



CLATSOP COUNTY BOARD OF COMMISSIONERS

"Neighbor to neighbor, serving Clatsop County with integrity, honesty and respect"

Scott Lee, Dist. 1 – Chairman
Sarah Nebeker, Dist. 2 – Vice-Chairperson
Lisa Clement, Dist. 3
Kathleen Sullivan, Dist. 4
Lianne Thompson, Dist. 5
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Work Session/Regular Meeting/Executive Session

September, 13, 2017

Judge Guy Boyington Building, 857 Commercial, Astoria

Work Session: 5:00pm

Work Sessions are an opportunity for Board members to discuss issues informally with staff and invited guests. The Board encourages members of the public to attend Work Sessions and listen to the discussion, but there is generally no opportunity for public comment. Members of the public wishing to address the Board are welcome to do so during the Board's regularly scheduled meetings held twice monthly.

Topics:

- a. Budget Process.....{Page 1}

Regular Meeting: 6:00pm

The Board of Commissioners, as the Governing Body of Clatsop County, all County Service Districts for which this body so acts, and as the Clatsop County Local Contract Review Board, is now meeting in Regular Session.

1. FLAG SALUTE
2. ROLL CALL
3. AGENDA APPROVAL
4. PRESENTATION
 - a. National Preparedness Month Proclamation.....{Page 11}
5. **BUSINESS FROM THE PUBLIC** - *This is an opportunity for anyone to give a 3 minute presentation about any item on the agenda (except public hearings) OR any topic of county concern that is not on the agenda. People wishing to speak during Business From The Public must fill out and sign a Public Comment Sign-in Card.*
6. **CONSENT CALENDAR**
 - a. Board of Commissioners Regular Meeting 8-9-17.....{Page 13}
 - b. Board of Commissioners Regular Meeting 8-23-17.....{Page 17}
7. **BUSINESS AGENDA**
 - a. Appointment of a Planning Commissioner{Page 21}
 - b. 2017-18 Veterans Service Officer{Page 27}
 - c. Consider approving two partition plats in the North Coast Business Park.....{Page 35}
 - d. Consider authorizing a petition to the City of Warrenton to vacate old unused streets.{Page 39}
 - e. Set a hearing date on transfer of property to the City of Seaside.....{Page 55}
 - f. Contract for Logan Road and Stavebolt Bridge Project.....{Page 65}
 - g. Approval of Urban Renewal Plan in Southeast Seaside.....{Page 77}

h. County Housing Study Memorandum of Understanding{Page 159}

8. COMMISSIONERS' REPORTS

9. COUNTY MANAGER'S REPORT

10. ADJOURNMENT

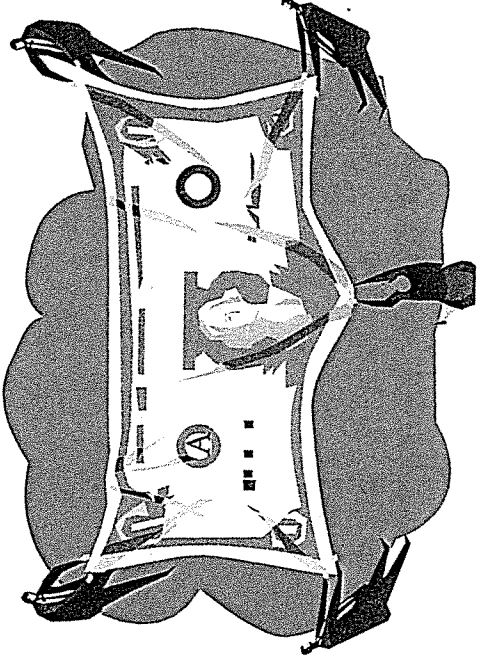
Executive Session

- 1) To consider the dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent who does not request an open hearing per ORS 192.660 (2)(b).
- 2) To consider information or records that are exempt by law from public inspection per ORS 192.660 (2)(f).

**Complete copies of the current Board of Commissioners meeting agenda packets can be viewed at:
*Astoria Public Library - Seaside Public Library - Board of Commissioners Office***

Agenda packets also available online at www.co.clatsop.or.us

This meeting is accessible to persons with disabilities. Please call 325-1000 if you require special accommodations to participate in this meeting.



Clatsop County Budget Process

"Staff shall prepare fiscally conservative budgets and will seek savings wherever a balance between cost efficiency and the quality of public service can be achieved"

- From the Board of Commissioners' Budget Policies

Budget Preparation (Nov - Jan)

- Budget Calendar
- Forecasts Updated
- Assumptions Developed
- Potential Issues Identified
- Financial Trends Analyzed

Post-Adoption

- Quarterly Amendments
- Quarterly Reports

Annual Budget Process

Adopted Budget (May - June)

- Final Budget Changes
- Budget Hearings
- Approve Budget/Adopted by County Commissioners
- Budget Incorporated into the HRP/LA

Approve Budget (May)

- Submit to Budget Committee
- Budget Committee Meetings
- Budget Committee Budget Approval

Budget Requests (Jan - March)

- Departments Prepare and Submit Budgets
- CLP Reviewed and Updated
- Forecasts Updated

Proposed Budget (March - April)

- Department Budget Meetings with Management
- Prepare Proposed Document
- Forecasts Updated

Board Adopted Budget Policies:

- General Fund departments will be presented with “base budget” numbers which will include no new staff or reclassifications.
- Departments must fully pursue outside revenue sources.
- Savings during the current fiscal year should not be spent without approval.
- It is against County policy to “back-fill” any shortfalls in state or federal funding with county revenue.

Board Policies guide staff and Commissioners in
crafting a fiscally responsible budget:

Clatsop County Long-term Financial Plan

- Control the size of county government by matching spending to available resources
- Maintain adequate reserves
- Pay for ongoing expenses from permanent funds, not volatile revenue sources

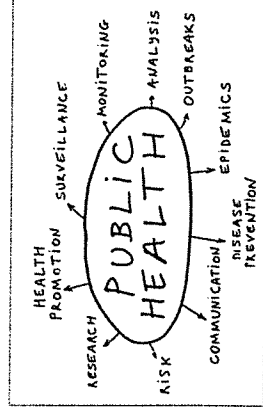
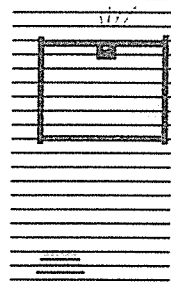
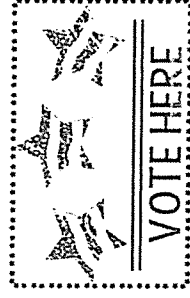
Departments must often craft budgets with only estimates of future revenue:

- Oregon Legislature often doesn't approve spending levels until near the end of the county's budget process in June
- Federal fiscal year begins in October; county's begin in July
- State timber revenues can vary greatly from the early projections...the county uses the lowest of the last 15 years as a projection
- Outside revenue may fall short from estimates in the middle of the year and those will be evaluated on a case by case basis
- The County must adopt a balanced budget for all funds. A balanced budget is defined as a budget where planned expenditures do not exceed the amount of resources available in accordance with state law.

Many factors dictate where and how the county must budget resources:

Services the county must by law provide

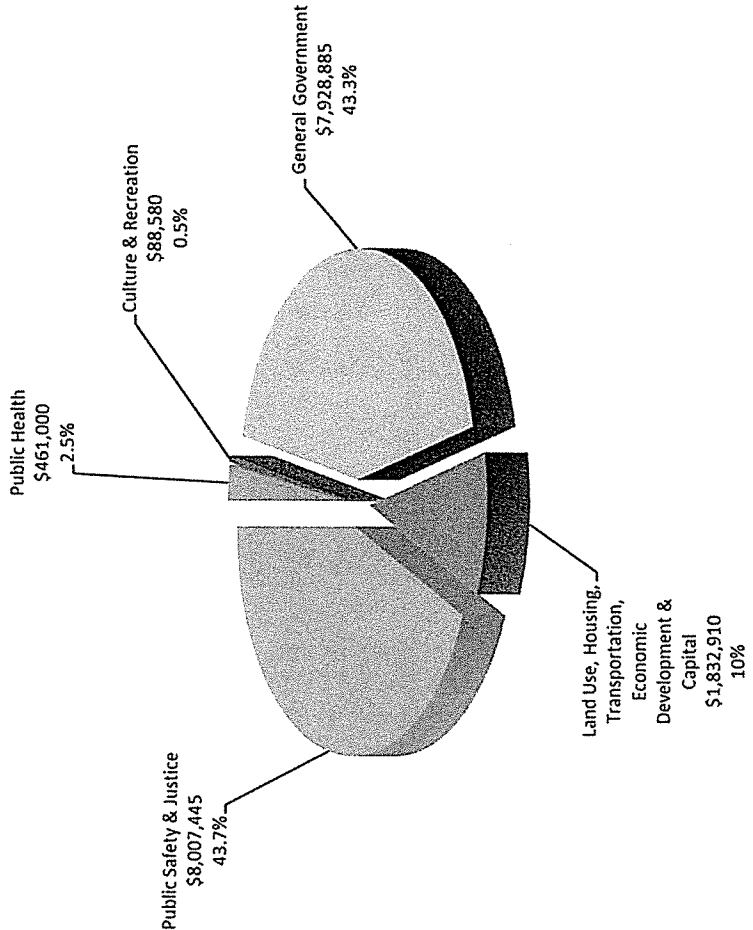
- Elections
- Health Services
- Land-Use Planning
- Law Enforcement & Jail Management
- Property Deed Recording & Survey Mapping
- Road Construction & Maintenance
- Tax Assessment & Collection



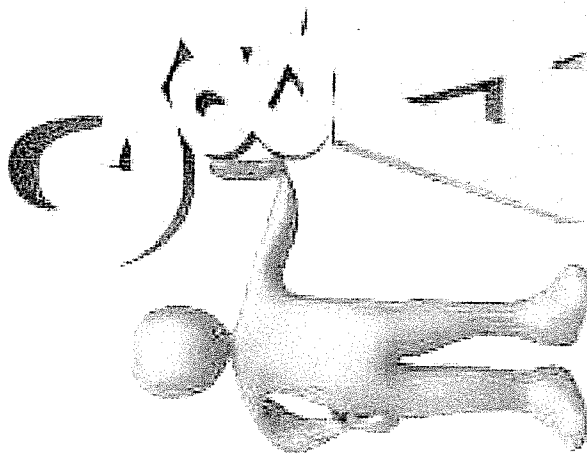
Overall spending in the General Fund is limited...

Generally, increases in spending in one program requires reductions in one or more other programs, unless new revenue is identified or savings are realized within a department's budget.

Clatsop County Functions/Programs Budget Discretionary Funding 2017-2018 \$18,318,820



The chart above represents County expenditures by functional grouping budgeted for the next fiscal year. The chart eliminates double counting expenditures transferred to other funds and shows those expenses only in the functional area in which they are budgeted to be expended for services.



Please remember that the Budget & Finance staff is always available to answer questions regarding any of these processes or any other questions you may come across.

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: National Preparedness Month Proclamation

Category: Presentation

Prepared By: Tiffany Brown, Emergency Manager

Presented By: Tiffany Brown, Emergency Manager

Issue before the Commission: Approve the R/O and authorize the Chair to read the National Preparedness Month Proclamation.

Informational Summary: National Preparedness Month was originally created by the Federal Emergency Management Agency's (FEMA) *Ready* Campaign in response to the tragic events of 9/11 in order to educate the public on how to prepare for emergencies.

Since 2008, the *Ready* Campaign and its partners have received a Presidential proclamation designating September National Preparedness Month (NPM). Several state governments, including Oregon, have also followed suit and provided proclamations raising awareness for emergency preparedness in their respective states. Since 2011, Clatsop County has also participated in the tradition.

Emergency preparedness is the responsibility of every citizen of Clatsop County. It takes a team effort to ensure that we are ready for any disaster. The *Ready* Campaign and Clatsop County encourage everyone to participate in preparedness activities and to get their families, businesses, neighborhoods, and communities prepared.

Fiscal Impact: None.

Options to Consider:

1. Approve the Resolution & Order and read the Proclamation.
2. Approve the Resolution & Order with changes
3. Do not approve the Resolution & Order

Staff Recommendation: Option 1

Recommended Motion: *"I move to approve the Resolution & Order proclaiming September 2017 to be National Preparedness Month and authorize the Chair to sign then read the Proclamation."*

Attachment List: National Preparedness Month R&O and Proclamation

THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

IN THE MATTER OF PROCLAIMING)
SEPTEMBER 2017 TO BE NATIONAL) RESOLUTION AND ORDER
PREPAREDNESS MONTH)

WHEREAS: Emergency preparation for natural disaster, major disease outbreak, terrorist attack or other large-scale emergency is vital to the health and well-being of every Clatsop County resident; and

WHEREAS: "National Preparedness Month" creates a significant opportunity for every citizen of Clatsop County to learn more about ways to prepare for all types of emergencies; and

WHEREAS: A collaborative effort is needed among the Whole Community-- including citizens, governmental agencies, city and county government, private sector, nonprofit organizations and local partners-- for emergency planning and preparedness to plan before a disaster occurs, reducing the risk to lives and property; and

WHEREAS: Clatsop County Emergency Management has made it a top priority to conduct outreach and educate the citizens of Clatsop County about the importance of preparing for emergencies; and

WHEREAS: Preparedness is the responsibility of every Clatsop County resident, and all citizens are urged to make preparedness a priority by taking four simple steps: (1) Make an Emergency Supply Kit; (2) Make a Family Emergency Plan; (3) Be informed about the types of emergencies which occur in Clatsop County; and (4) Get involved with local preparedness organizations; and

WHEREAS: Clatsop County and the cities of Astoria, Warrenton, Gearhart, Seaside and Cannon Beach are taking steps to train, educate, prepare, and equip their constituents for disaster events; and

WHEREAS: The Board supports initiatives to help citizens, businesses, agencies and other response partners in response to a major earthquake and tsunami in Oregon.

NOW, THEREFORE, BE IT RESOLVED that the Clatsop County Board of Commissioners, hereby proclaims September 2017 to be

"NATIONAL PREPAREDNESS MONTH"

and encourages all citizens and businesses to develop their own emergency preparedness plan, and work together toward creating a more prepared community.

DATED this 13th day of September, 2017.

BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

Scott Lee, Chairperson

**Clatsop County Board of Commissioners
Regular Meeting
August 9, 2017**

Chair Scott Lee called the meeting to order at 6:00 pm., in the Judge Guy Boyington Building, 857 Commercial Street, Astoria, Oregon. Also present were Commissioners Sarah Nebeker, Lianne Thompson and Kathleen Sullivan. Lisa Clement was absent.

