



OFFICE OF THE CITY MANAGER
City of Newport, Oregon
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Newport, OR 97365
541-574-0603
s.nebel@newportoregon.gov

MEMO

DATE: February 6, 2017
TO: Mayor and City Council
FROM: Spencer Nebel, City Manager
SUBJECT: Status Report for the period ending Friday, February 3, 2017

Highlights of Activities over the last 4-weeks include the following:

- Held a meeting with engineering regarding the lack of communication that occurred relating to a tree clearing project at the south end of the Airport. While the clearing did occur on private property, it was a city contract that was responsible for the clearing, and notices should have been provided to the surrounding properties. A letter was sent out apologizing for this oversight.
- Met with the mother of an employee who had been terminated at the Recreation Center for shoplifting a candy bar while on duty. I indicated that the termination will stand; however, when the former employee (who is now 16) reaches 18 he will be eligible to reapply for future employment.
- Finance Director, Mike Murzynsky, City Attorney, Steve Rich, HR Director, Barb James, and I met on three separate occasions during the past four weeks to work through a list of former employees who have funds in the Newport Retirement System. As indicated earlier many employees were paid out based the most recent annual actuarial information. As a result, any additional contributions made into the retirement program, and the earnings on these funds from the July 1st date of the Actuarial report to the time of retirement has never been paid out. Furthermore, we are working with our new actuaries to clean up these records. In addition to those residual amounts that need to be paid out based on the timing of their retirements, there are a number of cases in which the actuaries were reporting that funds were still due to a number of former employees that had actually been paid out. The third group are those employees who have left the city prior to retirement, who will be able to draw a benefit once they reach age 62. This has been a complicated and major house cleaning that resulted from inconsistent policies in retirement payouts over an extended period of time. In addition to sorting out these historic matters, we are laying out the framework to develop processes to clearly identify actions taken regarding retirements in the future. Part of this effort was

addressed by the City Council this past fall with the adoption of policies on how we payout our retirees. The balance of this effort will be the development of clear reporting processes between HR, the Finance Department, the Retirement Trust, Columbia Bank, and our actuaries.

- Tim, Derrick, and I met with Lance Back from the Aquarium regarding the regulatory signage for the location of the Aquarium, Hatfield Marine Science Center, Port facilities, and other similar issues. The Aquarium has just completed a signage study, which the consultants reviewed the ODOT signs located at various locations to direct people to the Aquarium. There are a number of changes recommended in these signs in order to make them consistent going forward. Furthermore, within South Beach, the Port has had a separate signage system for the various attractions located on Port property. The consultants for the Aquarium have suggested that all of these facilities use the same standard highway brown and white signage so that individuals coming off the highway do not have to adjust to a new signage system in order to find the various attractions in South Beach. Following this meeting, the Aquarium met with the Port, who are supportive of making this change. We will meet with the Port, Aquarium, and Hatfield to discuss these signage changes to make sure everyone is on the same page going forward.
- Barb, Tim, Steve, and I met regarding disciplinary issues at the Wastewater Treatment Plant.
- Lance Vanderbeck, Melissa Roman, and I met to discuss a meeting that had been scheduled for February in Renton, Washington with the FAA. The meeting would be to discuss areas in which there were disagreements between the FAA, our consultants, and the city's steering group recommendations for the Airport Master Plan. The Oregon Department of Aviation has been very supportive of our issue and indicated a willingness to participate in our trip to Renton, Washington, as well.
- Barb, Tim, Dave White, and I met regarding the designation of Direct Responsible Control (DRC) as it relates to the operation of the Water Plant, Wastewater Plant, the Water Distribution System, and the Sanitary Sewer Collection System. This is a designation that has to be made to a particular employee for regulatory purposes. It is our plan as part of our Public Works reorganization efforts to include that responsibility with our Senior Operator level positions in Public Works.
- Peggy, Derrick, and I met with the representatives of the Farmer's Market to discuss the 2016 Farmer's Market, and to lay out plans for 2017. Overall, the location for the 2016 Farmer's Market worked reasonably well; however, a number of their vendors indicated they were down from last year with the primary theory being that their exposure to US Highway 101 was diminished at this location. There is also some pros and cons about having the food area separated from the rest of the Farmer's Market. We did have one unresolved business complaint through the course of the year from Fireside Books, who indicated her sales were down significantly as a result of the location of the Farmer's Market, and people not being able to park in front of her store located on US Highway 101. Otherwise to my knowledge, other conflicts were able to be worked through during the course of the 2016 season.

For 2017, the Farmer's Market would like to move to the new parking lot, and Angle Street located next to City Hall. We did express some concern about closing Angle

Street since there is substantial amount of parking on that street for the market and any activities going on at the pool or Recreation Center. The organizers felt that there would be sufficient room in the parking lot by itself. Overall, on most Saturdays, we do not see a major conflict with parking for the Farmer's Market versus the Recreation Center and Aquatic Center. We have had preliminary discussions with the County regarding Farmer's Market Vendors being able to park in the County parking lot freeing up Angle Street parking and Hurbert Street parking for visitors to the Farmer's Market. If there were special events occurring at the Recreation Center or Aquatic Center, the Angle Street parking would be reserved for those events, if needed, with the Farmer's Market utilizing the Hurbert Street lot, as well as the on-street parking that is available for this general area. We are working through the final details of the parking plan for multiple special events that would occur on the City Hall campus that would include the Farmer's Market as well. Overall, I think this will be a very convenient spot for the Farmer's Market.

- Hosted the monthly luncheon meeting of the Lincoln County public managers at City Hall.
- Participated in a regular meeting of the Airport Advisory Committee. One of the issues we discussed with the committee was the holdup of the Airport Master Plan process due to differences between the FAA, our consultant, and the steering committee regarding long term Airport needs. One of the options that would help address the conflicts that was troublesome to the FAA would be to shorten the cross-wind runway, so that it no longer intersects the main Airport runway. This would address a number of issues that increase the area for general aviation activities by the hangars, and the terminal building. These areas would otherwise be restricted by reconfiguring taxiways at a ninety (90) degree angle, with the cross-wind runway in these areas taking a substantial portion of the usable surface out of play for airplane tie downs, and other similar issues. Furthermore, the safety zone at the end of the runway would significantly limit space for building future hangars. The Airport Committee did not see a major downside in reducing the cross-wind runway since most of the planes that would need the cross-wind runway due to wind conditions could easily land on a shorter runway at that location. We indicated we would bring this up with the public advisory committee working with our consultants on the master plan to see if this might be a way to resolve the log jam that has been created by our current status of planning efforts.
- Jim Protiva, Kathy Cline, and I met with the swim club to finalize discussion on the contract moving forward for the use of the new aquatic center by the swim team. We have come to an agreement on all the concerns that originally expressed regarding the use of this facility. The agreement maintains the existing rental rates based on lane hours for the current fiscal year through June 30, 2016. However, the swim team has the capability of utilizing more lane hours, due to the added capacity of the new lap pool (8 lanes versus 6 lanes). On July 1, 2016, there would be a modest increase in the lane hour charges for the next twelve (12) month period. This will give the swim club, and the city's Recreation Department an opportunity to evaluate these issues before entering into a longer term contract. These discussions will take place in the fall of 2017. I appreciated the feedback

from the swim team on providing information that was helpful in us bringing these matters to a mutually agreeable conclusion.

