



AGENDA

Lincoln County Board of Commissioners

Board of Commissioners
225 West Olive Street
Room 110
Newport, OR 97385
Phone: 541.265.4100
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Joint Work Session with City of Newport City Council

Wednesday, February 21, 2018

Beginning at 6:00 p.m.

Newport City Hall
Conference Room A
169 SW Coast Highway
Newport, OR 97365

- A. **Introductions**
- B. **Marijuana Tax Revenue – Proposed Prevention and Education Programs –**
Presented by Nicole Fields
- C. **Homeless Shelter**
- D. **Contribution to the Mid-Coast Water Planning Partnership**
- E. **Pacific Seafood Redevelopment Plans for the former Hallmark/California Shellfish Site**
- F. **Affordable/Workforce Housing Status Report**
- G. **Review of Lincoln County Building and Parking Lot Plans (Excluding the Fairgrounds)**
- H. **Update on Health Department Programs including the Sheriff's Mental Health Program, Children's Dental Health, and other Community Health Program Plans**
- I. **Update on Solid Waste Disposal and Recycling – Future Plans for Additional Recycling Opportunities**
- J. **Lincoln County Commons Update –Presented by Wayne Belmont**
- K. **NW Spring Street and Jump-Off Joes Road Right of Way**
- L. **County-Owned Land in the City Limits**
- M. **Public Comment**
- N. **Adjournment**



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Wayne Belmont
County Counsel
Kristin Yuille
Asst. County Counsel
Jerry Herbage
Asst. County Counsel
Janet Harrison
Paralegal

Memorandum

To: City of Newport
Spencer Nebel, City Manger
Steve Rich, City Attorney
Derick Tokos, Community Development Director

From: Wayne Belmont, Lincoln County Counsel

A handwritten signature in black ink that reads "Wayne Belmont".

Re: Historic County Road / Newport / Jump Off Joe Road

Date: February, 14, 2018

E-Mailed with this memorandum is the report prepared by the Lincoln County Surveyor's Office, Eathan Nicely, Deputy County Surveyor, who investigated the status of the historic county road referred to as Jump Off Joe Road, County Road 500. Included in the report are many of the documents that he reviewed, but not all of the information he had, including historic photos which clearly show the existence of a road in this area. Although the record in this matter is, as he states, sketchy, in some areas, it is his opinion and conclusion that a county road existed through Blocks 34, 37 and 48 of the Plat of Ocean View, and that although clear documentation exists that the portion of the road through Block 34 was vacated by the County, there is no record that the remaining portions of the road from the beach through Blocks 48 and 37 were either vacated or transferred to the City. I concur in his opinion.

Please feel free to share this information with other city officials and members of the public. I will be copying the report to the property owner(s), his counsel, the title company and its counsel, and several interested parties who have contacted my office. Once you have had an opportunity to review the materials, both the Deputy County Surveyor and I are prepared to meet with you to discuss its contents.

- c. Bill Lund, Property Owner
Joel Kalberer, Weatherford and Thompson
Robert Ryan, Fidelity Nation Title Group
Charlie Cookson, Western Title
Mona Linstromberg
Sean Malone

Lincoln County Commons Master Plan Refinement

Update to Newport Urban Renewal Agency and City Council
February 20, 2018

Work continues with a Master Plan Visioning Committee through our consultants to assist the County in the continued phases of planning for the redevelopment of the Lincoln County Commons, home of the Lincoln County Fair. The Committee has met once, and together with over 35 stakeholder and partner interviews by the consultants, have provided input on the redevelopment of the site. Below please find the written statement from our consultants for this update:

The following is a summary of our progress to date on the Lincoln County Commons project and overview of our next steps. The project kicked off with a Fair Board meeting and site visit in July 2017. Following this meeting, the consultant prepared a Public Involvement Plan to outline communications and community engagement tools that would be used throughout the project. This information has been posted to the website. Based on the site visit and relevant plans and other documents, the consultant prepared an Existing Conditions Report that assessed the conditions of existing facilities, public utilities, traffic and parking and included a market analysis.

On January 8 and 9, the consultant conducted 18 focus group interviews with more than 35 people representing a variety of interests throughout Lincoln County. The Master Plan Visioning Committee (MPVC) also met on January 8 to review the Public Involvement Plan and Existing Conditions Report and discuss opportunities and constraints on the site. The results of the MPVC meeting and focus group interviews were included in a Revised Existing Conditions Report posted to the project website.

The next step in the process is for the consultant team to prepare a draft Facilities Plan that includes up to three Master Plan site concept alternatives based on community recommendations. The Plan will make recommendations regarding existing and new facilities, needed infrastructure improvements, traffic circulation and parking. The Master Plan concept alternatives will be presented to the community at a series of open houses on March 21 and 22, locations to be determined. In addition, the MPVC will meet in Newport on March 22 to review the alternatives. An online survey will provide community members an additional venue to review and comment on the alternatives. Participants will indicate what aspects of each alternative they like best and least to help guide the development of a preferred alternative. On April 11 in Depoe Bay, the consultant will present the alternatives and community and MPVC comments at a joint meeting of the Fair Board and Board of County Commissioners.

Steve Faust
3J Consulting, Inc

(Note 3J Consulting is the successor firm to Cogan, Owens).

Attached please find copies of the County's Vision Statement for this property. Recent questions about financing this project are expected to be answered by the Consultants as part of the Master Plan Refinement. A reminder, this process culminates many years of planning and action and two countywide voter-approved funding measures to provide a framework for revitalizing the property, includes assuring stable and adequate funding options for its continued redevelopment and creating of an operational structure and business plan to provide for successful completion of the vision for the property. Urban Renewal is a key component of that overall redevelopment of

this and surrounding areas. For purposes of basic financial information¹ the County offers the following:

Commons (Fair) Facilities Fund	\$2.4 million dollars as of February 20, 2018
Annual Revenue for Debt Service and Operations	\$547,000 (audited FY 16-17 Revenues)
Current estimate of Operational funding ²	\$125,000 to \$150,000 per year
Bonding Capacity	\$6-9 million (depending on length of bonds and interest rates)
Total	\$8.4-\$11.5 million available for redevelopment ³

This does **not** include the \$3 million identified in the Newport Northside Urban Renewal Plan for ancillary costs such as infrastructure (street, sewer, water) improvements, parking, additional property purchases and similar support projects.

The County continues to recognize that the City of Newport, and the Newport Urban Renewal Agency, will be key partners and participants in both the planning process and implementation of the final redevelopment projects. City staff participated in providing information for both the exiting conditions reports and on future needs, especially around transportation options for this entire area.

The key unanswered questions revolve around timing of improvements and availability of Urban Renewal Funding. I've attached excerpts of the adopted Northside Plan which address the commons/fairgrounds/multi-purpose building. According to what was adopted, the anticipated funding will be available 2019-2021.

Wayne Belmont



¹ The Consultants will be providing detailed estimates of financing capacity and operational costs as well as a business plan model as part of the refinement plan.

² From ECO NW initial estimates, to be refined as part of business plan.

³ Note that timing of projects to coincide with City Urban Renewal funding availability will likely result in more funds being on hand to begin the project.