Staff Present:

Cameron Moore	County Manager
Heather Reynolds	County Counsel
Monica Steele	Budget & Finance Director
Paul Williams	Chief Deputy Sheriff
Sirpa Duoos	Personal Property Specialist
Greg Engebretson	Juvenile Director

AGENDA APPROVAL

Nebeker made and Thompson seconded a motion to approve the agenda as presented. Motion carried unanimously with Clement absent.

PRESENTATION

a. Long Term Financial Plan

Monica Steele introduced Rob Moody with Plan B Consultancy to present the findings from the long term financial plan review. Moody said his firm divided the plan into six key tasks. The financial condition was focused mostly on the general fund. The cost allocation fund complies with the requirements and adequately supports the processes. Some alternative revenues may be local income or sales tax and tax on marijuana sales. Local gas tax and local option levies are other opportunities. Thompson said revising the plan is the most important thing the Board has done since 2007 and said the county must have economic development to keep pace with inflation given the Oregon tax laws. Moody said Oregon's tax system is primarily property tax driven which are statutorily limited to 3% growth on assessed value per year. If the county is experiencing economic growth then that can spur the property tax revenues. Moody said the revenue distributions by source have been fairly steady over the last five years. There were some increases in personal services costs over the last five years per the Collective Bargaining Agreements but were offset by vacancies and restructuring. Thompson feels the Board should be looking at fiscal prudence with spending to meet emerging needs of the community. The revenue growth outpaced expenditures growth resulting in an increase in fund balance. Having a good solid fund balance gives the county sustainability and flexibility. The current reserve funds continue to be viable and are in basic compliance with all the budget laws and financial reporting. Moody said the county has strong reserve balances and is strong in comparison to other counties. In order to simplify things, a transfer of what is needed for planned projects to the Special Projects Fund is recommended. Moody said the purpose of having a stabilization account is to provide for times of volatility. The county needs to consider the current vs. future benefit of projects when determining whether to finance from current streams or debt. For example, if the benefit is for current taxpayers than pay as you go and if it is for longer term than borrowing might be more feasible. Moody said the debit and budget policies are designed to give better and

1 more accurate information and should be looked at to make sure they are aligned with the
2 requirements. The county needs to use its data and tie it in with the strategic plan. To look ahead
3 at goals and then set measures would be meaningful.
4

5 Sullivan asked about the jail and looking at the outcome. Moore said the operational costs are
6 being worked on right now. Sullivan asked if the costs would include the people being
7 supervised outside the facility. Paul Williams, Chief Deputy Sheriff, said that is taken into
8 account and they will still be using work crew, treatment, and electronic monitoring. Williams
9 said they haven't worked everything out yet but they intend to make informed decisions because
10 it will affect the community. Moore said they will be having a work session on the jail in
11 September.
12

13 Sullivan asked about the significant increase in Animal Control over the five years and Moody
14 said this may reflect some increases in service levels. Moody said there is not a necessary
15 recommendation with the Animal Control but they were identifying the trend.
16

17 **PROCLAMATION**

18 a. Support for Harm Reduction Program

19 Moore said the Board has been supportive about this program in the past. Sullivan thanked
20 Michael McNickle, Public Health Director, for getting the grant for this program. *Sullivan*
21 *motioned and Nebeker seconded to approve the Resolution and Order proclaiming the Board's*
22 *support for the Public Health Harm Reduction Program. Motion carried unanimously with*
23 *Clement absent.*
24

25 **BUSINESS FROM THE PUBLIC**

26 George McCartin, 490 Franklin Ave., Astoria. McCartin said he is not a big fan of spending
27 thousands of dollars to outside agencies. McCartin feels the Long Term Financial Plan has some
28 great proposals and was well worth it. McCartin said the staff has clearly done very well with the
29 finances.
30

31 **CONSENT CALENDAR**

32 *Thompson made and Nebeker seconded a motion to approve the consent calendar. Motion*
33 *carried unanimously with Clement absent.*

- 34 a. Resolution & Order appointing Manager Pro-Tem & Alternate Manager Pro-Tem {Page 41}
 - 35 b. Board of Commissioners Work Session Minutes 7-12-17 {Page 45}
 - 36 c. Board of Commissioners Regular Meeting Minutes 7-12-17 {Page 47}
 - 37 d. Award of contract to Columbia River Contractors for Guardrail Installation {Page 53}
- 38

39 **BUSINESS AGENDA**

40 a. Consider an offer on county owned property

41 Sirpa Duoos, Personal Property Specialist, said the county came into title of one small parcel in
42 the Westport area. They did receive an offer and it meets the minimum requirement. *Nebeker*
43 *moved to adopt the Resolution and Order and authorize the chair to sign the deed and Thompson*
44 *seconded. Motion carried unanimously with Clement absent.*
45

46 b. Formal categorization of certain county owned properties

1 Duoos said these parcels are recommended to be put up for auction in order to get them on the
2 tax roll. *Nebeker moved to categorize the properties as presented and authorize the chair to sign*
3 *the Resolution and Order and Thompson seconded. Motion carried unanimously with Clement*
4 *absent.*

5
6 c. Approve reappointments to the Ambulance Service Area Advisory Committee
7 Moore said these two folks are currently serving and are interested in serving another term.
8 *Nebeker moved to approve the ASAA Committee's recommendation to reappoint Jill Tillotson*
9 *and Duane Johnson to the Ambulance Service Area Advisory Committee and Sullivan seconded.*
10 *Motion carried unanimously with Clement absent.*

11
12 d. Approval of the IGA with OHA for substance abuse prevention services
13 Greg Engebretson, Juvenile Director, said this is an IGA which has always been included in the
14 IGA with the Oregon Health Authority (OHA). The OHA has restructured and have moved the
15 state monitoring of substance abuse prevention out of Health Policy and Analytics to the Public
16 Health Division, Health Promotion and Chronic Disease Prevention unit. Therefore, a new and
17 separate IGA is required for the financing of these services. The county has used these funds to
18 support a staff position. *Thompson moved to approve the Intergovernmental Agreement with*
19 *Oregon Health Authority for the financing of substance abuse prevention services authorizing*
20 *the County Manager to sign the agreement and all future amendments and Nebeker seconded.*
21 *Motion carried unanimously with Clement absent.*

22 23 **COMMISSIONERS' REPORTS**

24 Lee welcomed Frank Spence who is a newly elected Port Commission President.

25
26 Thompson went to the Pacific North West Economic Region (PNWER) conference. Thompson
27 said the governor's economic development staffer said they should move ahead with cross-
28 laminated timber and they are committed to building housing in the rural parts of Oregon.

29
30 Sullivan teleconferenced to the Northwest Senior & Disability Services (NWSDS) meeting
31 where they approved the contract to provide meals to senior citizens in Warrenton. A new
32 program of Peer Support Telephone Service is now open. It serves qualifying older adults with
33 disabilities. There is also a new Otago Exercise Program which is a fall prevention program. The
34 college will be hosting an Extraordinary Living Conference on September 16th. The Forest Trust
35 Lands Advisory Committee meeting on August 18th is cancelled due to the solar eclipse. Sullivan
36 said fire danger is still a threat in Clatsop County. The Oregon Department of Forestry has spent
37 \$846,700 defending against the Linn County lawsuit up to this date. Sullivan volunteered at the
38 county fair.

39
40 Nebeker no comment.

41
42 Lee attended the Northwest Oregon Housing Authority meeting in Tillamook and visited the
43 newly refurbished Helping Hands Outreach Center. Lee said they received a low offer on the
44 Seaside vacant land. Clatsop Shores will be refinanced so the trust fund will not have to be used
45 and can be used to invest in housing in Clatsop County.

1 **COUNTY MANAGER'S REPORT**

2 Moore said they received the operational costs for the new facility of a county jail so he would
3 like to schedule a work session on September 27th. The architect believes the facility can hold
4 approximately 140 beds. The hard costs would be 8.8M with the soft costs at 11.5M. Moore
5 attended the Cannon Beach City Council meeting and they voted to participate in the housing
6 study. As a result of a ballot measure, the county is getting about a \$45,000 increase for veterans
7 services. This will be coming before the Board in the near future. Sullivan said a topic at the
8 NWSDS meetings are veterans and maybe they can provide some input. Moore said Seaside
9 wants to move forward with their Urban Renewal proposal soon so that will be coming to the
10 Board with staff recommendations.

11
12 **ADJOURNMENT 7:25PM**

13
14 Approved by,

15
16
17
18 _____
Scott Lee, Chairperson

**Clatsop County Board of Commissioners
Regular Meeting
August 23, 2017**

Chair Scott Lee called the meeting to order at 6:00 pm., in the Judge Guy Boyington Building, 857 Commercial Street, Astoria, Oregon. Also present were Commissioners Lisa Clement, Lianne Thompson and Kathleen Sullivan. Sarah Nebeker was excused.

Staff Present:

Cameron Moore	County Manager
Heather Reynolds	County Counsel
Sirpa Duoos	Property Management Specialist
Greg Engebretson	Juvenile Department Director
Teresa Clute	Administrative Services Supervisor

AGENDA APPROVAL

Thompson made and Clement seconded a motion to approve the agenda as presented. Motion carried unanimously with Nebeker absent.

PRESENTATIONS

a. Clatsop Economic Development Resources (CEDR)

Kevin Leahy, Executive Director for CEDR, said their mission is to deliver business-driven economic development services to create, grow and retain Clatsop county businesses. Leahy gave a recap of the 2016 annual and 2017 year to date results. They had 226 clients with 1748 counseling hours. CEDR held 68 training events with 500 attendees. Twelve businesses were started and 109 jobs were created. They have a new Latino advisor with a deep banking background. The Small Business Management Program will run from October 4th to June of 2018. Leahy presented the approved budget of \$271,508 for 2017/18 which includes the county's sponsorship of \$70,000. Other than the Small Business Management Program, all the services are free. The job fair had 71 employers participate with over 700 students attending. There was an adult job seeker portion added. The first annual Clatsop Commercial Fisheries Tour spearheaded by OHSU Extension was a great success. The Clatsop Forestry Economic Development continues to be 30% of our economic base. The Leaders Tour is scheduled for September 12th. CEDR grows partnerships with each city, the county, Col-Pac, Business Oregon and the Regional Solutions team and is also involved with the Arts Council of Clatsop County and initiated an internship program with the five county high schools and Regional ESD. This program is with local employers who give work experience and also showcase career opportunities for the youth. The CEDR Private Sector Membership Initiative continues to grow and currently has 79 private sector partners.

Lee said another commissioner from Eastern Oregon contacted him about the robust economic development Clatsop County has and she was trying to get as much information as she could.

Sullivan said the healthcare need for seniors is growing and it should be addressed. Leahy agreed.

1 b. Clatsop Forestry and Wood Products Economic Development (CFEDC)
2 Leahy serves as the Chair of the CFEDC and introduced Lois Purdue who is the Mill Manager at
3 Hampton Lumber Company. Leahy said the primary goals are to educate the community leaders
4 and the public about the status and importance of the forest sector and to stimulate economic
5 planning efforts. The Annual Leaders Tour is on September 12th. Stream restoration, stream
6 protection and forest management are the topics this year. The economic impact of this sector
7 has 1719 jobs with \$111M in annual payroll. The CFEDC has a booth at the Job and Career Fair
8 along with OHSU Extension and OHSU School of Forestry.

9
10 The forecasted distributions to the county and taxing districts for FY18 are now approximately
11 \$20.2M. The initial FY19 forecasted distributions to the county and taxing districts is
12 approximately \$18.1M.

13
14 Lois Purdue, Hampton Mill Plant Manager, joined the CFEDC to educate the public about the
15 working forests. Hampton Mill provides 145 jobs year round with an average pay of over \$23.00
16 an hour. The mill spends about \$52M in log purchases. They donate time as well as funds to the
17 community and offer an intern program to 18 year olds to learn soft skills, business teachings
18 and get them prepared to take on a full time job. Skilled work force is a challenge. The internship
19 program is a two year program which teaches different jobs in the mill industry. It is more of an
20 educational experience. They are paid entry level wages. Leahy said this internship program is
21 employer driven. The internship goals are community building; leading the pathway of economic
22 development through industry engagement; learn application and interview processes; develop
23 work ethic; and technical skills.

24 25 **BUSINESS FROM THE PUBLIC**

26 Mary Eng, 1508 Exchange Ave., Astoria. Eng said she filmed the confederate flag that was in the
27 recent Regatta Parade. Eng wants to apologize to anyone that was offended and wants the county
28 to be a safe haven for all people and feels the flag is associated with hate crimes. Eng wants to
29 send a message of diversity and support.

30 31 **CONSENT CALENDAR**

32 *Thompson made and Clement seconded a motion to approve the consent calendar. Motion*
33 *carried unanimously with Nebeker absent.*

- 34 a. Board of Commissioners Work Session Minutes 7-26-17 {Page 27}
35 b. Board of Commissioners Regular Meeting Minutes 7-26-17. {Page 29}
36 c. Purchase of 2018 Ford F150 Pickup {Page 37}
37 d. 2017-2019 Justice Reinvestment Grant Proposal, Request Letter of Support {Page 45}
38 e. 2017-2019 IGA with Oregon Department of Wildlife..... {Page 49}

39 40 **PUBLIC HEARINGS**

41 a. Transfer of mineral rights to the surface owner of property
42 Sirpa Duoos, Property Management Specialist, said the county retained the mineral rights in
43 1961 on this property. The property has gone through several owners and the current owners
44 contacted the county in hopes of purchasing the mineral rights to clear the title for a proposed
45 sale. The required notice of this hearing was published in The Daily Astorian four times as
46 required. Staff obtained a valuation of the mineral rights from Horning Geosciences and the

1 report concluded that there is no mineral resource value under present or reasonable future
2 conditions. The prospective purchaser made a deposit with the county to offset the costs.

3
4 Lee asked for public testimony. No public testimony. Lee closed the public hearing.

5
6 *Thompson moved that the Board approve the transfer of the mineral rights by adopting the*
7 *Resolution & Order, and authorize the Chair to sign the quitclaim deed and Clement seconded.*
8 *Motion carried unanimously with Nebeker excused.*

9
10 **BUSINESS AGENDA**

11 a. Notice of county land sale

12 Duoos is requesting approval of surplus county land sale, set the minimum bids and sale date and
13 direct staff to publish notice of the county land sale. This includes four different parcels. The
14 public auction is scheduled for September 19th. All properties are sold as is and for cash
15 payments.