- Met with Jim Protiva and Judy Mayhew regarding concerns from the gymnastics coach who rents space at the Recreation Center. The city currently provides some gymnastic equipment. Stephanie Lawson, a mother to one of the students in the gymnastics program, has requested that Parks & Recreation consider expanding the equipment that is available for those children that are in the gymnastics program. This is an interesting issue in that the gymnast program simply rents space from the city. This is not a city offered recreation program. A meeting has been scheduled with Stephanie Lawson, and the gymnastics coach, Kelsey Janes at the Recreation Center to further discuss these issues.
- Participated in the Audit Committee meeting with our auditors, Boldt, Carlisle + Smith, CPA's. Overall, the audit process went more smoothly this year, with the audit being filed on time for the first time in years. The Audit Committee spent some time talking about steps to address the separation of responsibilities in the Finance Department to assure that no one individual has the capability of completing all transactions for the department. Our plans for addressing these issues were reviewed with the Audit Committee, and with our auditors. We felt these plans would provide the separation necessary to eliminate a certain level of potential risk of fraud going forward in the future. It was a good audit report, which will be presented to the City Council on February 6.
- Participated in a Vision 2040 Advisory Committee meeting. The primary focus of the meeting is our upcoming events that will take place on Thursday, February 16, Friday, February 17, and Saturday, February 18. Overall, the planning is coming together in a way that should create a wide range of interest in the visioning events. We are hopeful that we will get a significant amount of feedback from folks that will be beneficial in creating the 2040 Newport vision.
- Met with Bernie Levy regarding the visioning process. He felt the city's visioning efforts were a bit backward. He felt it was the obligation of the elected officials to identify their vision to the community, and then seek feedback on that vision as to whether there is agreement or not going forward. I indicated to Bernie that it was certainly my opinion that it is very important to hear from the community first, and then develop a vision for feedback from the information that is obtained through this process. I also indicated that we are very hopeful that some of the engagement processes developed for the visioning process can be utilized in future efforts where direct citizen participation is important from a policy standpoint. Bernie shared his viewpoints with the City Council at their January 17, 2017, City Council meeting.
- Monday, January 16, City Hall was closed in observation of Martin Luther King Day.
- Developed agenda reports for the January 17 City Council meeting.
- Held a routine department head meeting.
- Participated in a City Council work session.
- Met with the Mayor to review the agenda for the January 17 Council meeting, and participated in that Council meeting.

- Met with Lance to develop a letter to the Oregon Department of Aviation supporting the concept of utilizing the funding that was made available by the legislature to create a business model to support rural commercial air traffic.
- Participated in a Vision 2040 logistics meeting to work through various details of our upcoming events.
- Met with our Beautification work group to discuss the proposal submitted by Jerry White to provide plans for improving landscaping of city owned or controlled public areas. The Beautification work group is comfortable in proceeding with this agreement with Mr. White to provide these services.
- Met with Dennis Bishop of Cherokee Lane regarding the complaints that he has raised with two of his neighbors on Cherokee Lane. This report has been sent to Mr. Bishop, and Jade Rose, as well as to Linda Neigebauer and Patrick Larson. This item will be discussed at the February 6 City Council meeting.
- Met with Mike on budget development issues for the 2017-18 Fiscal Year.
- Met with Jason to review various issues in the Police Department.
- Met with Rob to review various issues in the Fire Department.
- Met with Barb James to finalize the salary schedule for Public Works based on the salary study that has been initiated by the City Council.
- Completed work on my preliminary investigation regarding the concerns at the Recreation Center from the Zumba class. I will review the final draft of my report with the initial complainants on Thursday of this week, and will provide a final report to the City Council at the February 21, 2017, City Council meeting.
- Derrick, Tim, and I met on site with Brett Joyce and Mike Isaacson, from Rogue Brewery, regarding two issues relating to the expansion of the Rogue warehouse. As part of the project, we required the installation of an effluent monitoring system for the brewery. Breweries are notoriously challenging to the operation of wastewater systems. The effluent monitoring system will keep track of such things as PH, biological oxygen demand, and temperature of the effluent. Currently the way this is determined is that the city has to manually take a sample of the waste stream at Rogue. This sample does not provide a complete picture of what we are treating at the Wastewater Treatment Plant. Rogue asked if the city would help pay for the implementation of this system. We have indicated that under city code it is the responsibility of the sewage customer to pay for these expenses. We did indicate that we would send our VAC-truck out to help expose the existing lines where this monitor station will be installed, which would likely save some money they would need to pay to their contractor. The second issue is related to the request to connect a bathroom in the new warehouse directly to the city sanitary sewer line. The city's position on this matter is the sewer line should be tied into the rest of the buildings sewer system. We did suggest they could utilize a small grinder pump that would not require them to extend sewer lines under their floor in order to have a restroom at the end of this building, and tie in this restroom with the rest of the sanitary sewer system. It appears to us that would likely be cheaper than building a new line out to the sanitary sewer system through their parking lots, sidewalks and other areas, plus paying for the cost of a new tap for that line. We have communicated this information back to Rogue for their review.

- Finance Department completed an inventory of Wastewater Treatment Plant equipment to conduct an audit of our existing inventory for tools and other durable goods.
- Participated in an Oregon City County Management Association Board meeting in Independence on Friday, January 20.
- Met with Steve Rich, and Jason Malloy to review the TCB contract that would be used for all services TCB provides to the Police Department, including the proposed parking bureau. This item is being reviewed at a work session on Monday, February 6.
- Met with Ted Smith to discuss Library issues. With the much colder January weather, the Library served as source of refuge for homeless folks in the community. Some of these individuals can be disruptive, which creates complaints from other Library customers, and some of the interactions with staff can be problematic, particularly for staff who are trained as Librarians and not social workers. The Library Board has talked about the possibility of contracting with a firm like TCB to provide a security presence in the Library. This may serve as a deterrent for some of the folks who act out at the Library, and would provide some relief for Library staff who have to deal with these types of issues. I did have Ted check with other Library systems, and many of the larger Libraries do utilize security personnel in the operation of their libraries. I also asked Ted if there was any experience that other libraries have had, if in the community there was some sort of day facility in which the homeless could seek shelter, use their computers, use restrooms, and similar things. One library facility indicated there was a day-center in their community, and while that may help, it did not eliminate the problems at their library. We will continue to evaluate potential solutions to address these issues.
- Met with Mike Eastman to review the issues with the South Beach locator signs.
- Met with Diane Linn from Proud Ground regarding the redirection of the Lincoln Community Land Trust relating to meeting affordable housing needs in Lincoln County. The strategy they would like to consider employing is one where down payment assistance would be provided with the property then maintaining price restrictions going forward. Diane Linn will be discussing this alternate plan with the City Council at the February 21 work session.
- Stopped to meet with Don Davis at his home. We discussed a number of ongoing city issues. I am going to try to meet with Don on a monthly basis to continue my efforts of understanding some of the actions the city has historically taken in addressing various issues. Don continues to make significant efforts after his surgery, and is getting around pretty well these days.
- Met with Lance to review Airport operations.
- Met with Nancy Steinberg to discuss various issues relating to the Parks & Recreation Advisory Committee.
- Tim, Jayson Buchholz, Steve, and I met to discuss the low bidder for the Bay Moore Drainage improvements. The low bidder in this case had indicated that they had made an error in their quantity calculations for an installation of storm sewer, and had requested to withdraw their bid. We have indicated that if they withdraw their bid, we would exercise the bid bond due to the scope of the project. We did inform

the low bidder that we would review their error to determine whether we are in agreement with the error, and that an adjustment could be made. This is an issue that will likely come before the City Council at the February 21 City Council meeting.

