in real market value in Salem. All properties, regardless of tax status, receive the same public safety response.

The biggest non-city-exempt property presence in Salem is the state of Oregon, with about \$1.65 billion in real market value.

"As the state capital of Oregon, the concentration of state-owned properties requires services be provided, these services are effectively subsidized by other taxpayers," city staff said in a September report on property taxes.

In some capital cities, including Olympia, Washington, state government provides payment in lieu of taxes to help cover some of the services that would have been paid with property taxes.

Salem has no such agreement, although the idea has been discussed in the past.

Staff estimated state-owned property accounted for 8% of land within Salem's city limits. If taxed, those properties would generate \$7.25 million a year.

Oregon voters placed limits on property taxes

Blame also has been put on changes voters ap-

proved that made Oregon's property tax system less flexible for cities.

City leaders, including City Manager Keith Stahley, have long-talked about property tax measures passed in Oregon in the 1990s that led to many cities' budget troubles.

Before 1990, local governments had more leeway to charge the amount needed for the next year's operations. But that year, Oregon voters passed Measure 5 to limit taxes local governments could charge.

Measure 50 in 1997 further limited this taxing power. The measure created a permanent rate that local governments could assess, essentially freezing them in time. Salem's rate is set at \$5.83 per \$1,000. Eugene, which has a similar population, is set at \$7.01.

"The measure also limited growth in a property's assessed value to 3% annually," city staff said in the report. "When a jurisdiction's expenses grow at a faster rate, property tax revenue can not keep up with these expenses."

The measures "fundamentally changed Oregon's property tax and public school funding systems," Mark Henkels, Western Oregon University professor for politics, policy and administration, wrote in the Oregon Encyclopedia.

"According to the October 2006 issue of *Oregon Business*, the first sixteen years of Measure 5 and Measure 50 reduced local revenues by \$41 billion," Henkels wrote.

After Salem City Council voted 5-4 in July to implement an employee-paid payroll tax, Oregon Business & Industry, a statewide chamber of commerce and trade association, launched the effort to refer the tax to voters.

The group gathered enough signatures to send the issue to the November ballot.

Preston Mann, a Salem resident and political affairs director for OBI, said the group recognizes the budget constraints that cities across Oregon face.

"We are particularly sympathetic to the unique challenges Salem faces due to the significant amount of state property in the city," Mann said.

"However, that does not excuse the Salem City Council's decision to pursue a costly, complicated and convoluted payroll tax that will cost hardworking residents over \$500 annually," he said.

Property taxes are not on the ballot — the payroll tax is, Mann added.

Several Oregon cities face similar budget shortfalls

Salem leaders asked consulting firm Moss Adams to conduct a review of other Oregon cities' financial conditions. to provide additional context to the city's budget discussions.

The review of Eugene, Gresham, Hillsboro, Bend, Springfield and Corvallis found budget challenges in all six cities.

"As expected, the review of peer cities' financial conditions indicates that the state's structural problems with property tax funding, created by Measures 5 and 50 in the 1990s, have reached a point of critical concern for municipalities," Moss Adams staff wrote in the review.

"Cities throughout the state are figuring out how to afford additional services demanded by growing communities while revenues are constrained by state law," Moss Adams said.

All cities studied faced current and projected structural deficits, and some would have faced bigger shortfalls were it not for one-time American Rescue Plan Act funds and land sales.

According to the report, an \$8.3 million general fund deficit looms in Eugene in Fiscal Year 2025. Reductions in Eugene's 2023-2025 budget included \$18.6 million in ongoing service reductions and \$4.3 million in one-time reductions. At a department level, these cuts entailed \$3.7 million from police and \$6.6 million from the library and cultural services.

If Eugene does not adopt new revenue strategies in the coming months, the city will soon have to implement "even sharper service reductions and continued layoffs," according to the report.

Gresham also faces a growing deficit, especially in light of a failed safety-focus levy that residents voted against in May. Their fiscal year 2024 deficit is \$8.2 million. In fiscal year 2026, it's expected to be \$15.2 million. The city cut 31 positions in the past year and is considering trying again with a public safety levy and increasing operations fees.

For questions, comments and news tips, email reporter Whitney Woodworth at wmwoodworth@statesmanjournal.com, call 503-910-6616 or follow on Twitter at @wmwoodworth