16
17 *Thompson moved to adopt the Resolution and Order as presented approving the minimum bids,*
18 *setting sale date and authorizing the Chair to sign and Clement seconded. Motion carried*
19 *unanimously with Nebeker excused.*

20
21 b. 2017-2019 IGA with Oregon Department of Education, Youth Development Division
22 Greg Engebretson, Juvenile Department Director, addressed the Board asking for the
23 authorization of the 2017-19 Intergovernmental Agreement with the Oregon Department of
24 Education, Youth Development Division for juvenile crime prevention funding. The county will
25 receive up to \$45,000 during the 2017-2019 biennium to provide juvenile crime prevention
26 services. The Juvenile Department has used these funds for a skill building group for local foster
27 high-risk children. They have targeted children who had not made it to the Juvenile Department
28 but were identified as high risk to get there. Last year and the plan for this year is to continue a
29 girls circle at the middle schools in hopes to prevent them from entering the juvenile system.
30 Engebretson said they are trying to do prevention with the monies they receive. Thompson asked
31 if anyone was dealing with the LGBTQ kids. Engebretson said maybe some of the larger
32 counties are narrowing down those services.

33
34 *Thompson moved to approve the 2017-2019 Intergovernmental Agreement (#11087) with the*
35 *Oregon Department of Education, Youth Development Division, for the juvenile crime*
36 *prevention funding and authorize the County Manager to sign any subsequent amendments and*
37 *Sullivan seconded. Motion carried unanimously with Nebeker excused.*

38
39 c. Purchase of two 2018 Peterbilt Dump Trucks

40 Teresa Clute, Administrative Services Supervisor, is asking for approval of two 2018 Peterbilt
41 Dump Trucks which was budgeted at \$280,000 and the cost of these two dump trucks is
42 \$252,132. Clute said they compared several truck manufacturers and have chosen to stay with
43 Peterbilt. The current trucks are 19 years old and will be declared surplus. Sullivan asked what
44 the life expectancy is and Clute said approximate 20 years.

1 *Thompson moved to approve the purchase of two 2018 Peterbilt Dump Trucks from DSU*
2 *Peterbilt and to declare surplus #230 and #232 Peterbilt Dump Trucks and Clement seconded.*
3 *Motion carried unanimously with Nebeker excused.*

4
5 d. Purchase of Tractor Mower

6 Clute is asking for approval to purchase a 2017 Kubota Tractor with Tiger Mower Attachment
7 which was included in the budget. It is used to maintain the vegetation in county right of ways all
8 year round. These require a lot of maintenance and this would replace a 15 year old tractor.
9 The purchase price includes trading in the current tractor.

10
11 *Thompson moved to approve the purchase of the 2017 Kubota tractor from Jennings Equipment*
12 *Company and the Tiger mowing attachment from Case Power & Equipment and declare surplus*
13 *the #253 Case Tractor Mower and Clement seconded. Motion carried unanimously with Nebeker*
14 *excused.*

15
16 **COMMISSIONERS' REPORTS**

17 Thompson said the Association of Oregon Counties (AOC) Legislative Committee had a retreat
18 to set their priorities. Housing was the number one priority so they are talking about hosting a
19 housing summit.

20
21 Sullivan sent a letter to Senator Merkley, Senator Wyden and Congresswoman Bonamici's office
22 asking for their support of the Oregon Department of Forestry grant request to the U.S. Fish and
23 Wildlife Service to begin a habitat conservation plan. Sullivan is hoping the Justice
24 Reinvestment Grant will be successful.

25
26 Clement said the county fair went well. Parking was changed this year so there were some
27 challenges. After the first day, they simplified it so things went much smoother. Another
28 challenge was the traffic the night of the Montgomery Gentry concert. The auction was less
29 attended which could be from the time change which was more challenging for the kids who
30 showed at the end. The judges were impressed with the quality of the fair.

31
32 Lee no report.

33
34 **COUNTY MANAGER'S REPORT**

35 Moore said he will be bringing an MOU with the surrounding cities to the Board to conduct a
36 housing study. Moore said there will be a work session at the next meeting on the budget process
37 and at the September 27th meeting there will be a work session on the new jail proposal. Moore
38 will be getting Dan Gaffney to return with an update on the Preschool Feasibility Study.

39
40 **ADJOURNMENT 7:12pm**

41
42 Approved by,

43
44
45 _____
46 Scott Lee, Chairperson

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: Appointment of a Planning Commissioner

Category: Business Agenda

Prepared By: Will Caplinger, Planning Manager

Presented By: Will Caplinger, Planning Manager

Issue before the Commission: The appointment of one Planning Commissioner.

Informational Summary: Policy 1 of the Goal 1 element of the Comprehensive Plan identifies the Planning Commission as the “Committee for Citizen Involvement” for land use matters:

“The Planning Commission shall strive to represent a cross section of affected citizens in all phases of the planning process. As an appropriate component, five Planning Commission members shall be representatives of the six designated geographic areas (with a seven member Commission, one area may have two members). No more than two Planning Commission members may reside within incorporated cities. Each member of the Planning Commission shall be selected by an open, well-publicized, public process by the Board of Commissioners.”

Article III, Sections 1-4, of the Planning Commission Bylaws establishes the criteria for membership:

1. The Planning Commission shall consist of seven (7) members appointed by and serving at the pleasure of the Board of Clatsop County Commissioners, each to serve for a term of four years or until their respective successors are appointed.
2. The members of the Planning Commission shall be residents of the County and no more than two (2) shall reside inside incorporated cities; the remaining members shall be residents of the various geographic areas of the County.
3. Members of the Planning Commission shall serve without compensation other than reimbursement for duly authorized expense.
4. No more than two voting members shall be engaged principally in the buying, selling, or developing of real estate for profit, as individuals, or be members of any partnership of officers or employees of any corporation that is engaged principally in the buying, selling, or developing of real estate for profit. No more than two voting members shall be engaged in the same kind of occupation, business, trade or profession.

The Planning Commission consisted of a full complement of seven members until Commissioner Bill Cook resigned on June 22, 2017. Section 7 of the Bylaws states that, "Any vacancy on the Planning Commission shall be filled by the Board of Clatsop County Commissioners for the unexpired term." Hence, if the Board appoints an applicant to replace Bill Cook, the appointee's term will expire on June 30, 2020.

The Planning Commission currently has two members who reside in incorporated cities, Chris Farrar of Astoria and Robin Risley of Cannon Beach. In order to be consistent with the Comprehensive Plan Policies and the Commission By-Laws, the successor appointed to Bill Cook's position should reside in the unincorporated county. Additionally, Policy 1 of the Goal 1 element allows two commissioners to reside in the same one of the six designated geographic areas. Bill Cook was one of two commissioners residing within Area 3, Lewis & Clark/Olney-Wallooskee.

The county's advertisement for new applicants did not result in any new applicants; but two persons who had applied for vacancies that occurred in 2016 expressed interest. One of the applicants, George McCartin, resides within an incorporated city. The other applicant, Jacqueline Pressly, lives in unincorporated Area 3.

Fiscal Impact: None.

Options to Consider:

1. Appoint one applicant who resides in an unincorporated area to the Planning Commission.
2. Do not appoint an applicant to the Planning Commission and instruct staff to continue recruitment.

Staff Recommendation: Option #1

Recommended Motion:

"I move to appoint _____ to the Clatsop County Planning Commission to fill a four year term that ends on June 30, 2020."

Attachments: A. Application of George McCartin
B. Application of Jacqueline Pressly

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: June 7, 2016

George McCartin

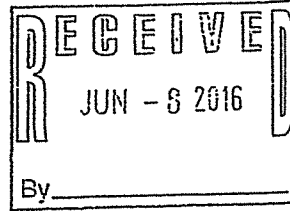
Name

490 Franklin Ave.

Mailing Address

Astoria OR 97103-4435

City



Street Address: same as above

Email: george@takelma.com

Home Telephone: 503-338-3304

Other Telephone: 503-338-3304

work cell phone)

Current Occupation: Property Manager

Years Resident of County: 9

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Planning Commission

2. _____

3. _____

Background (Relevant education, training, experience, etc.):

University of Louvain, Belgium, M.A. (Edu)

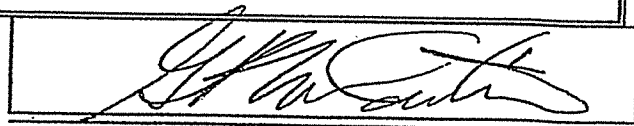
Golden Gate University, School of Law, J.D.

For over 12 years I represented applicants in various applications on land use issues covered by the Jackson County and State of Oregon Comprehensive Plans and related ordinances. This included representation at the administrative level and on appeals to the hearing officer. I represented individuals in the urban area as well as in rural situations.. My current work as a property manager, involves the same representation both in Oregon and California.

Please complete other side

Describe your interest in serving on this Board, Committee or Commission:

My time is available to serve on the Planning Commission. My education and experience is relevant to the position. Therefore, I would offer my service to the people of Clatsop County for this purpose.



Signature

Return Form To: County Manager's Office
800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: June 1, 2016

Jacqueline K Pressly

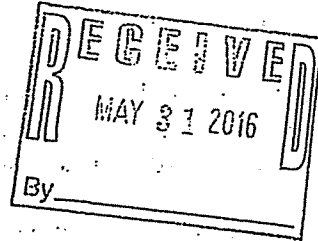
Name

88619 Lewis and Clark Road

Mailing Address

Astoria

City



Street Address: 88619 Lewis and Clark Road

Email: prjacque@gmail.com

Home Telephone: 503-325-2772

Other Telephone: 303-941-0206

work cell phone)

Current Occupation: Owner of All Critters Pet Sitter, President of Angels For Sara Sanctuary

Years Resident of County: 5

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

- 1. Full term July 2015- June 2019 *Planning*
- 2. Full term July 2015 - June 2019
- 3. Vacant Seat ends June 2018

Background (Relevant education, training, experience, etc.):

I have an Associates in Executive Office Admin with a Minor in Legal Secretary 1995
 I am currently working on my certification as a Professional Pet Sitter
 Certified Business to Government Specialist 2008
 Professional Sign Making 2007
 Insurance and Securities School of Colorado 2006
 Medical Insurance Billing and Coding 2002
 Records and Information Management 2002
 MTA Truck Driving 1995

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

I moved here from Colorado 5 years ago and I fell in love with this area. I am proud of what it stands for and represents. I would love to be able to give back to the county by taking part in the planning and growth.

I worked for almost 12 years in municipal government working for small towns and have served on several boards. I know how meetings work and how very important it is having the right people serving on the board. It is a position to be taken very seriously and to take the time to study and know what is being presented before them. It is a place where one needs to listen and get all the facts, and then find a way to balance the different interests that are being presented.


Signature

Return Form To: County Manager's Office
800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

August 23, 2017

Issue/Agenda Title: 2017-2018 Veterans Service Contract

Category: Business Agenda

Prepared By: Theresa Dursse, Executive Assistant – Clerk of the Board

Presented By: Cameron Moore, County Manager

Issue before the Commission: Approve the FY 2017-2018 Veterans Services Agreement

Informational Summary: The Veterans Service Officer (VSO) provides aid and assistance to any veteran, the spouse or dependents of the veteran residing within Clatsop County.

Fiscal Impact: The Veterans Service contract is in the FY 2017-18 adopted budget in Dues and Special Assessments in the amount of \$70,500. The contract is funded by the Oregon Department of Veteran's Affairs (ODVA) in the amount of \$95,662. This is a significant increase with the passing of Ballot Measure 96. Oregon is making historic investments in local and statewide veteran services. The state has doubled the current service level funding to the counties for the Veteran's Service Officers. The legislative intent with this funding is that it expands and enhances the local resources that counties already invest in their Veteran Services Offices. After several meetings with Luke Thomas, Veterans Services Officer, it was determined to use the additional funds to hire an assistant to help with making appointments and phone calls which should free up Luke's time to see more veterans. The county's portion is \$20,486. Mr. Thomas has submitted an annual budget of \$116,148.

Options to Consider:

1. Approve the VSO contract
2. Do not approve the agreement

Staff Recommendation: Option #1

Recommended Motion: *"I move to approve the 2017-18 Veterans' Service Agreement and authorize the County Manager to sign following the contract review process."*

Attachment List:

- A. VSO contract
- B. VSO annual budget



CLATSOP COUNTY, OREGON
800 Exchange Street, Suite 410
Astoria, Oregon 97103
An Equal Opportunity Employer

Contract No. _____

PERSONAL/PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is by and between Clatsop County ("County") and Luke H. Thomas ("Contractor"). Whereas County has need of the services which Contractor has agreed to provide; NOW THEREFORE, in consideration of the sum not to exceed \$116,148 to be paid to Contractor by County. Contractor agrees to perform between **July 1, 2017 and June 30, 2018**, inclusive, the following specific personal and/or professional services:

Contractor agrees to act as County Veteran Service Officer, Providing assistance to veterans and their dependants residing in Clatsop County as follows:

- A. Provide aid and assistance to any veteran, the spouse or dependents of the veteran residing within Clatsop County, in applying for all benefits and aid to which they are entitled by federal, state or local laws, rules and regulations including:
1. Counseling clients to determine basic eligibility for benefits;
 2. Assisting in the preparation of applications for benefits;
 3. Referring clients to other sources of aid and assistance including employment opportunities as appropriate;
 4. Maintaining accuracy of records of persons served and type of assistance provided, with records to be stored by County;
 5. Providing out of office assistance to persons unable to travel to the office for reasons of age or infirmity;
 6. Counseling and claims assistance to hospitals, nursing homes and other agencies serving veterans;
 7. Increasing public awareness of benefit and employment services available to veterans and veterans' dependents through advertisement and promotion of local program services;
 8. Coordinate with the DAV/North Coast Disabled Veterans Medical Transportation Service, to arrange transportation for veterans and dependents that lack transportation to facilities;
 9. Prepare and submit written quarterly reports to the County and Department of Veterans Affairs describing the services provided to veterans and their spouses or dependents and complete and submit to the County a detail of activities and expenditures using the Oregon Department of Veteran's Affairs Quarterly Report of Activities form; and

10. Process telephone calls, mail and assist veterans and their dependents with a variety of functions, including but not limited to loan applications, appeals, interviews, mail, power of attorney, etc.

B. Attend two training conferences each year and any other training that is required by the Oregon Department of Veterans Affairs.

Payment Terms: Subject to availability of funds, County shall provide quarterly payments in the amount of \$17,418.00 to Contractor upon receipt of payment from the State of Oregon Department of Veteran's Affairs (State), for rendering the services listed in this Contract. Contractor shall not expend funds on the delivery of a service in excess of the amount reasonable and necessary to provide quality service. Funds may only be used for the delivery of required services, in the amount established for that service. The amount of these quarterly payments will be the amount received by County from State. County will not pay unless and until funds are received from State. The maximum total amount of funds to be paid to Contractor for the period of this Contract shall not exceed the Amount County receives from State. Contractor acknowledges that Contractor's completion of State required reports is a prerequisite for payment of funds and State will not pay unless such reports are timely filed.