- Tim, Mike, and I met with Tia Cavender (our grant consultant) regarding the financing strategic plan for the Big Creek Dams. While this project is further down the road, it is going to be important for us to start identifying potential sources of funds in order to accomplish this project, as we develop a strategy for funding these dams that will be presented to the Council for Council action. This will be a very significant project that would likely require general obligation bonds to be issued by the voters. We are taking a look at timing when we retire some of our existing debt for the Wastewater Plant. These are all long term issues, and it is important to start developing a plan to address these issues as part of the feasibility analysis that will be determined by the work currently going on by our consultants on Big Creek.
- Had dinner with City Manager, Craig Martin, from Toledo. As you know Craig has had extensive, and long term employment in Sweet Home, Oregon, prior to terminating his employment there. Toledo has a lot of issues on its plate as well. We talked about the natural connections that Newport and Toledo should have regarding the proximity of our two communities being located on the Yaquina Bay. We suggested at some point in the future about possibly having a joint City Council meeting to discuss any strategic issues that could be beneficial between our communities.
- Steve, Jason, Barb, and I met to discuss Sarazin case.
- Steve, Mike, and I met to discuss delinquent utility bills at the Meritage. There have been several abandonments of property at the Meritage by previous owners, where balances of utility bills remain. On one of these, we explored the possibility of exercising our lien to obtain ownership to that unit. The downside of doing that is there is approximately \$100,000 of external work that the condo association will be doing to a number of units including this unit in which the new owner would be responsible for those costs. Furthermore, the Homeowner's Association dues are about \$2,000 a month for the condos. With the historic problems that have occurred at this location, I do not think it is in the city's best interest to exercise what seemingly would look like a pretty good deal to obtain this property. Our general thought is if we obtain the property, it could be used as temporary rental housing for new city employees, since this has really become a significant issue in hiring new employees. At this point, I am not planning to pursue this type of option unless Council thinks otherwise, and if so we could then discuss this possibility at a future Council meeting. We are placing liens on these different properties, and we will allow the HOA to have the water turned with the HOA maintaining the utility expenses while the water is on for these units, in order to prepare them for possible resale. At time of sale, the lien would need to be satisfied. Let me know if you would like this added to an upcoming work session agenda
- Participated in the Public Advisory Committee meeting for the Airport Master Planning process. This was a special PAC meeting that focused specifically on the conflicts that have occurred between the FAA, our consultants, and the PAC

relating to the cross-wind runway. After outlining the various issues with the PAC, they concurred that shortening the cross-wind runway made logical sense versus the loss of usable general aviation area that would result by trying to continue the length of the cross-wind runway at its existing length. The pilots that are part of the PAC discussion were in agreement with this issue.

- Mayor Roumagoux and I participated in a YBEF meeting. There was discussion on the upcoming 100th anniversary of NOAA, with the general idea of trying to incorporate that into various events throughout this year, such as the Loyalty Days parade, the existing Tuna Feed, and other similar events. There is also some discussion about creating some sort of tribute to NOAA in the roundabout in South Beach by placing a NOAA anchor or a NOAA buoy in the middle of that roundabout. We believe when that was built that both conduit for electricity and water was extended into the roundabout area for future enhancement of that island area. YBEF has also been discussing the need to develop a plan in the event that the Yaquina Bay bridge is out of commission for a non-Cascadia type event. Currently, there are no specific emergency management plans about a designated routing around Yaquina Bay.
- I spent my first time as host of KNPT radio program, Newport Today. I interviewed Derrick Tokos regarding the kickoff of the Vision 2040 initiative that will be occurring on February 16, 17, and 18. We are trying to utilize the same type of format that each of hosts can use as a model for the show. Based on Mayor Roumagoux's format, we have created a template for hosts of the show to use. Often times it helps to know how to introduce the show, introduce the guest, and have consistent language going forward. We would also like to get to the point of being able to announce the next week's program as well. I think this is a good initiative started by Mayor Roumagoux to try keep the community informed of the various city issues going forward. The technical end of hosting the show was not too overwhelming either. I would certainly encourage members of the Council consider hosting a segment of the show.
- Met with Rob to review various fire issues.
- Participated in a Vision 2040 logistics committee meeting to plan for our opening events.
- Met with Mike Warren at his property located behind the Water Treatment facility. Originally the meeting was set up to hear Mr. Warren's concerns about the direction that discussions were going regarding the use of his property for access for the drilling rigs that are evaluating the site for future dam. This project was able to find an alternate way that alleviated any concerns that Mike had regarding his property. Overall, he is quite supportive of the city proceeding with a replacement dam at this location. The primary problem that Mike has is related to access to his own property, which goes right through the Water Treatment Plant property. Mike's property has beautiful vistas of the bay and the ocean. He would like to develop it for passive recreational uses. His property is not located within the corporate city limits. He believes that trails and other things could be set up through his property.
- I took some time off during the week of January 30 to deal with a few projects at home. I did work at night and on the weekends in order to catch up with a number of issues that had piled up since the first of the year. I will deduct the time that I worked from my vacation time for the week.

- Met with Jason Nehmer, who was interested in serving on a steering committee to review the skate part. He indicated that the existing facility has some significant structural issues. He believes it should be evaluated to determine whether or not it can be rehabilitated, or whether the focus should be on replacing the facility at some point in the future. He was involved a few years back with a committee that was evaluating these options. He is very interested in participating in a steering committee going forward. I have indicated that I would like to bring a group of people together in March to have some initial discussions about the future direction of the skate park, including the neighbors I have met with at that location. Jason said he would be happy to participate in those discussions. He also put me in touch with a firm in Lincoln City that builds skate parks for some added information regarding the evaluation of our existing facility.
- Worked on agenda reports for the February 6 City Council meetings.
- Participated in a KCUP radio show interview.
- Along with Councilor's Swanson, Engler, and Goebel participated in the dedication of the lobby and restrooms at the Performing Arts Center. Catherine Rickbone asked me to say a few words on behalf of the relationship that the city and OCCA has. In addition, she read some very fitting comments from the Mayor regarding the importance of the PAC to the Newport community. Also, Councilor Dietmar Goebel, who was the architect on the project spoke on behalf of the role he, Dustin and Amanda Capri, played in designing this addition. It was a very nice and fitting tribute, and the expansion will certainly allow for more diverse uses of PAC in the future.
- Public Works dealt with a storm sewer collapse in the parking lot of Power Ford. This sewer line apparently runs underneath Power Ford's building as well. At some point in the past, a larger storm sewer was connected to a smaller pipe downstream. This always can be problematic. A separation caused a sinkhole in the Ford parking lot, which triggered the problem. This storm sewer is probably a candidate for a relocation at some point in the not too distant future.