1. **COMPLETE AGREEMENT.** This Agreement contains the entire understanding of the parties and supersedes all prior agreements, oral or written, and all other communication between the parties relating to the subject matter of this Agreement.

2. **WRITTEN NOTICE.** Any notice of termination or other communication having a material effect on this Agreement shall be served by U.S. Mail on the signatories listed.

3. **GOVERNING LAW/VENUE.** This Agreement shall be governed by the laws of the State of Oregon. Any action commenced in connection with this Agreement shall be in the Circuit Court of Clatsop County. The prevailing party shall be entitled to reasonable attorney fees and costs, including an appeal. All rights and remedies of County shall be cumulative and may be exercised successively or concurrently. The foregoing is without limitation to or waiver of any other rights or remedies of County according to law.

4. **COMPLIANCE.** Contractor shall comply with all applicable Federal, State, and local laws, rules and regulations. All provisions of ORS 279B.220-235 (Public Contracts and Purchasing) are incorporated herein to the extent applicable to personal/professional service agreements. Specifically, Contractor shall:

- a. Promptly pay, as due, all persons supplying labor and material for the prosecution of the work provided of in such contract. If Contractor fails to pay any such claim, County may pay the claim and charge the payment against the funds due Contractor, pursuant to ORS 279B.220;
- b. Pay any required contributions due the Industrial Accident Fund incurred in the performance of the contract;
- c. Not permit any lien or claim to be filed or prosecuted against County, on account of any labor or material furnished by Contractor;
- d. Pay the Department of Revenue all sums withheld from employees pursuant to ORS 316.167;
- e. Not employ any person more than 10 hours a day, or 40 hours a week, unless permitted under ORS 279B.235, and any employee working over 40 hours per week shall be paid overtime as provided in ORS 279B.235.
- f. Pay promptly, as due, any payment for medical surgical or hospital care furnished to employees of Contractor, pursuant to ORS 279B.230.
- g. If Contractor is a subject employer, Contractor will comply with ORS 656.017.

5. **JUDICIAL RULINGS.** If any provision of this-as applied to either party or to any circumstances shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Agreement or the validity of enforceability of the Agreement.

6. **INDEPENDENT CONTRACTOR.** Contractor, in carrying out the services to be provided under this Agreement, is acting as an "independent contractor" and is not an employee of County, and as such accepts full

responsibility for taxes or other obligations associated with payment for services under this Agreement. As an "independent contractor", Contractor will not receive any benefits normally accruing to County employees unless required by applicable law. Furthermore, Contractor is free to contract with other parties, on other matters, for the duration of this Agreement.

7. **INDEMNIFICATION.** Contractor shall save harmless, indemnify, and defend County for any and all claims, damages, losses and expenses including but not limited to reasonable attorney's fees arising out of or resulting from Contractor's performance of or failure to perform the obligations of this Agreement to the extent same are caused by the negligence or misconduct of Contractor or its employees or agents.

8. **INSURANCE.** Contractor shall purchase and maintain at Contractor's expense, Comprehensive General Liability, Automobile Liability, and Professional Liability insurance. This insurance is to provide separate coverage for each of the required types of insurance at a minimum of \$500,000 for property damage and minimum of \$650,000 per person for bodily injury and no less than \$1,300,000 for each occurrence. In addition, all such insurance, with the exception of Professional Liability, shall name County, its Commissioners, employees and agents, as an **Additional Insured**. A copy of the policy or certificate of insurance acceptable to County shall be submitted to County. Some, or all, of the required insurance may be waived or modified if approved by County's counsel as follows:

_____ (approved by County Counsel) _____ (Contractor's Initials) _____

9. **WORKER'S COMPENSATION.** Contractor shall comply with ORS 656.017 for all employees who work in the State of Oregon. If Contractor hires employees, he or she shall provide County with certification of Worker's Compensation Insurance, with employer's liability in the minimum of \$100,000.

10. **NONDISCRIMINATION.** No person shall be subjected to discrimination in receipt of the benefits of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, marital status, age or national origin. Any violation of this provision shall be considered a material violation of this Agreement and shall be grounds for cancellation, termination or suspension in whole or in part by County.

11. **TERMINATION OF AGREEMENT.** This Agreement may be terminated under the following conditions:

- a. By written mutual agreement of both parties. Termination under this provision may be immediate.
- b. Upon fifteen (15) calendar day's written notice by either Party to the other of intent to terminate.
- c. Immediately on breach of the contract.

12. **SUBCONTRACTING/NONASSIGNMENT.** No portion of this Agreement may be contracted to assigned to any other individual, firm, or entity without the express and prior approval of County.

13. **SURVIVAL.** The terms, conditions, representations and all warranties contained in this Agreement shall survive the termination or expiration of this Agreement.

14. **FUNDING.** In the event the Board of Commissioners of County reduces, changes, eliminates, or otherwise modifies the funding for any of the services identified, Contractor agrees to abide by any such decision including termination of service.

15. **STANDARD OF SERVICES AND WARRANTY.** Contractor agrees to perform its services with that standard of care, skill and diligence normally provided by a professional individual in the performance of similar services. It is understood that Contractor must perform the services based in part on information furnished by County and that Contractor shall be entitled to rely on such information. However, Contractor is given notice that County will be relying on the accuracy, competence and completeness of Contractor's services in utilizing the results of such services. Contractor warrants that the recommendations, guidance and performance of any person assigned under this Agreement shall be in accordance with professional standards and the requirements of this Agreement.

16. **COUNTY PRIORITIES.** Contractor shall comply promptly with any requests by County relating to the emphasis or relative emphasis to be placed on various aspects of the work or to such other matters pertaining to said work.

17. **OWNERSHIP AND USE OF DOCUMENTS.** All documents, or other material submitted to County by Contractor shall become the sole and exclusive property of County. All material prepared by Contractor under this Agreement may be subject to Oregon's Public Records Laws.

18. **TAX COMPLIANCE CERTIFICATION.** Contractor hereby certifies, under penalty of perjury, as provided in ORS 305.385(6), that to the best of Contractor's knowledge, Contractor is not in violation of any of the tax laws described in ORS 305.380(4).

This Agreement will not be effective until approved by the County Manager.

FOR COUNTY:

FOR CONTRACTOR:

Cameron Moore
County Manager

Date

Luke H. Thomas
Contractor

Date

1319 Bailey Ln
Gearhart, OR 97138

Social Security No. or
Tax Identification Number: _____

August 24, 2017

Luke H. Thomas
County Veterans Service Officer
PO BOX 2204
Gearhart, OR.97138
(503)791-9983

Clatsop County Veterans Services Budget Fiscal Year 2018

An estimated annual total fee for services is not to exceed \$116,148.00

Budget Items

Auto Mileage/Service	\$6,000.00
Computers/Scanner/Printer/Office Supplies	\$2,600.00
Phones/Internet	\$2,400.00
Training/Meetings/Outreach	\$3,500.00
Business Insurance	\$550.00
Data Base Program	\$900.00
License	\$50.00
PO Box rental / Postage	\$200.00
Taxes	\$24,000.00
Labor	\$75,948.00
TOTAL	\$116,148.00



Luke H. Thomas CVSO Aug 24, 2017

August 24,2017

Luke H. Thomas CVSO
PO Box 2204
Gearhart, OR. 97138
503-791-9983

As the Clatsop County Veterans Service Officer, some of my intentions for NEW Revenue in 2017-2018 will be as follows:

- 1) Meeting with veterans five days a week instead of only three days a week. Locations will be Mon. (NEW), Tues.,Wed at Clatsop Community College in Astoria, Thursday "NEW" American Legion in Seaside and Friday, Seaside Public Library. This increase will expedite appointments and claims as well as see more veterans.
- 2) Hiring an Administrative Assistant to answer emails and phone calls. This will include scheduling appointments for claimants or veterans and meetings with other organizations. This position will free up more time for the VSO to meet with more veterans.
- 3) Adding an extra business phone for Adm. assistant.
- 4) Adding an extra computer for Adm. assistant.
- 5) Adding extra data base access for Adm. assistant.



Luke H. Thomas CVSO · August 24, 2017

**Board of Commissioners
Clatsop County**

Agenda Item # 7-c

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: Consider approving two partition plats in the North Coast Business Park

Category: Business Agenda

Prepared By: Vance Swenson, County Surveyor

Presented By: Vance Swenson, County Surveyor

Issue before the Commission: Authorize two partition plats to be prepared for the North Coast Business Park property.

Informational Summary: Clatsop County has placed the North Coast Business Park into the Clatsop Enterprise zone and intends to develop it into general industrial tracts. Because the future potential occupants have unknown size and shape requirements, the county is using an approach to land division that will allow for flexibility in the creation of future desired parcel sizes and shapes. A partition plat of the entire NCBP creating three parcels was created in the 2016 calendar year. For the 2017 calendar year, two partition plats are being proposed to create large parcels of a shape and location that act as the general framework for future refined partition parcels. One of the proposed partitions further divides Parcel 1 of the 2016 partition into two new parcels. The other proposed partition further divides Parcel 3 of the 2016 partition into three new parcels. The Sheriff's Office is located on one of the new proposed parcels. All of the other proposed parcels are vacant land with no immediate improvements scheduled.

Fiscal Impact: The City of Warrenton partition review fee is $\$450 \times 2 = \900 . The other fiscal impact is county staff time to complete the two partition plats.

Options to Consider:

1. Approve the creation of the two new partition plats and authorize the Chair to sign the plat declarations and any documents related to the partition plats.
2. Do not approve and direct staff to make changes to the plats
3. Do not approve the creation of the plats

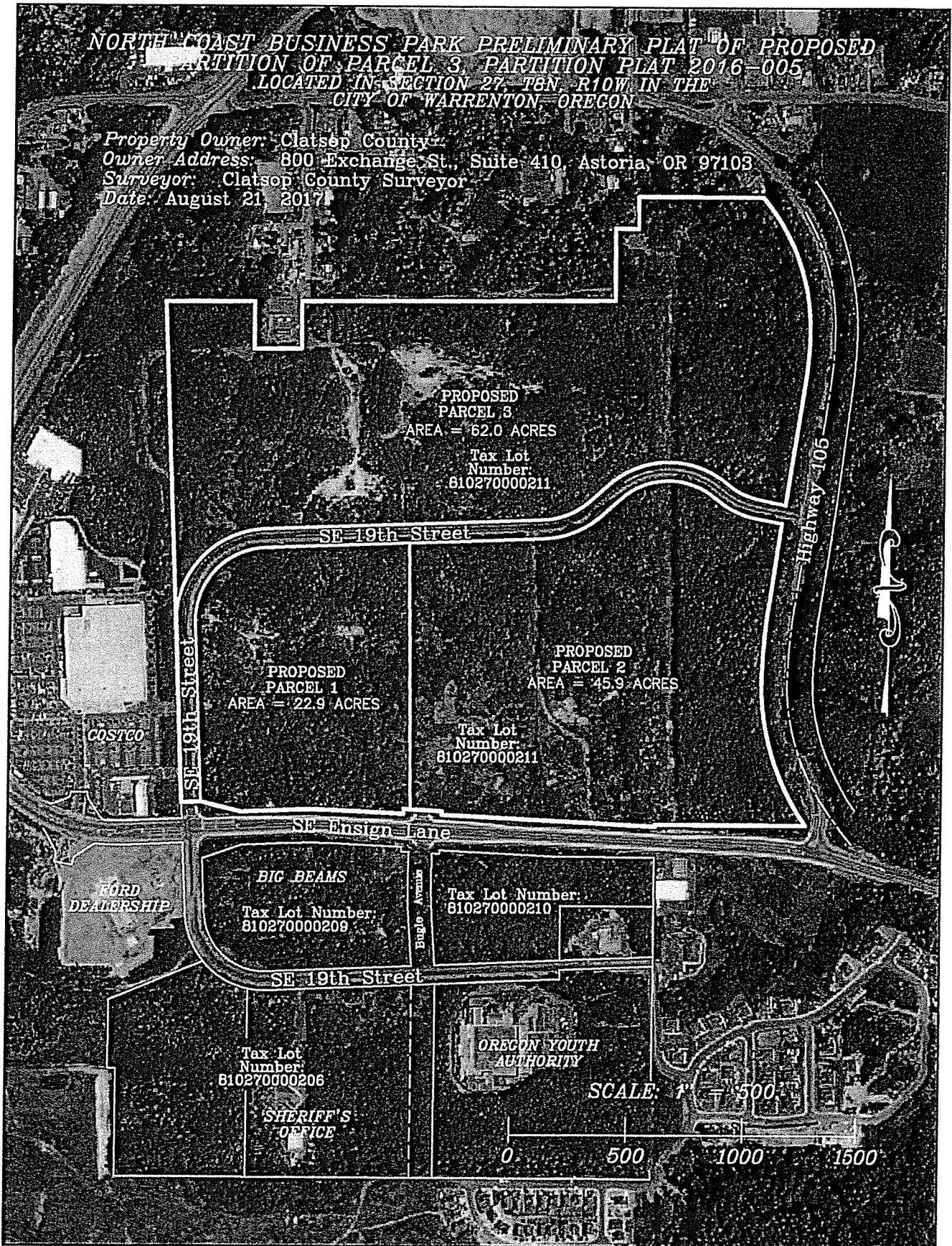
Staff Recommendation: Option #1

Recommended Motion: *"I move to approve the creation of two partition plats in the North Coast Business Park and authorize the Chair to sign the final plat declarations and any documents related to the partition plats."*

Attachment List:

- A. Exhibit Map of Proposed Partition of Parcel 3, Partition Plat No. 2016-005
- B. Exhibit Map of Proposed Partition of Parcel 1, Partition Plat No. 2016-005





**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: Consider authorizing a petition to the City of Warrenton to vacate old unused and unwanted street rights of way in the North Coast Business Park

Category: Business Agenda

Prepared By: Vance Swenson, County Surveyor

Presented By: Vance Swenson, County Surveyor

Issue before the Commission: Petition the City of Warrenton to vacate portions of old unused streets in the North Coast Business Park.

Informational Summary: The North Coast Business Park property overlays portions of two older subdivision plats; Warrenton Park and Portsmouth Addition to Warrenton. The NCBP has been replatted in several partition plats in the last few decades. By action of the law, these partition plats vacated the lots and blocks in the older subdivision plats, but per ORS 92.185, a replat alone can't vacate public streets. Therefore, the unused and unwanted street rights of way from the old subdivisions remain. These streets have no actual roadways on them. Because the areas within the NCBP affected by the old streets are now being planned for future development, it is time to eliminate them by the vacation process. Since the Warrenton City Commission represents the public and administers street vacations within its city limits, Clatsop County needs to petition the City of Warrenton to vacate these old streets. Vacating these old streets will clean up the remaining parcels in the NCBP and allow for their future development, which will ultimately include the creation of new street rights of way and physical roads at our desired locations.

Fiscal Impact: The City of Warrenton vacation fee is \$800. The other fiscal impact is county staff time to prepare the vacation petition and descriptions of the rights of way to be vacated.

Options to Consider:

1. Authorize the Clatsop County Public Works Director to petition the City of Warrenton to vacate old street rights of way within the North Coast Business Park.
2. Delay the petition for the vacation.
3. Do not authorize the Public Works Director to petition for the vacation.

Staff Recommendation: Option #1

1. **Recommended Motion:** *I move to authorize the Clatsop County Public Works Director to petition the City of Warrenton to vacate those old street rights of way within the North Coast Business Park as described in the attached legal description.*

Attachment List:

- "A" Petition for Vacation of Public Rights of Way
- "B" Maps of area of proposed vacation
- "C" Description of proposed vacation

RIGHT OF WAY VACATION
Street Vacation Check List

DISCLAIMER: Completion of this application does not constitute approval of the street vacation. The ultimate decision will be made by the Warrenton City Commission.

To help facilitate the street vacation process, you must complete the steps below in the order presented.

- I have read the "Vacating A Street" brochure.
- I have called and spoken to ELIZEN YSTAD at Clatsop County's Cartography Department (503/ 325-8522) to see who will own the right-of-way area after the vacation is completed. (In most cases the vacated area is split down the middle and reverts back to the adjacent property owner.) Please list who receives property: SINCE ALL OF THE STREETS ARE ENTIRELY WITHIN THE COUNTY-OWNED NORTH COAST BUSINESS PARK, CLATSOP COUNTY WILL OWN ALL OF THE AREA AFTER THE VACATION.
- I have talked with all owners of the properties that abut all sides and corners of the portion of right-of-way to be vacated and they will support the vacation request (objecting property owners will complicate or stop the process).
- I have contacted private utilities to determine if the companies will support the vacation, with or without special conditions. To ensure that you have a complete understanding of affected utilities, a utility locate should be requested by calling: 800/ 332-2344.

SIGN TO CONFIRM:

I have completed all of the above _____
Signature Date

After you have done all of the above and it appears that a right-of-way vacation may be feasible, a written right-of-way vacation petition (attached) and a Six Hundred Dollar (\$600.00) application fee is required. If multiple streets are involved, or it affects multiple lots, a land use review by the Planning Department and Planning Commission is required. The petition fee is Eight Hundred Dollars (\$800) when it's required to go before the Planning Commission.

Upon receipt of this checklist, the petition, the required fee and all necessary signatures, (see ORS 271.080 – attached), the City Recorder shall review the petition. If petition is deemed incomplete, it will be returned to the petitioner for additional signatures or other required information. If required percentages of consent is confirmed, the matter will be placed on the City Commission's Agenda to consider setting a public hearing or referred to the Planning Commission, if required. Please allow four weeks for the review of the petition.

Street Vacation Check List

Page Two (2)

Send the petition along with the petition fee in the form of a check made out to the City of Warrenton and a signed copy of this checklist to:

Mail Form To:
City Recorder
City of Warrenton
P.O. Box 250
Warrenton, OR 97146

or

Deliver Form in Person To:
City Recorder
City of Warrenton
225 S. Main Street
Warrenton, OR 97146

If you have additional questions about the street vacation process, please contact Linda Engbretson, at 503/ 861-0823 or at cityrecorder@ci.warrenton.or.us.

STREET VACATION PETITION
City of Warrenton

Fee: \$600.00

<u>Petitioner</u>	<u>Petitioner's Representative</u>
<p>Name: <i>CLATSOP COUNTY</i></p> <p>Mailing Address: <i>1100 OLNEY AVENUE ASTORIA, OR 97103</i></p> <p>Phone Number: <i>503-325-8631</i></p> <p>Email Address: <i>M.SUMMERS@CO.CLATSOP.OR.US</i></p>	<p>Name: <i>MICHAEL SUMMERS (PUBLIC WORKS DIRECTOR)</i></p> <p>Mailing Address: <i>1100 OLNEY AVENUE ASTORIA, OR 97103</i></p> <p>Phone Number: <i>503-325-8631</i></p> <p>Email Address:</p>
<p>1. A description of the right-of-way area to be vacated. <i>(Don't forget to include a map highlighting the area. A survey or professionally developed legal description is required).</i></p> <p style="text-align: center;"><i>SEE ATTACHED LEGAL DESCRIPTION AND ACCOMPANYING MAPS.</i></p>	
<p>2. Reason for the Vacation Request. <i>(Advise if any buildings/structures will be in the area to be vacated).</i></p> <p style="text-align: center;"><i>SEE ATTACHED PAGE.</i></p> <p style="text-align: center; margin-top: 20px;">Note: If additional room is necessary, please attach extra pages.</p>	
<p>3. Required affidavits.</p> <ul style="list-style-type: none">a. <u>100%</u> of abutting property owners.b. Two-thirds in area of real property affected by proposal. Refer to <i>ORS Chapter 271</i> (attached).c. List of all abutting and affected property owners, mailing addresses, and corresponding square footage of property owned.	

Petitioner

Date

Return To:

City of Warrenton
P.O. Box 250
225 S. Main Street
Warrenton, OR 97146

For Questions – Contact:

Linda Engbretson, City Recorder
Phone: 503/ 861-0823
Email: cityrecorder@ci.warrenton.or.us

AFFIDAVIT

STATE OF OREGON)
COUNTY OF CLATSOP)

CLATSOP COUNTY

being the owners of the following real property: PARCELS 1, 2 & 3
OF PARTITION PLAT 2016-005, CLATSOP
COUNTY PLAT RECORDS.

as a basis of the petition from CLATSOP COUNTY
REPRESENTING 100% OF ADJOINING OWNERS,

do hereby consent to the vacation of a portion of WARRENTON PARK
AND PORTSMOUTH ADDITION TO WARRENTON

as described: - SEE ATTACHED LEGAL DESCRIPTION.

Signature: _____ Date: _____

Signature: _____ Date: _____

On this _____ day of _____, 20____, personally appeared before me, a
notary public in and for the State of Oregon, the within named _____

_____ acknowledged the following instrument to be _____
voluntary act and deed.

Notary Public for Oregon

My commission expires: _____

Warrenton Park and Portsmouth Addition to Warrenton Vacation Request

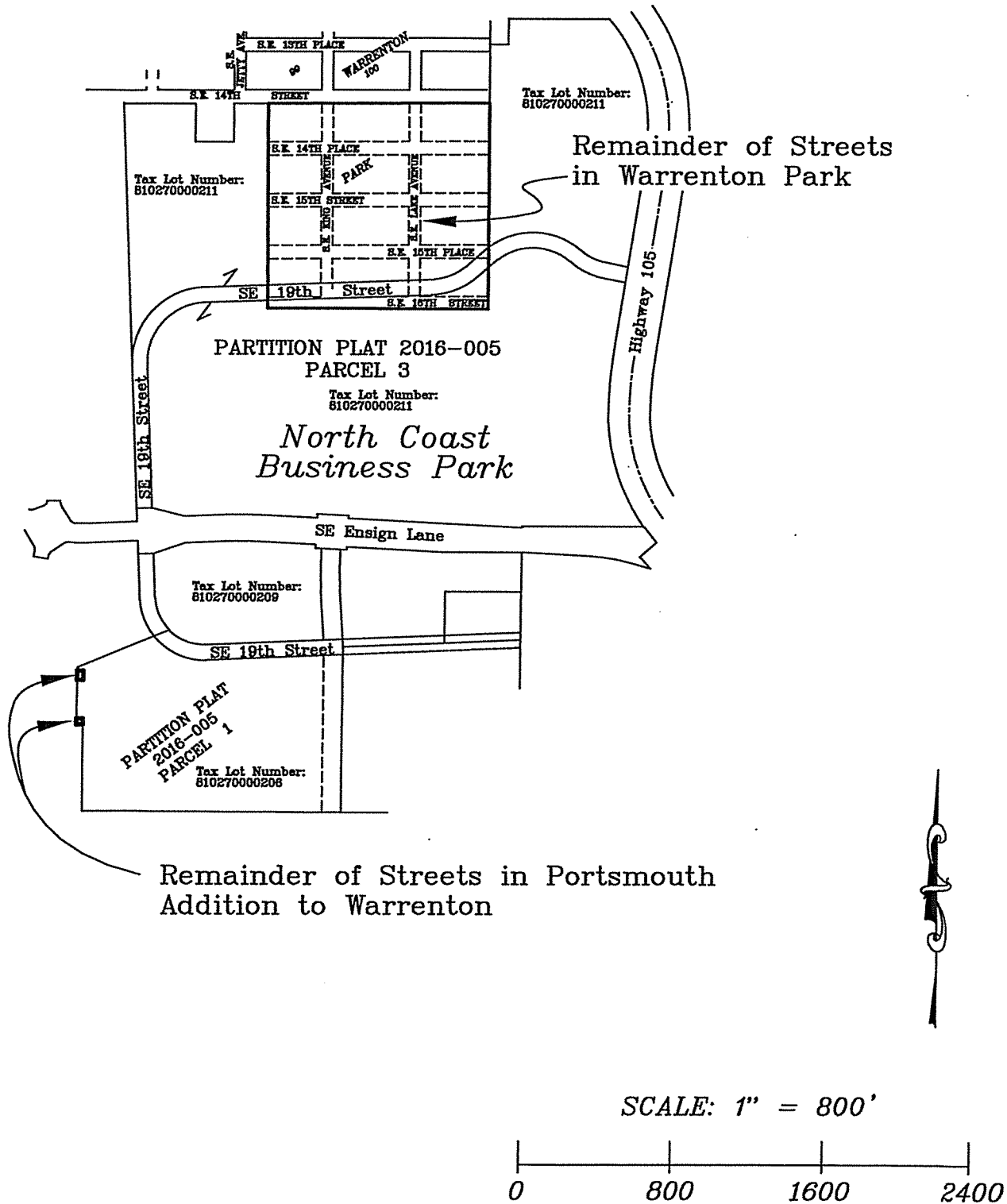
Reason for Vacation Request:

The streets requested to be vacated are within the boundaries of Clatsop County's North Coast Business Park. The NCBP was partitioned in 2006 on partition plat 2006-033. By action of the law, that partition plat eliminated the Warrenton Park and Portsmouth Addition lots and blocks with its boundaries, but also per law, could not eliminate public streets. Therefore, the streets remain within the boundaries of the NCBP. It is unlikely the streets were ever built, and since the area was cleared for a potential aluminum plant in the 1960's no physical roads exist on them. Clatsop County desires the streets to be vacated, as they are not in a practical location and prevent proper development of the North Coast Business Park.

EXHIBIT SHOWING WARRENTON PARK AND PORTSMOUTH ADDITION STREETS AND AVENUES TO BE VACATED

LOCATED IN SECTION 27, T8N, R10W IN THE
CITY OF WARRENTON, OREGON

Property Owner: Clatsop County
Owner Address: 800 Exchange St., Suite 410, Astoria, OR 97103
Date: July 19, 2017

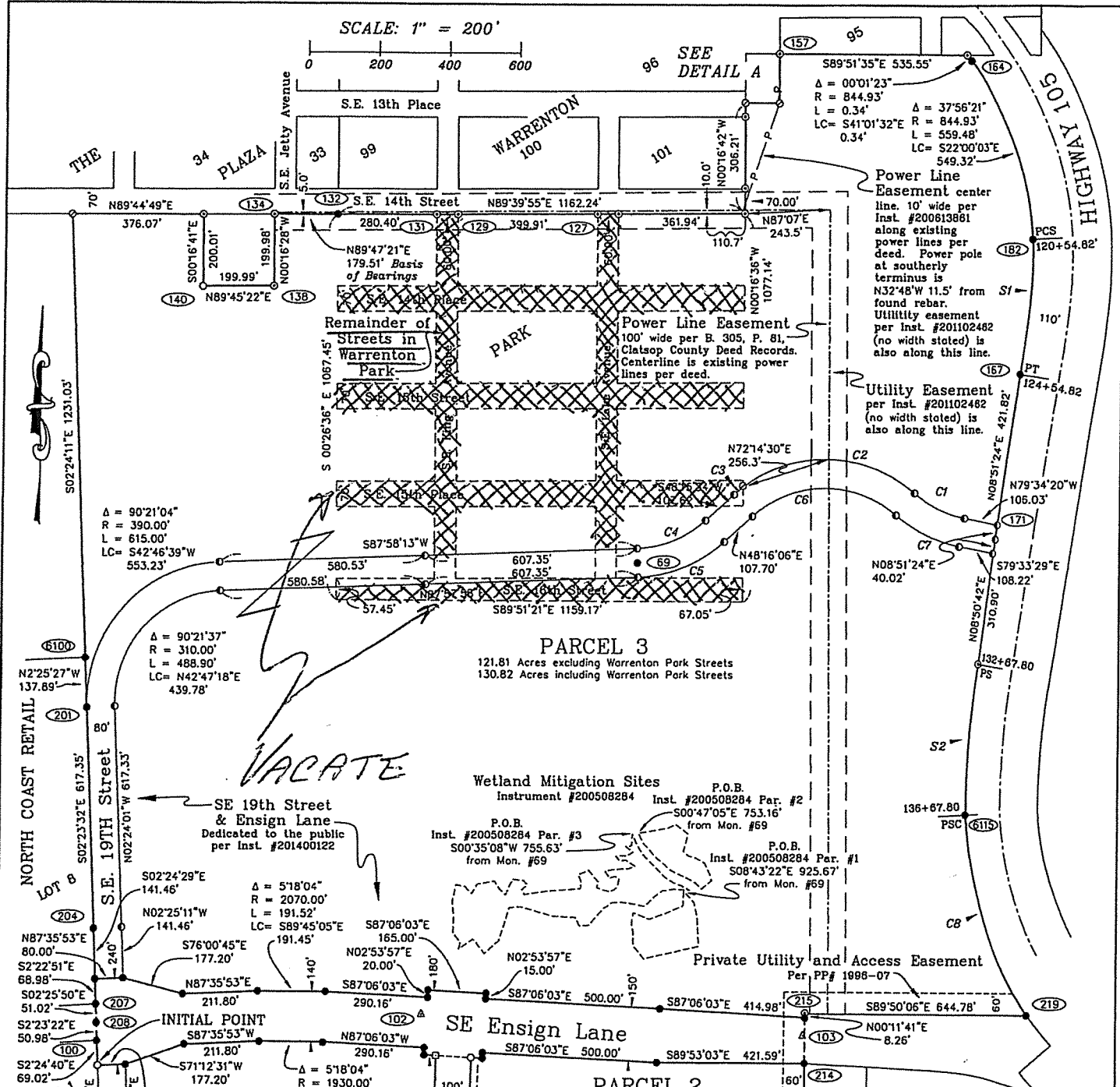


SCALE: 1" = 200'



SEE DETAIL A

$\Delta = 00^{\circ}01'23''$
 $R = 844.93'$
 $L = 0.34'$
 $LC = S41^{\circ}01'32''E$
 $0.34'$
 $\Delta = 37^{\circ}56'21''$
 $R = 844.93'$
 $L = 559.48'$
 $LC = S22^{\circ}00'03''E$
 $549.32'$



PARCEL 3
 121.81 Acres excluding Warrenton Park Streets
 130.82 Acres including Warrenton Park Streets

VACATE

Wetland Mitigation Sites
 Instrument #200508284
 P.O.B. Instrument #200508284 Par. #2
 $S00^{\circ}47'05''E$ 753.16'
 from Mon. #69
 P.O.B. Instrument #200508284 Par. #3
 $S00^{\circ}35'08''W$ 755.63'
 from Mon. #69
 P.O.B. Instrument #200508284 Par. #1
 $S08^{\circ}43'22''E$ 925.67'
 from Mon. #69

Private Utility and Access Easement
 Per PP# 1998-07

SE Ensign Lane

PARCEL 2
 See sheet 3 of 4

PARCEL 1
 See sheet 2 of 4

MONUMENT NOTES
 See sheets 1, 2 and 3 of 4.