Upcoming Events:

- Monday, February 6 @ Noon - Work Session with the utility rate consultant
- Monday, February 6 @ 5:15 PM - URA/Council/ Audit Committee Meetings
- Wednesday, February 8 - LOC Capital Day (Sandy, David, Dietmar and me)
- I will attend Saturday, February 11, @ 3 PM the Aquatics Center Dedication
- Monday, February 13 @ 9:00 am to 3:00 pm - Goal Setting
- Thursday, February 16 @ 11:30 am - 1:30 pm - Visioning Session with City Employees
- Thursday, February 16 @ 5:30 pm - 8:00 pm - Visioning Session with Advisory Committees
- Friday, February 17 @ Noon - Joint Meeting with the Port Commission
- Friday, February 17 @ 5:30 pm- 8:00 pm - Visioning Session Family Night - Recreation Center
- Saturday, February 18 @ 10:00 am - 5:00 pm - Visioning Session Kickoff Event - Health Education Center
- Monday, February 20 City Hall is closed for Presidents Day

- Tuesday, February 21 @ Noon - Work Session - Lincoln Community Housing Land Trust
- Tuesday, February 21 @ 6:00 pm - Regular Council Meeting
- Wednesday, February 22 @ 6:00 pm - Joint Meeting with County Commission
- Thursday, February 23 from 5 PM-9 PM is opening night for the Seafood & Wine Festival. Please let Cheryl know if you plan to attend so that she can secure a pass for you and a guest for Thursday's sponsor festivities. The event continues on Friday (12 noon - 9 PM), Saturday (10 AM - 6 PM) and Sunday (10 AM - 4 PM)
- Tuesday, February 28 @ 6:00 pm - Preliminary Budget Committee Meeting
- Saturday, March 18 @ 6 PM - Newport Fire Department Awards Banquet, Best Western at Agate Beach, RSVP: m.nelson@newportoregon.gov or call 541-574-5879
- Tuesday, April 11 - Friday, April 14 - I plan to attend the Northwest Regional Manager's Conference (Oregon and Washington) in Welches, Oregon.
- Tuesday, April 25 @ 5 PM - First Budget Meeting
- Thursday, April 27 @ 6 PM, Volunteer Dinner, Hallmark Resort
- Tuesday, May 9 @ 5 PM - Second Budget Meeting
- Tuesday, May 16 @ 6 PM - Third Budget Meeting
- Tuesday, July 11 - Friday, July 14 - I plan to attend the OCCMA Summer Conference in Bend, Oregon
- Thursday, September 28-30, LOC Annual Conference at the Double Tree Hilton in Portland
- Saturday, October 21 - Wednesday, October 25 - I plan to attend the ICMA Conference in San Antonio, Texas.

Attachments:

- ❖ Attached is a letter from City Attorney, Steve Rich, to Hallmark Inns & Resorts regarding their commitments towards public access and parking. As a result of this letter, a meeting has been set up with Bill Allred from Hallmark Inns to discuss these issues for next week.
- ❖ Attached is the letter that was sent to property owners on the south end of the Airport regarding the removal of trees which included an apology for not providing prior notice to those adjacent property owners.
- ❖ Attached is the flyer for the Visioning meetings coming up. The first flyer is for the city employee lunch. There will be two sessions on February 16 - one from 11:30 AM-12:45 PM, with the second being held from 12:45 PM-2 PM. It would be good if Council members are available for one or both sessions. On Thursday night, February 16, starting at 5:30 PM will be the session with advisory committees, and again it would be good to have Council representation at that meeting as well. The public meetings will be held on Friday evening, February 17 in the small gym at the Recreation Center, and on Saturday at the Samaritan Pacific Health & Education Center. Please share the information about the Friday and Saturday sessions with friends and neighbors.
- ❖ Attached is an update from the Mid-Coast Planning Partnership. Councilor Goebel attended on behalf of the City Council. This will continue to be an important collaborative among the various water providers in Lincoln County. It is an

opportunity to address problems on a larger basis than each individual locale. Additional information can be found online with the address included in the enclosure.

- ❖ Attached is a notice from Charter about a slight modification to the channel lineup.
- ❖ Attached are room occupancy figures for the year that are provided by the Chamber of Commerce. Room occupancy was the second highest since the surveys were taken in 2007 for the 2016 year (only 2015 was higher). Please note that room taxes increased during the same period of time due to higher room rates in 2016 versus 2015.
- ❖ Attached is an invitation to the Habitat for Humanity ground breaking on February 13 @ 2:30 PM.
- ❖ Attached is an information and expression of interest form to obtain an Oregon Grey Whale License plate. This is being pursued by the Marine Mammal Institute at the Hatfield Marine Science Center. There needs to be a commitment from at least 3,000 Oregon vehicle owners who will purchase this special plate. Please feel free to copy this and provide to friends and neighbors who might be interested in acquiring the new plate should they accomplish the interest level required for issuance of the plate.
- ❖ Attached is an article provided by Councilor Engler regarding the City of Corvallis utilizing a new construction excise tax option that the State has approved. The funds received can be used to address housing issues within the community. The downside of the excise tax is that it does create an added expense for developers pursuing new developments within the community. The working group that has been appointed to review development charges in the city will be considering the pros and cons of this new option authorized by the legislature for local units of government to generate funding for affordable housing challenges.
- ❖ Attached is an agreement with Capri Architecture LLC and DH Goebel Architect for work that we have contracted for at the Airport to create a pavilion to provide cover for the events that take place at the Airport, including the Newport Pilot's Saturday barbeques. With the Dietmar now being on the Council, I think it is important to disclose to the rest of the Council any contracts that we are involved with Dietmar, or anyone else on the Council as well.

I hope everyone has a great week, and I know we will have a very busy month ahead of us!!!

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "S. Nebel".

Spencer Nebel, City Manager

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NEWPORT, OREGON 97365

COAST GUARD CITY, USA



www.newportoregon.gov

MOMBETSU, JAPAN, SISTER CITY

December 14, 2016

Hay Family Limited Partnership
c/o Ted E. Runstein, Registered Agent
520 SW Yamhill St., Ste. 600
Portland, OR 97035

Hay Family Limited Partnership
15455 Hallmark Drive
Lake Oswego, OR 97035

RE: Public Beach Access and Parking
Hallmark Inns and Resorts

Dear Mr. Runstein:

In 1990 and 1999, Agreements were entered into between Hallmarks Inns & Resorts and the City of Newport. The Agreements address several matters, including the vacation of public streets in the City of Newport, and the relocation of public beach access easements, improvements thereon, and public parking with directional signage to facilitate public beach access.