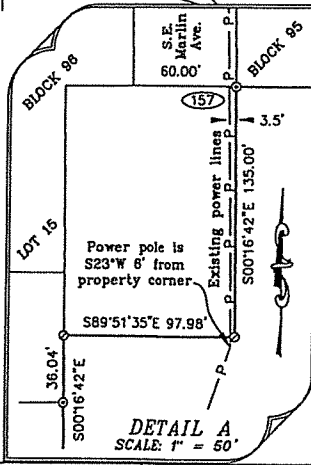
- LEGEND**
- = Set 5/8"x30" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR". Set a 6" orange carsonite witness post North 1.0'.
 - ⊙ = Set SNM-1 Marker Nail with 1-1/2" stainless steel washer stamped "CLATSOP COUNTY SURVEYOR".
 - = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on CS# 13144.
 - = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on CS# 12922, unless otherwise noted.
 - ⊙ = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on PP#2006-033.
 - ⊙ = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on CS# 10767.
 - ⊙ = Found a 5/8" rebar with y.p.c. stamped "HLB INC." set on CS# 9505, unless otherwise noted.
 - △ = Control point, see control point descriptions.
 - Ⓜ = Monument number reference to description in "Monument Notes".
 - CS# = County Survey Number, per Clatsop County Survey Records.
 - PP# = Partition Plat Number, per Clatsop County Plat Records.
 - Inst. # = Instrument Number, per Clatsop County Deed Records.
 - y.p.c. = yellow plastic cap.
 - N E = Local datum plane Northing and Easting.

CURVE TABLE

CURVE	DIRECTION	CHORD	RADIUS	DELTA	LENGTH
C1	N64°33'53"W	160.45'	310.00'	29°59'48"	162.30'
C2	N88°15'38"W	487.45'	390.00'	77°21'19"	526.54'
C3	S50°38'59"W	32.83'	390.00'	4°49'26"	32.84'
C4	S68°07'43"W	210.61'	310.00'	39°43'01"	214.89'
C5	N68°07'29"E	264.96'	390.00'	39°42'59"	270.34'
C6	N89°20'28"E	407.37'	310.00'	82°09'00"	444.48'
C7	S64°35'02"E	201.86'	390.00'	29°59'50"	204.19'
C8	S19°16'18"E	589.44'	1064.93'	32°07'58"	597.24'

SPIRAL CHORD Spiral 110' offset from centerline
 S1 S04°56'09"W 376.17' 400' 12'00" 1.5
 S2 S04°43'05"W 422.36' 400' 12'00" 1.5

NOTE: Highway stations are record only per OSHD map 12F-15-2.



PARTITION PLAT
 NO. 2016-05

IN SECTION 27,
 T.8N W., W.M.,
 CITY-47- WARRENTON
 CLATSOP COUNTY, OREGON

SURVEY FOR:
 CLATSOP COUNTY

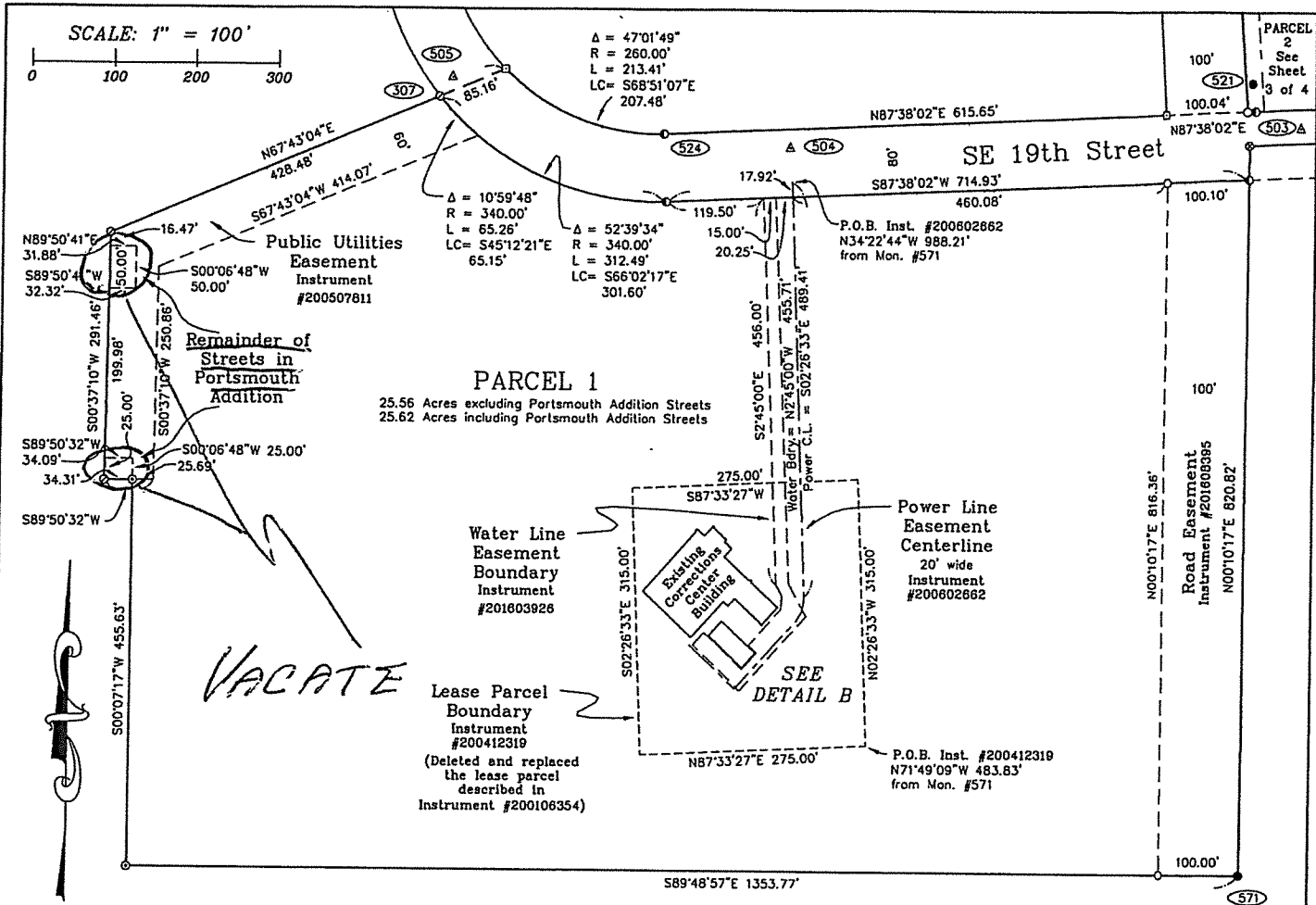
SURVEY BY:
 CLATSOP COUNTY SURVEYOR
 1100 OLNEY AVENUE
 ASTORIA, OREGON, 97103

DATE: Dec. 12, 2016
 DRAWN BY: V.S.S.
 CHECKED BY: B.G.B. & W.M.L.

REGISTERED PROFESSIONAL LAND SURVEYOR

VANCE SWENSON
 OREGON
 VANCE S. SWENSON
 65703 LS

RENEWS 07-01-2018



MONUMENT NOTES

- 307 N 7210.096 E 10453.591
Found a 5/8" rebar with a y.p.c. marked "CLATSOP CO. SURVEYOR" per PP#2006-033, flush with ground with an orange carsonite post North 1.0 feet. Held.
- 524 N 7167.368 E 10725.886 = monument N 7167.534 E 10725.897 = calculated
Found a 5/8" rebar with a y.p.c. marked "CLATSOP CO. SURVEYOR" per CS# 10767, flush with ground, S04°W 0.17' from calculated position.
- 571 N 6296.305 E 11441.065
Found a 5/8" rebar with a faded y.p.c. with marks "LAND SURVEYING INC." still legible, per PP# 1996-007, 3' below east-west track of gravel road. Held. Set an orange carsonite post North 2.0 feet.

NARRATIVE

Purpose: To partition the depicted property into Parcels 1, 2 and 3 as shown.
Method: We held our control points and local datum plane from PP# 2006-033. Our basis of bearings is N89°47'21"E between monument numbers 134 and 132 per PP#2006-033. The basis of bearings and coordinates for PP# 2006-033 originates from CS# 9505 and has been used for all subsequent surveys and deed descriptions within the plat boundaries. Therefore, the boundaries of Parcels 1, 2 and 3, and the record easement locations were determined holding the monuments and the record data from them as shown. The set monuments along the centerline and right-of-way lines of SE 19th Street were established at the intersections of the extensions of the parcel boundaries.

CONTROL POINTS (AND GENERAL LOCATIONS TO FIND)

- 504 N 7151.501 E 10880.453
Found a 5/8" rebar with a 2" aluminum cap stamped "CLATSOP COUNTY SURVEYOR" per CS# 13144, enclosed in concrete 5" below ground. North 5' from 19th Street north edge of pavement and S80° 11.7' from the center of a sewer manhole lid located on the Northerly extension of the road into Sheriff's Office.
- 505 N 7232.438 E 10469.203
Found a 5/8" rebar with a 2" aluminum cap stamped "CLATSOP COUNTY SURVEYOR" per CS# 13144, enclosed in concrete 6" below ground. Southwest 1.8' from 19th Street southwest edge of pavement and N35°W 63' from the northwest corner of a cyclone fence around a gas line stand pipe.

LEGEND

- = Set 5/8"x30" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR". Set a 6" orange carsonite witness post North 1.0'.
- ⊙ = Set SNM-1 Marker Nail with 1-1/2" stainless steel washer stamped "CLATSOP COUNTY SURVEYOR".
- = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on CS# 13144.
- = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on CS# 12922, unless otherwise noted.
- ⊙ = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on PP#2006-033.
- ⊙ = Found 5/8" rebar with y.p.c. stamped "CLATSOP CO. SURVEYOR" set on CS# 10767.
- ⊙ = Found a 5/8" rebar with y.p.c. stamped "HLB INC." set on CS# 9505, unless otherwise noted.
- △ = Control point, see control point descriptions.
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- Inst. # = Instrument Number, per Clatsop County Deed Records.
- y.p.c. = yellow plastic cap
- N E = Local datum plane Northing and Easting

PARTITION PLAT
NO. 2016-05

IN SECTION 27,
T.8N - 10W, W.M.,
CITY - 48 - ARRENTON
CLATSOP COUNTY, OREGON

SURVEY FOR:
CLATSOP COUNTY

SURVEY BY:
CLATSOP COUNTY SURVEYOR
1100 OLNEY AVENUE
ASTORIA, OREGON, 97103

DATE:
Dec. 12, 2016

DRAWN BY:
V.S.S.

CHECKED BY:
B.G.B. & W.M.L.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

VANCE S. SWENSON
OREGON
247, 251, 252
VANCE S. SWENSON
65703 LS

RENEWS 07-01-2018

VACATIONS
② Book 636, Pg. 970
③ Book 638, Pg. 316

MAP OF Warrenton Park CLATSOP CO. OREGON.

SCALE: 1 INCH = 200 FEET

REGULAR BLOCKS 200x400 FT.
REGULAR LOTS 50x100 FT.