In the intervening years, it appears at least one beach access route has been obstructed; the signage evidencing public beach access appears to have been removed; and the public parking area has yet to be paved.

It is the desire of the City that representatives of the parties to the Agreements might meet to review the matters addressed in the Agreements. We consider it beneficial for both parties to mutually clarify, and resolve existing concerns in a collaborative manner. For example, the obstructed portion of the easement might be relocated.

Please contact us at your earliest convenience so we might schedule a time for such a meeting. Of course, we can provide copies for the documents referenced above if they are not readily available to you. Thank you for your cooperation.

Best Wishes,

A handwritten signature in black ink, appearing to read "Steven E. Rich", written in a cursive style.

Steven E. Rich
City Attorney

SR/sr

EST.

1882

The City of Newport Public Works
169 S.W. Coast Highway
Newport, OR 97365
Coast Guard City, U.S.A



phone: 541.574.3366
fax: 541.265.3301
www.newportoregon.gov
Home Port of NOAA Pacific Fleet
Sister City: Mombetsu, Japan

January 13, 2017

Dear Property Owner/Tenant,

The City of Newport was mandated by the FAA to remove large trees which were impacting navigation aids at the airport. The City was given a December 31st deadline to remove the trees. Over the last two years the City has worked with the property owners and their forestry management consultant to have the trees removed. The consultant recommended a 3-acre clear cut for the health of the forest. This project has been far more disruptive than was anticipated. The City neglected to communicate the project purpose and needs with the surrounding neighbors and for this we apologize.

The tree clearing included having the City contract the removal of the trees and leave the slash burning and replanting to the property owners. The property owners maintain this area as an active forest and renewable resource and preferred having control over the replanting. This division of labor also allowed the City to step away from work on private property as quickly as possible.

Although the contractor has removed his equipment, the project is not complete. Weather and schedules permitting, the contractor will be back on site next week to repair the road.

At this time the City does not have a broader plan to clear cut additional areas around the airport. There is a plan to contact select property owners in the vicinity of the airport to negotiate airport airspace easements where one doesn't currently exist. The effect of these easements may impact one or two trees on an individual property, but the extent will become more clear once the exhibits are complete.

There will be upcoming public meetings on land use needs surrounding the airport as the 2017 Airport Master Plan process continues. You can stay current on those meetings by checking the Airport website at <http://newportoregon.gov/dept/onp/masterplanupdate.asp>. The meetings are also advertised in the News-Times. A portion of the Airport Master Plan in draft form is available on the Airport website if you are interested.

The City will be scheduling a Public meeting to discuss easements and any future tree removal needs of the airport. A follow-up letter will be sent designating a time and place. There will also be additional meetings to discuss land use around the airport, and we will be sure your address is included on the mailing list.

Thank you for sharing your concerns with the City. Again, we apologize about the miscommunication that occurred with respect to the tree removal project.

Thank you,

A handwritten signature in blue ink that reads "Melissa Roman".

Melissa Roman, PMP
Engineering Technician II





CELEBRATE THE FUTURE WITH US!

Over the coming months, the City of Newport will develop a long range, community wide vision. Take this opportunity to help shape the community's future.

EMPLOYEE KICKOFF EVENT

Come one, come all! Join us in kicking off the Greater Newport Area Vision 2040 project and celebrate the future of our city.

City employees are invited to come share your thoughts on what you appreciate about our community, the challenges you believe we face, your vision for what the community should be like in the future, and the strategies you see for achieving that vision.

THURSDAY
FEB. 16th

CITY EMPLOYEE LUNCH

There will be two separate times offered for employee discussions in the Council Chambers:

Session 1) 11:30 a.m. to 12:45 p.m.

Session 2) 12:45 p.m. to 2:00 p.m.

LUNCH WILL BE PROVIDED.

Please RSVP by Friday February 10 by contacting Cheryl in the City Manager's office: C.Atkinson@NewportOregon.gov or by phone at ext. 0601.

Let her know which session (11:30 a.m. or the 12:45 p.m.) you will be attending.

**WE NEED YOUR HELP IN
NAVIGATING THE FUTURE**

Sign up for project updates, learn about upcoming events or volunteer with project activities at www.tinyurl.com/newport2040.



GREATER NEWPORT AREA

VISION

2040

NAVIGATING OUR FUTURE

CELEBRATE

THE FUTURE WITH US!

Over the coming months, the City of Newport will develop a long range, community wide vision. Take this opportunity to help shape the community's future.



FEBRUARY KICKOFF EVENTS

Come one, come all! Join us in kicking off the Greater Newport Area Vision 2040 project and celebrate the future of our city. Pick a time that works best for you.

**FRIDAY
FEB. 17th**

5:30 PM – 8 PM

FAMILY NIGHT

This family-focused bi-lingual* event will have activities for the whole family. Enjoy the festivities, and share your ideas about the future of Newport.

- Music, food and prizes, including a free one-day pass to the Recreation Center and Pool
- Newport High School Boys Soccer Team recognition ceremony by City of Newport Mayor and Council for their great victory as 2016 State Champions
- Free childcare provided

Newport Recreation Center
Small Gym – 225 SE Avery St
Newport, OR 97365

**Traducción al español disponible*

**SATURDAY
FEB. 18th**

10 AM – 5 PM

LAUNCH THE FUTURE

A day of celebration for the kickoff of the Greater Newport Area Vision 2040 project – a full day of activities for all ages.

- Music, food and prizes
- 10 a.m. – 5 p.m. Drop in any time
- 10:30 a.m. – 12:30 p.m. Participate in a visioning session with fellow community members
- Free childcare provided

Samaritan Pacific
Health Education Center
930 SW Abbey St
Newport, OR 97365

WE NEED YOUR HELP IN NAVIGATING THE FUTURE OF THE GREATER NEWPORT AREA

Sign up for project updates, learn about upcoming events or volunteer with project activities at www.tinyurl.com/newport2040.



GREATER NEWPORT AREA

VISION

2040

NAVIGATING OUR FUTURE

¡CELEBRE EL FUTURO CON NOSOTROS!

En los próximos meses, la ciudad de Newport desarrollará una visión a largo plazo para toda la comunidad. Aproveche esta oportunidad para ayudar a darle forma al futuro de la comunidad.



FEBRERO EVENTOS DE LANZAMIENTO

¡Todos son bienvenidos! Acompáñenos en el lanzamiento del proyecto Visión 2040 para el área de Newport y celebre el futuro de nuestra ciudad. Elija el horario que mejor le acomode.

VIERNES
17 DE FEB.

5:30 p. m. – 8 p. m.

NOCHE FAMILIAR

Este evento familiar bilingüe* tendrá actividades para toda la familia. Disfrute de las festividades y comparta sus ideas sobre el futuro de Newport.