*Vacated
Vol. 216, P. 298*

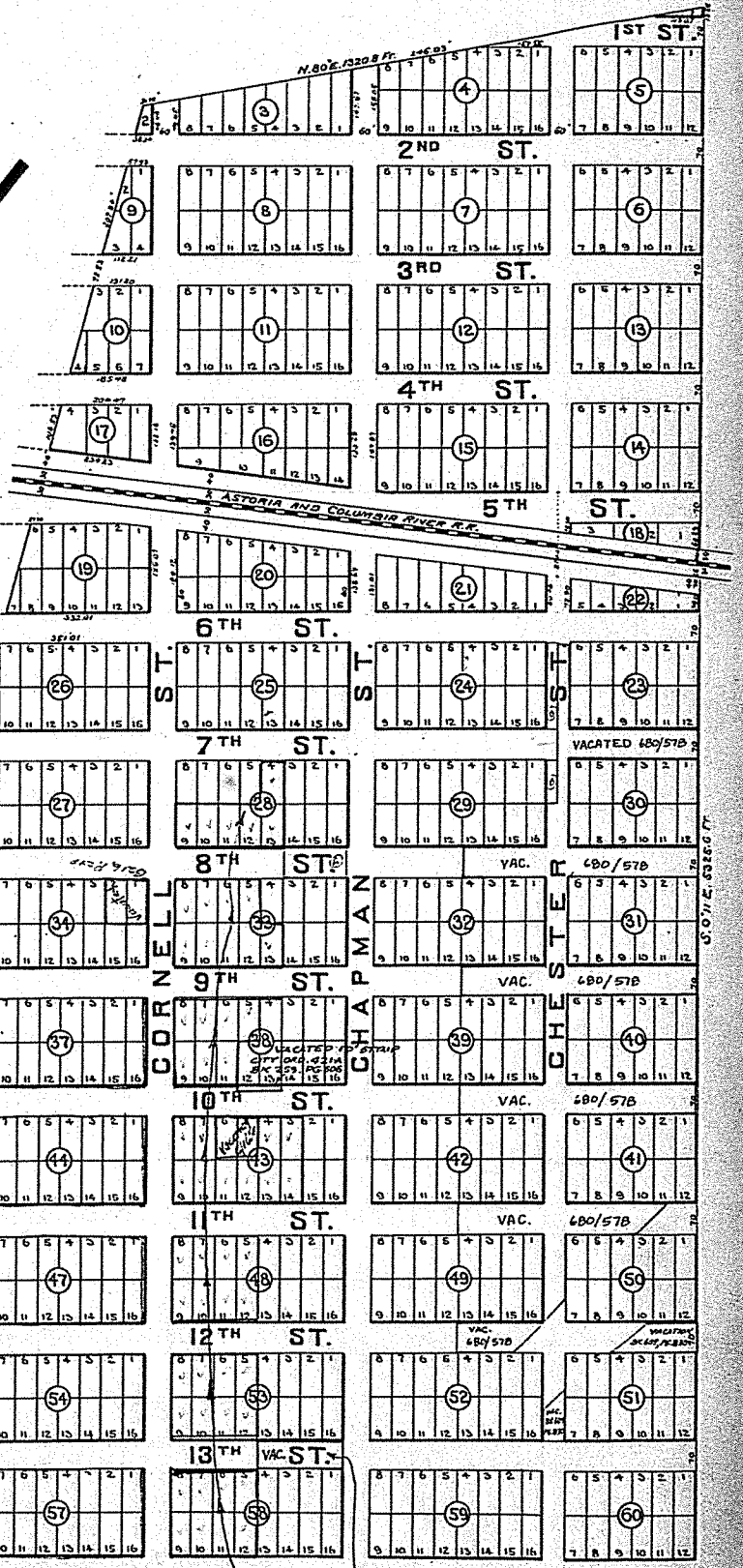
*Vacated
Vol. 220, P. 240*

*Vacated
Vol. 220, P. 240*

*Vacated
Vol. 220, P. 240*

*Vacated
Vol. 220, P. 240*

*Vacated
Vol. 220, P. 240*



*Vacated
Vol. 220
Pg 240
Rec. of Deeds.*

BK 689
PG 333

Continued on Page 11

representative at Astoria, Oregon, may declare the said contract forfeited and cancel the same, upon giving the said party of the second part his heirs or assigns a notice in writing to that effect for the period of sixty days after such delinquency it being understood that the party of the second part his heirs or assigns may pay up the same delinquent any time before the expiration of the period of Sixty days after such notice, and then the said contract shall remain in full force, but if the said party of the second part his heirs or assigns shall remain in default for the period of Sixty days after the receipt of such notice, then this contract shall be cancelled and all payments theretofore made shall be forfeited as liquidated damages, for breach of contract, and in this provision time is of the essence of the contract. IN WITNESS WHEREOF, the parties of the first and second parts have hereunto set their hands and seals induplicate the day and year first above written.

Executed in the presence of: John L. Carlson (SEAL)
A. A. Anderson Mary S Carlson (SEAL)
Chas C. Nowatney J. A. Remells (SEAL)
State of Washington)
: ss
County of King)

THIS CERTIFIES that on this 24 day of April 1903, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named John L. Carlson and Mary S. Carlson his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily, for the uses and purposes therein mentioned. IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

x x x x x x #
x Notarial Seal x
x x x x x x #
A. A. Anderson
Notary Public for Washington
residing at Seattle, Washington.

Recorded at 9:50 A. M. May 22 1903

J. C. Clinton, County Clerk

By S G Trullinger Deputy.

Columbia Harbor Land Company }
to } Dedication.
The Public }

KNOW ALL MEN BY THESE PRESENTS, That the Columbia Harbor Land Company, a corporation duly formed and existing under and by virtue of the laws of the State of Oregon, having its principal office and place of business in the City of Portland, Multnomah County, Oregon, does hereby dedicate to the use of the public, all streets and avenues in Warrenton Park, situated in the County of Clatsop, State of Oregon, that lie South of the south line of 12th street, as the same are laid down and shown upon the map and plat of said Warrenton Park recorded on the 13th day of May, 1896, at page 51 and eleven, book three, of the Records of Plats of said County. All streets and avenues lying south of the south line of 12th

street, as laid down and played upon said map, are dedicated to the public use. All regular streets running north and south are sixty feet wide, and all regular streets running east and west are seventy feet wide. All full and regular blocks are two hundred feet wide by four hundred feet long, and regular lots are fifty feet wide by one hundred feet deep; irregular or fractional blocks and lots are of the size, shape and dimension as shown on the plat. All lots and blocks are numbered as shown on said plat. IN WITNESS WHEREOF, the said Columbia Harbor Land Company by Walter C. Smith, its President, and F. R. Strong, its Secretary, have this 22nd day of May A. D. 1903, hereunto affixed its corporate name and seal, being thereunto duly authorized by a resolution of its Board of Directors, adopted and entered at a regular meeting, held on the 3rd day of February, 1903.

WITNESS:

Columbia Harbor Land Company

Warren P. Smith # x x x x x x x #
 # Corporate Seal x
 J. McKinley # x x x x x x x #

by Walter C. Smith
 President.

F. R. Strong

Secretary.

State of Oregon,)
 : ss
 County of Multnomah.)

THIS IS TO CERTIFY, That on this 22nd day of May, A. D. 1903, before me, a Notary Public in and for said County and State, personally appeared Walter C. Smith and F. R. Strong, who are known to me to be the identical persons whose names are subscribed to the foregoing instrument as President and Secretary respectively, of the Columbia Harbor Land Company, whose corporate name is subscribed thereto, and they acknowledged to me that they are such President and Secretary of the said Columbia Harbor Land Company, and that by order of the Board of Directors of said Columbia Harbor Land Company, they subscribed the corporate name thereto and signed and executed said instrument for the said Columbia Harbor Land Company as its free and voluntary act and deed; and F. R. Strong acknowledged that he as said Secretary is the legal custodian of and is acquainted with the corporate seal of the said Columbia Harbor Land Company, and he has the same in his possession, and that the seal attached to the foregoing instrument is such corporate seal, and was attached thereto by him as such Secretary on the 22nd day of May, A. D. 1903, by order of the Board of Directors of the said Columbia Harbor Land Company, and he subscribed the same in witness thereof. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year first above written.

x x x x x x x #
 x Notarial Seal x
 # x x x x x x x #

R. I. Eckerson
 Notary Public for Oregon.

Recorded at 12 A. M. May 23, 1903

J. C. Clinton, County Clerk

By S. G. Trullin -52-

Deputy.

Warrenton Park Vacation

Description of Streets and Avenues to be vacated within the Town Plat of Warrenton Park, located in the Northeast Quarter of Section 27, Township 8 North, Range 10 West, Willamette Meridian, City of Warrenton, Clatsop County, Oregon more particularly described as follows:

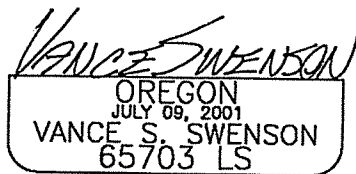
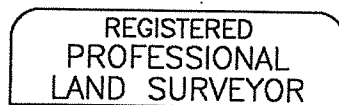
All of the streets and avenues depicted on the Town Plat of Warrenton Park, Clatsop County Town Plat Records, and dedicated to the public in Book 52, Page 65, Clatsop County Deed Records, lying South of the south line of 22nd Street as depicted on said Town Plat (now known as S.E. 14th Street).

It is not intended herein to vacate any portion of S.E. 19th Street as dedicated in Instrument Number 201400122 Clatsop County Clerk's Records.

Portsmouth Addition to Warrenton Vacation

Description of Streets to be vacated within the Town Plat of Portsmouth Addition to Warrenton, located in the Southwest Quarter of Section 27, Township 8 North, Range 10 West, Willamette Meridian, City of Warrenton, Clatsop County, Oregon more particularly described as follows:

All of the streets dedicated in the Town Plat of Portsmouth Addition to Warrenton, Town Plat Book 8, Page 13, Clatsop County Town Plat Records, lying within the boundaries of Parcel 1, Partition Plat 2016-005, Clatsop County Plat Records.



RENEWS 07-01-2018

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: Set a hearing date on transfer of property to the City of Seaside

Category: Business Agenda

Prepared By: Sirpa Duoos

Presented By: Sirpa Duoos, Property Management Specialist

Issue before the Commission: Set hearing date to take comment and to consider transfer of property to the City of Seaside pursuant to ORS 271.330 (3)

Informational Summary: Clatsop County came into title via tax foreclosure of Tract "A" at The Heights at Thompson Falls on October 19, 2016, identified as Assessor's Account no. 61015AD02200. It is open space for the benefit of the residents at Thompson Falls.

The attached plat of The Heights at Thomson Falls recorded in Instrument No. 200806096, Deed Records, Clatsop County states that Tracts "A", "B" and "C" are intended to be conservation tracts and shall have an easement to benefit the City of Seaside across the entirety for access, maintenance and improvements to the utilities, public roadway and storm water systems constructed as part of this development.

The parcel contains 2.78 acres of sloped open space between two partially developed subdivisions at Thompson Falls. Zoning is Low Density Residential with landslide topography.

This tract has been categorized pursuant to County's Property Management policy for "Other Government". The qualifying Other Governments could be the City of Seaside, North Coast Land Conservancy or the Thompson Falls Homeowners Association (which has an administrative dissolution per Secretary of State).

Oregon Revised Statue 271.330(3) provides for the manner in how to convey title to a non-profit or a municipal corporation for the creation of open space, parks or natural areas for perpetual public use. This requires a public hearing per Section (5) and a notice in a newspaper of general circulation for two successive weeks on the County's intention to transfer title.

Fiscal Impact: Cost of the newspaper notice for two successive weeks and the recording of the deed upon transfer.

Options to Consider:

1. Set hearing date and direct staff to place notice in the newspaper of general circulation.
2. Take no action

Staff Recommendation: Option #1

Recommended Motion: *“I move to set the public hearing date for September 27, 2017 and direct staff to publish notice accordingly in the newspaper.”*

Attachment List:

- A. Notice of public hearing
- B. Maps
- C. Plat of The Heights at Thompson Falls

NOTICE OF PUBLIC HEARING

The Clatsop County Board of Commissioners will hold a public hearing on Wednesday September 27, 2017 at 6 p.m. at the Judge Guy Boyington Building located at 857 Commercial Street in Astoria on the proposed transfer of the following described real property for open space purposes, to the City of Seaside, a political subdivision of the State of Oregon.

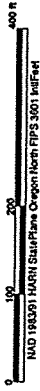
Tract A, The Heights at Thompson Falls, a re-plat of Tract E of Thompson Falls Estates, in the City of Seaside, recorded June 27, 2008 as Instrument No. 200806096, Clatsop County Deed Records, Oregon.

All interested persons may appear and be heard.
CLATSOP COUNTY BOARD OF COMMISSIONERS

Publish: The Daily Astorian – September 15 and 22, 2017

T6N R10W SEC 15AD WM
CLATSOP COUNTY

Scale 1:1200



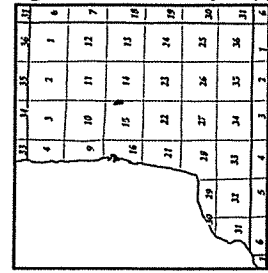
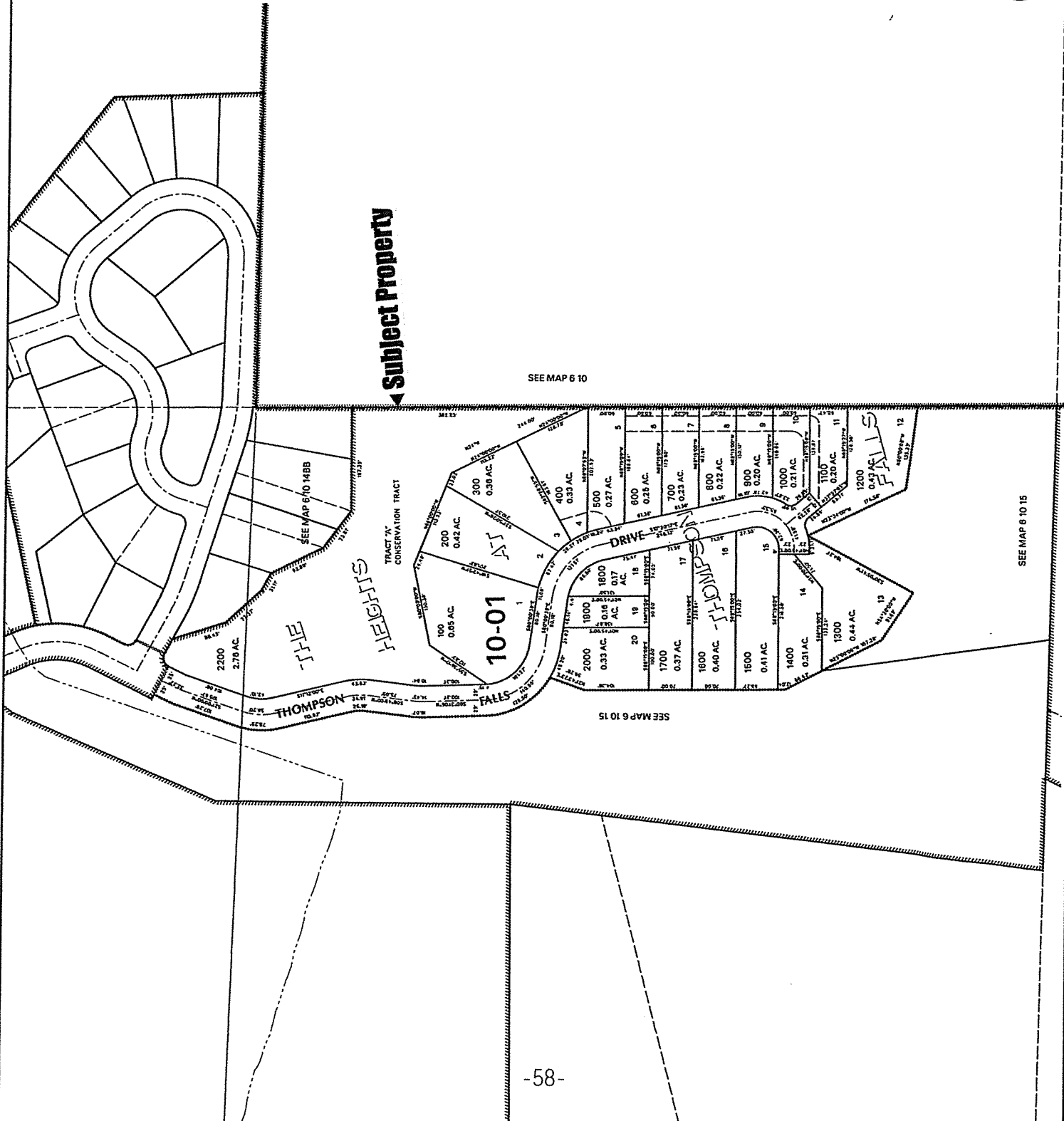
Canceled
Accounts
541