- Música, comida y premios, incluyendo un pase gratis de un día al Centro Recreativo y a la alberca (Recreation Center and Pool)
- Preparatoria Newport High School Ceremonia de reconocimiento del equipo de fútbol varonil, por parte del alcalde y el ayuntamiento de la Ciudad de Newport, por su gran logro como Campeones Estatales 2016
- Guardería infantil gratuita disponible

Gimnasio pequeño del Centro Recreativo de Newport
(Newport Recreation Center Small Gym)
225 SE Avery St, Newport, OR 97365

**Traducción al español disponible*

SÁBADO
18 DE FEB.

10 a. m. – 5 p. m.

LANCEMOS EL FUTURO

Un día de celebración por el inicio del proyecto Visión 2040 para el área de Newport: un día entero de actividades para todas las edades.

- Música, comida y premios
- 10 a. m. – 5 p. m. Puede llegar cuando usted guste
- 10:30 a. m. – 12:30 p. m. Participe en una sesión para crear una visión con otros miembros de la comunidad
- Guardería infantil gratuita disponible

Centro de Educación sobre la Salud
Samaritan Pacific
(Samaritan Pacific Health Education Center)
930 SW Abbey St, Newport, OR 97365

NECESITAMOS SU AYUDA PARA AVANZAR HACIA EL FUTURO DEL ÁREA DE NEWPORT

Regístrese en www.tinyurl.com/newport2040 para recibir actualizaciones del proyecto, enterarse de los eventos futuros o trabajar como voluntario/a en las actividades del proyecto.

Spencer Nebel

From: Dietmar Goebel
Sent: Thursday, February 02, 2017 8:10 PM
To: Spencer Nebel; dvr.snr@charter.net; David Allen; Dean Sawyer; Wendy Engler; Laura Swanson; Mark Saelens
Subject: Fwd: Mid-Coast Water Partners - Meeting Recap and Announcements

FYI

Sent from my iPad

Begin forwarded message:

From: Dietmar Goebel <dhgoebel42@gmail.com>
Date: February 2, 2017 at 8:07:41 PM PST
To: <d.goebel@newportoregon.gov>
Subject: Fwd: Mid-Coast Water Partners - Meeting Recap and Announcements

----- Forwarded message -----

From: Timothy Gross <midcoast@wrд.state.or.us>
Date: Thu, Feb 2, 2017 at 3:58 PM
Subject: Mid-Coast Water Partners - Meeting Recap and Announcements
To: dhgoebel42@gmail.com



Mid-Coast Water Planning Partnership

Updates from the Mid-Coast Partners

- **January 25 Partnership Meeting Recap.** Thanks to those who contributed to another successful meeting on January 25. All of the meeting materials are up online and can be accessed at: <http://midcoastwaterpartners.com/meeting-materials/>. [Click here to](#)

view the notes from the meeting. Watch the web-page for a blog post in the next two weeks.

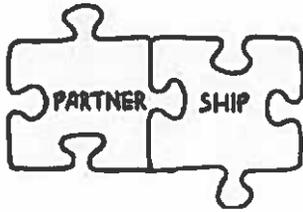
- **Charter Review - Input Needed!** Over the next month the Coordinating Committee would like you to review the Draft Charter and provide feedback via this online form: bit.ly/mwppcharterreview. Any feedback will be considered by the Coordinating Committee as they work on the next draft of the Charter.
- **Future Meetings.** The next meeting is scheduled for March 29 from 4-7pm - Location TBD (let us know if you would like to host!)
- **New Documents Online.** We have uploaded a few new documents to the [Reading Room](#).
 - *NOAA Fisheries Final ESA Recovery Plan for Oregon Coast Coho Salmon*
 - *Mid-Coast Agricultural Water Quality Management Area Plan*
 - *The Wetlands Conservancy Yaquina Estuary Conservation Plan Atlas*

Any other updates? Send them to harmony.s.burright@oregon.gov to include in future emails.

Funding Opportunities

There are several available funding opportunities to assist with water-related projects:

- [OWRD Water Project Grants and Loans](#) (Due April 5). For more information, visit: bit.ly/owrdwaterprojects. The Water Resource Department will host an informational webinar on its Water Project Grants and Loans funding opportunity on Tuesday, February 7, 2017 from 10:00-11:30am. To register for the webinar [click here](#).
- [NOAA Coastal and Marine Habitat Restoration Grants](#) (Due March 23). For more information, visit: <http://www.habitat.noaa.gov/funding/>.
- [NOAA Coastal Ecosystem Resiliency Grants Program](#) (Due March 15). For more information, visit: <http://www.habitat.noaa.gov/funding/>.
- [USDA/NRCS Regional Conservation Partnership Program](#) (Due April 21). For more information [click here](#).



The Mid-Coast Water Planning Partnership is a regional group representing diverse water interests. The Partnership is working collaboratively to understand and meet the water needs of the environment, the economy, and coastal communities in the Mid-Coast Region.



Learn more about the partnership [online](#).



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You are receiving this email because you opted in at our website, at a meeting, or sent us an email.

Our mailing address is:
Mid-Coast Water Planning Partnership
169 SW Coast Hwy
Newport, OR 97365

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#)

MailChimp

Spencer Nebel

From: Trautmann, Cara <Cara.Trautmann@charter.com>
Sent: Wednesday, January 18, 2017 4:02 PM
Subject: Charter Communications - Important Programming Notice - PBS Kids

Oregon Communities Served: Lincoln City, Bay City, Garibaldi, Rockaway, Manzanita, Nehalem, Wheeler, Tillamook, Newport, Toledo, Yachats, Newport

IMPORTANT INFORMATION ABOUT YOUR SPECTRUM CHANNEL LINEUP

Effective on or after February 7, KOPB 3 – PBS Kids will launch on Basic channel 197.

For a complete channel lineup, visit spectrum.com/channels.

To view this notice online, visit spectrum.net/programmingnotices.

We remain committed to providing an excellent experience for our customers, in your community and in each of the communities we serve. If you have any questions about this change, please feel free to contact Cara Trautmann at (360) 258-5104 or via email at cara.trautmann@charter.com.

Sincerely,


Charter
COMMUNICATIONS

Marian Jackson | Director, Government Affairs | Wk: 360-258-5108 | Cell: 360-600-4131
222 NE Park Plaza Drive, #231 | Vancouver, WA 98684

Sent lineup: Lincoln City/Tillamook (VOD), Newport/Toledo CLU

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

<u>Accumulative % for all (8) participating hotel properties</u>													
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
2007	35.32%	51.40%	57.90%	54.80%	54.71%	68.44%	86.50%	91.10%	76.40%	61.27%	46.23%	33.53%	59.80%
2008	31.08%	45.14%	51.24%	47.78%	55.20%	62.55%	79.24%	86.79%	62.48%	58.38%	42.01%	23.54%	53.79%
2009	32.30%	40.30%	48.44%	46.77%	48.73%	63.33%	79.57%	84.49%	71.57%	60.10%	33.43%	26.93%	53.00%
2010	33.96%	48.04%	52.27%	46.78%	47.69%	63.81%	79.40%	81.29%	68.60%	56.31%	31.29%	34.21%	53.64%
2011	34.59%	45.42%	45.41%	44.69%	46.90%	61.59%	75.21%	81.21%	72.79%	61.13%	36.55%	45.48%	54.25%
2012	35.48%	48.28%	51.18%	51.06%	51.68%	65.36%	77.44%	82.21%	69.65%	52.67%	37.54%	36.92%	54.95%
2013	32.88%	45.61%	48.27%	47.27%	49.75%	61.44%	76.48%	85.74%	77.61%	62.02%	54.30%	35.98%	56.45%
2014	42.66%	40.92%	58.25%	51.63%	62.48%	64.90%	82.91%	86.94%	76.59%	66.01%	47.45%	44.77%	60.46%
2015	52.57%	53.76%	65.91%	57.20%	61.20%	70.81%	85.22%	86.60%	76.83%	65.08%	45.01%	36.90%	63.09%
2016	44.18%	53.16%	64.36%	60.48%	59.21%	69.05%	83.55%	84.24%	76.77%	59.43%	45.32%	36.78%	61.38%

Accumulative % for (4) participating hotel properties with 50 rooms or more

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
2007	35.86%	51.78%	59.03%	55.07%	54.56%	70.28%	88.55%	92.80%	77.90%	62.86%	47.28%	33.84%	60.82%
2008	32.14%	45.84%	52.03%	49.03%	55.51%	64.02%	80.34%	87.97%	63.12%	59.13%	43.07%	23.83%	54.67%
2009	33.10%	40.84%	49.50%	47.82%	49.20%	64.05%	81.52%	86.57%	72.54%	61.53%	34.22%	27.31%	54.02%
2010	35.52%	49.50%	53.20%	47.86%	48.23%	64.03%	81.08%	82.72%	68.79%	56.83%	31.77%	34.78%	54.53%
2011	35.17%	45.97%	46.00%	45.66%	46.93%	63.17%	76.87%	82.93%	72.89%	61.84%	37.38%	48.57%	55.28%
2012	37.85%	50.49%	53.25%	53.06%	53.48%	67.96%	79.80%	83.74%	70.33%	52.67%	38.83%	38.73%	56.68%
2013	34.56%	47.24%	49.00%	47.59%	48.85%	59.29%	75.16%	85.24%	77.16%	62.17%	55.94%	36.61%	56.57%
2014	43.09%	41.00%	58.24%	52.12%	63.29%	65.46%	83.69%	86.88%	76.99%	66.43%	48.50%	46.66%	61.03%
2015	54.25%	54.62%	67.25%	58.52%	61.44%	70.60%	84.09%	85.55%	75.97%	65.58%	49.68%	37.40%	63.74%
2016	45.41%	54.43%	65.59%	60.41%	59.59%	68.77%	82.68%	84.00%	76.31%	59.32%	45.42%	39.94%	61.82%

* This report is a general report of occupancy trends. Slight variances can occur due to rooms or spaces being unavailable for a period of time. These fluctuations, however, are generally brief and have minimal temporary impact on estimates.

Accumulative % for (4) participating hotel properties with 30 rooms or less

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
2007	31.28%	48.60%	49.48%	52.15%	55.83%	54.36%	72.28%	78.49%	64.90%	49.40%	38.17%	28.08%	51.92%

* *This report is a general report of occupancy trends. Slight variances can occur due to rooms or spaces being unavailable for a period of time. These fluctuations, however, are generally brief and have minimal temporary impact on estimates.*



**HABITAT FOR HUMANITY
OF LINCOLN COUNTY**
Groundbreaking Ceremony
(Ferguson/Fleming)

FEBRUARY 13, 2017 - 3:30 PM

Habitat for Humanity of Lincoln County invites you to the groundbreaking ceremony for the Jackie Ferguson and Judy Fleming home duplex build, to be built during the 2017 construction season under the supervision of General Contractor Justin Luckini of Luckini Construction.

Please join us in celebrating the building of two more units of low-income, affordable housing for hard working, Lincoln County residents.

Special thanks to the City of Newport for their generous land donation that made this build possible.



Habitat
for Humanity
of Lincoln County

**Habitat for
Humanity of
Lincoln County**

**Newport Duplex
Groundbreaking**

February 13th, 2017

3:30 pm

Corner of S. Pine St

and

SW 10th Street, Newport

**(across the street from
the new swimming pool,
parking is limited).**

**There Is No Place
Like Home.**

Come Help

Build it!

Be Among the First to Receive an Official Oregon Gray Whale License Plate!



The Marine Mammal Institute (MMI) at Oregon State University is moving forward with plans to qualify a new **Oregon Gray Whale license plate**. To do so, the Oregon Department of Transportation requires that we receive a commitment from at least 3,000 Oregon vehicle owners who will purchase this special plate.

The special plate will cost \$40 more than regular plates initially and at renewal. The MMI will receive \$35 of every \$40 for each plate issued. These funds will support whale research, student training, and public education. Plus, the new plate will help celebrate gray whales and coastal tourism by both whales and humans!

Once endangered from whaling, the gray whale population is now fully recovered. Each year the gray population migrates south to Baja, Mexico, to breed and then back north to feeding grounds in Alaska. A few hundred gray whales spend summers feeding here in the Pacific Northwest. We have gray whales off Oregon every month of the year!

If you would like to see this new plate issued and be among the first to get one, please fill out the short "Expression of Interest" form on the back of this sheet and send it by mail to **Gray Whale License Interest, Marine Mammal Institute, Hatfield Marine Science Center, 2030 SE Marine Science Dr, Newport, OR 97365**, or register your interest online at <http://mmi.oregonstate.edu/whaleplate>. No money is required at this time. When 3,000 commitments are received, we will forward to you an ODOT payment request for a plate voucher.

Thank you so much for helping us celebrate the coast and whales!

Bruce Mate
Marine Mammal Institute
Hatfield Marine Science Center

David Gomberg
State Representative
Central Oregon Coast

http://democratherald.com/corvallis/news/local/new-tool-in-battle-for-affordable-housing/article_b0d336df-9ab2-5713-bc91-1787e775c861.html

TOP STORY

New tool in battle for affordable housing

JAMES DAY Corvallis Gazette-Times Dec 8, 2016



JAMES DAY, Corvallis Gazette-Times

T Gerding Construction crews work in the Seavey Meadows development on Northeast Conser Drive. The Willamett Housing Services project is the type of construction that could benefit from a new excise tax.

The city of Corvallis has a new weapon that officials hope will help address affordable housing needs.

The real estate and construction industry, meanwhile, has a new reason to be frustrated about working with the city.

On Nov. 7 the City Council approved a construction excise tax. The levy, which took effect the next day, charges 1 percent of the improvement value on residential construction and 1.5 percent on commercial and industrial.

The money raised, about \$600,000 per year, will be used to augment current city efforts to increase the stock of affordable housing, which is one of the six goals of the two-year council term that concludes at the end of this month.

Kent Weiss, the city's manager of housing and neighborhood services, said that the tax is not a panacea, but he added that it will help housing efforts in at least a couple of ways.

"The (tax) won't solve the city's affordable housing challenges," Weiss said, "but it will roughly double the financial resources the city has to support ... affordable housing opportunities. And as the ... task force's other council-approved recommendations move through the Housing and Community Development Advisory Board, we'll be looking to leverage those funds even further by combining them with new policies, programs and incentives intended to expand affordable housing opportunities in Corvallis."

Realtors and developers, though, are concerned about the impact of the tax on their businesses and navigating the complexity of the regulations.

"Imposing a new tax prior to relieving builders of other cost burdens places them in a position where they cannot be competitive," said Deborah Weaver, principal broker with Willamette West Real Estate and board member of the Willamette Association of Realtors. "The result may be that they build in an area that does not impose such a tax. That hurts our supply and cost of housing."

Carl Christianson of G. Christianson Construction noted that the larger the project is the greater the impact of the tax. The additional \$1,000 that would be imposed on a \$100,000 remodel "is probably not enough to cancel a major project," Christianson said, "but it might be a different story on new construction or large commercial projects."

A new \$400,000 home, Christianson said, would have an additional \$4,000, the construction excise tax, placed on top of the \$25,000 plus in permit and system development fees.

"That might be enough to discourage some home building in Corvallis and push it outside the city," Christianson said.

For a \$10 million commercial project, the excise tax would be \$150,000.

Christianson also noted that the two most prominent builders in town, Oregon State University and Samaritan Health Services, are exempt from the excise tax. The exemption list includes schools, hospitals, city and county buildings, churches and nonprofit care facilities.

Chris Saltveit of Pacific Properties Northwest has built hundreds of units of student housing and other multifamily developments in Corvallis. Among his concerns are these: Because affordable housing rules are tied to income levels, what happens if the income of residents increases? And how do students qualify given that they have practically no income while they are in school?

Weiss emphasized that "we will be working with the city's Housing and Community Development Advisory Board through the winter and spring to come up with program design recommendations."

Weiss said the city has a goal to begin distributing the funds from the construction excise tax (CET) funds by late in the 2017-18 fiscal year.

"Our intent is to allow the amount of CET funds to grow for about a year so our initial investments in projects and programs will be meaningful," he said.

Those in the affordable housing community are solidly behind the concept.

"I think that the construction excise tax is a great tool to encourage affordable housing in our community," said Karen Rockwall, executive director of Benton Habitat for Humanity. "The devil is always in the details. However, this is a great step in the right direction."

Jim Moorefield, executive director of Willamette Neighborhood Housing Services, said the tax will help his nonprofit housing agency gather additional support. Moorefield cited as an example his plan to buy the current men's cold weather shelter on Southwest First Street and use the property to build affordable housing.

"Once we have a project design and cost estimate ready," he said, "if CET funds are available. we'll apply for that support first before approaching other funders. Demonstrating tangible, local support can make a huge difference in our ability to complete effectively for the federal, state and private financing needed to make affordable housing projects work."

Christianson, who is on the Benton Habitat board, agreed that the tax will help Habitat and other housing nonprofits while adding: "I think this fund will also generate some attention which may encourage the city to consider other ways to help such as providing land to build on or waiving SDC fees."

Contact reporter James Day at jim.day@gazettetimes.com or 541-758-9542. Follow at [Twitter.com/jameshday](https://twitter.com/jameshday) or gazettetimes.com/blogs/jim-day.

HOW WE GOT HERE

- In March of 2016 Oregon Governor Kate Brown signed into law the construction excise tax, Senate Bill 1533. It was one of four bills enacted that are designed to assist the state's housing industry.
- A task force working on the city's housing development goal included the excise tax in a series of recommendations it made to the City Council.
- On Nov. 7, councilors unanimously approved the excise tax, which took effect Nov. 8.

CITY OF NEWPORT - AIRPORT PAVILION

Capri Architecture, LLC & DHGoebel, Architect - Architectural Design Proposal

Dear Mr. Lance Vanderbeck,

We are pleased to submit this proposal regarding providing you with professional architectural services for the design and construction observation of your new covered pavilion at the City of Newport Municipal Airport. We appreciated discussing the project with you and Melissa today. Our discussions with you, as well as the proposed conceptual drawings helped us establish a preliminary picture of your vision for the pavilion.

SCOPE OF PROJECT

The project will encompass the design of a new station at covered pavilion that will be attached to the existing Airport facility. The intent is to develop the necessary construction drawings for permitting and construction. Our notes are as follows:

1. Existing drawings have been developed but have not been engineered for lateral loading
2. Potential design changes may occur based on topography and structural needs
3. Civil Engineering, Geotechnical Engineering, Electrical Engineering and Mechanical Engineering (if required) will be the responsibility of the owner
4. Will need to analyze existing structure for structural adequacy of additional loading
5. Construction to be complete by the end of June 2017, if possible

SCOPE OF SERVICES

The proposed architectural services will include all services to complete the design, construction drawings, building permitting, and construction observation of the new pavilion. The scope of service includes all architectural work, construction observation, meetings with the contractor during the construction phase, and reviewing the construction as necessary to ensure it complies with the drawings. Additionally, all City of Newport meetings will be provided as a part of the architectural services. The owner will be responsible for providing civil, geotechnical, electrical and mechanical engineering if required by City of Newport or as the project necessitates.

TIME TABLE

The design would start with the approval of this proposal and be completed within 1-2 months.

ARCHITECTURAL / ENGINEERING SERVICES

Due to the unique nature of the project's requirements and the limited timeframe we recommend completing these services on an hourly basis. The proposed architectural fee will be an hourly rate of \$125/hour with a guaranteed maximum price (GMP) of \$7,750.00. The deliverables included are as follows:

- Complete Shear Wall Calculations for Design
- Complete Structural Calculations for Design
- Confirm Structural Adequacy of Existing Building Wall
- Modify/Develop Foundation Design and Calculations
- Modify/Develop Framing Design and Calculations
- Modify/Develop Shear Wall Plan
- Develop Lateral Calculations
- Develop Snow/Wind Load Calculations
- Identify Deferred Submittals
- Develop Foundation Details
- Modify/Develop Architectural Details
- Modify/Develop Structural Attachments

Upon approval of this proposal, we request a non-refundable retainer of 10% of the fee, \$775.00, which will be credited to the final billing. Reimbursable items necessary to complete the project, such as printing fees, are billed on a direct reimbursement basis. Services of a geotechnical engineer, or any other additional consultants (services not identified above), are additional to the A/E fee and will be billed at a direct cost basis. The owner will be responsible for all project costs, including required permit fees. All graphic renderings and final photography of the project will be used as promotional material.

We are pleased to submit this proposal and look forward to working with you on this project. If you have any questions prior to your acceptance of this proposal, please do not hesitate to contact us.

Sincerely,



Dustin Capri, AIA, NCARB, LEED AP ND
Principal - Capri Architecture, LLC



Dietmar Goebel, AIA
Principal - DHGoebel, Architect

Accepted By:

Mr. Lance Vanderbeck

A Collaborative Team of Architects Specializing in Oregon Coast Architecture

 capriarchitecture

541.961.0503 info@capriarchitecture.com

 DHGoebel, Architect

541.270.2758 dietmar@dhgoebel.com