Subject Property

SEE MAP 6 10

SEE MAP 6 10 15

SEE MAP 6 10 15

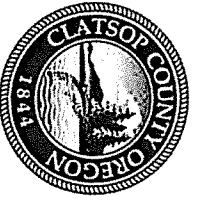
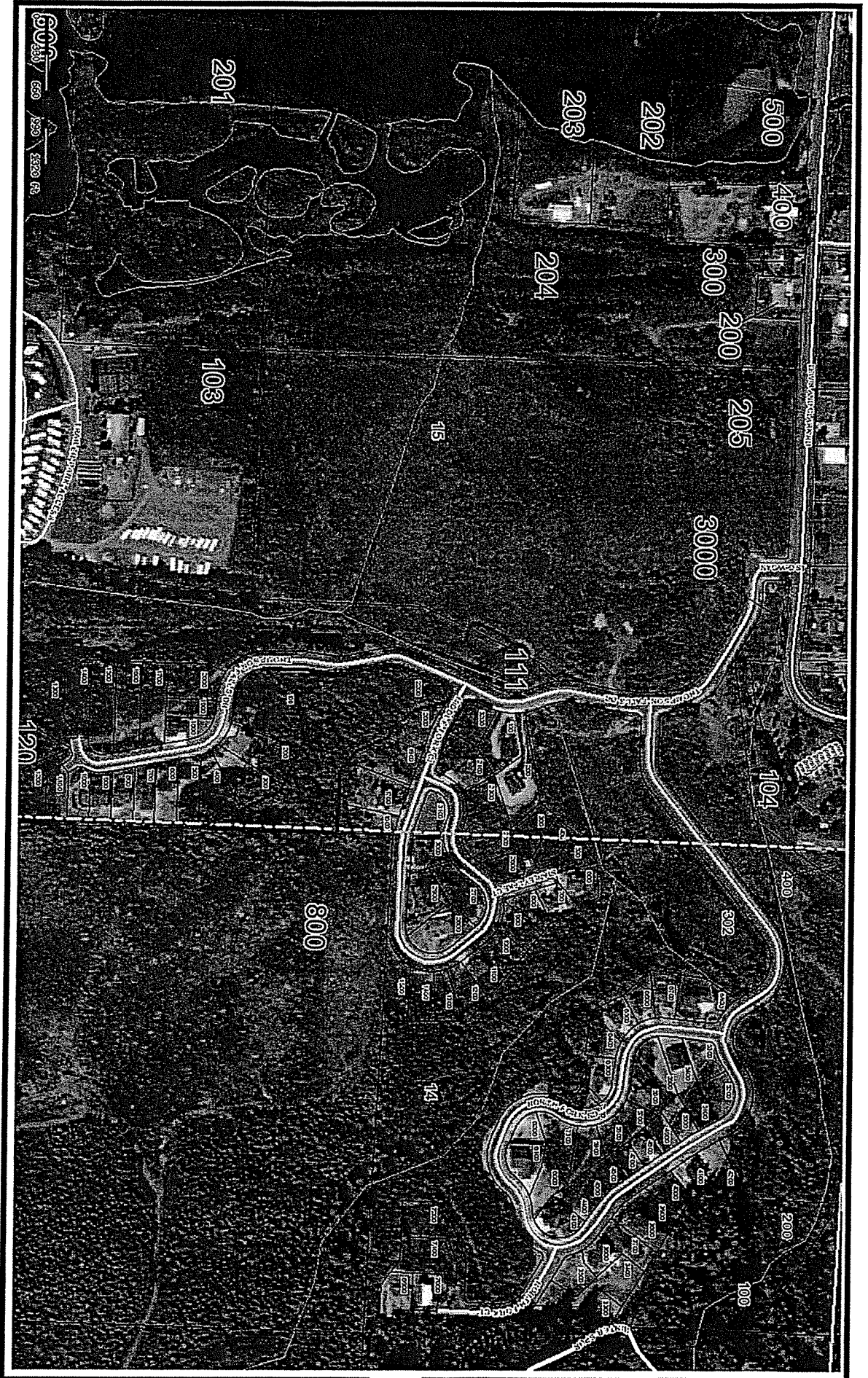


This map was prepared for the purpose of showing the state of the land in Clatsop County, Oregon. It is not intended to be used for any other purpose.

July 20, 2017

6.10.15AD

Map



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



THE HEIGHTS AT THOMPSON FALLS

A REPLAT OF TRACT 'E' OF THOMPSON FALLS ESTATES

N1/4 SEC. 15, T6N, R10W, W1M.
 CITY OF SEASIDE, CLATSOP COUNTY, OR

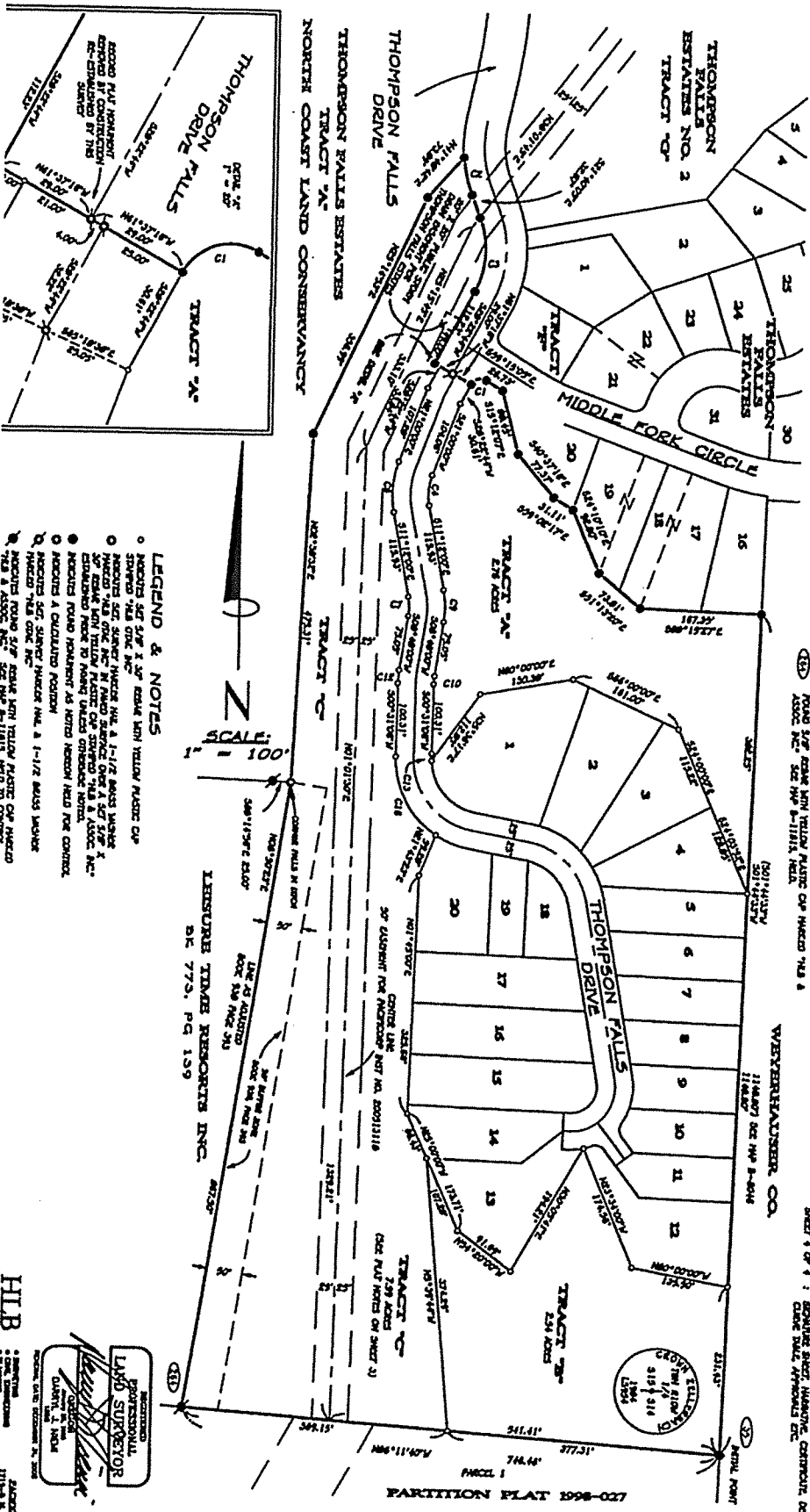
APRIL 4, 2008

SHEET 1 of 4

BASIS OF BEARINGS
 FROM THE POINT OF BEGINNING (P.O.B.) AND BEARS N41°11'07"
 THE RECORD FOR BEARINGS FOR THE P-111814.

MONUMENT NOTES
 (1) FOUND 2" PINE CONE MARKER AT THE CENTER OF THE ROAD 1/4 SECTION 15, T6N, R10W, W1M. SEE THE SURV. FIELD BOOK FOR BEARINGS AND DISTANCES.
 (2) FOUND 1/2" IRON NAIL MARKER AT THE CENTER OF THE ROAD 1/4 SECTION 15, T6N, R10W, W1M. SEE THE SURV. FIELD BOOK FOR BEARINGS AND DISTANCES.

MAP INDEX
 SHEET 1 OF 4 : THE SHEET BEARING ADJACENT TRACTS 'C', 'D', 'E' & 'F'.
 SHEET 2 OF 4 : THE SHEET UNIT, ROAD AND DISTANCES.
 SHEET 3 OF 4 : THE 8 ACRE TRACT, SEPARATE AND DISTANCE DATA.
 SHEET 4 OF 4 : THE 2.29 ACRE TRACT, SEPARATE AND DISTANCE DATA.
 CONDATE SHEET, HARBOR, CONTRACTOR, OCCUPATION, CURE DATE, APPROVAL DATE.



VERITY ENGINEERING CO.
 LAND SURVEYOR
 1111 1/2 ST. SE, SEASIDE, OR 97138

THE HEIGHTS AT THOMPSON FALLS

A REPLAT OF TRACT "E" OF THOMPSON FALLS ESTATES

N1/4 SEC. 15, T6N, R10W, W1M
 CITY OF SEASIDE, CLATSOP COUNTY, OR

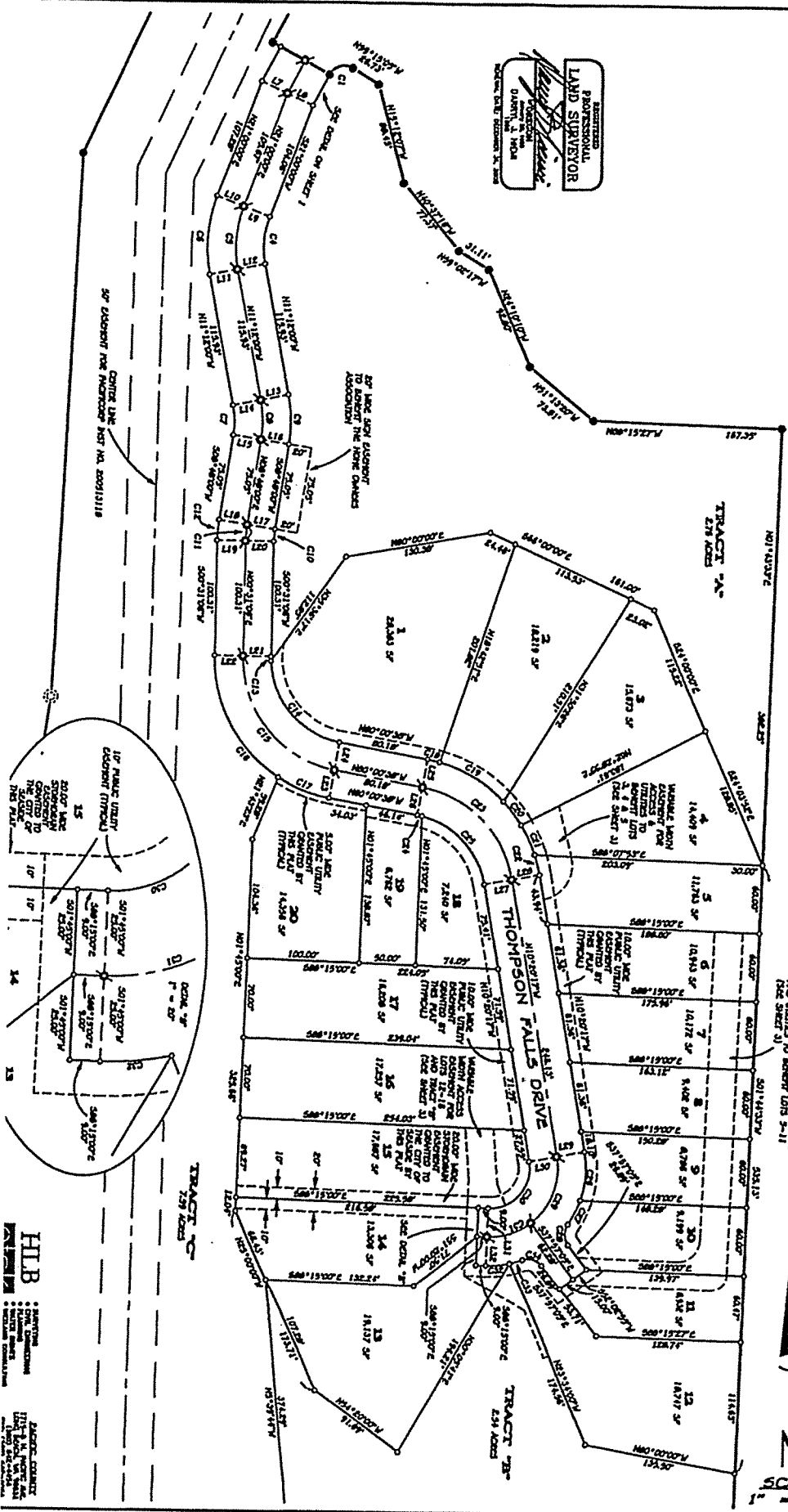
APRIL 4, 2008

SHEET 2 of 4

SCALE: 1" = 60'



REGISTERED PROFESSIONAL LAND SURVEYOR
 CLATSOP COUNTY, OREGON
 QUARTER 1, 1998
 DATED: 04/17/2008



HIB
 HIGBORN INVESTMENT BUILDERS
 1111 1/2 STREET, SEASIDE, OREGON 97138
 (503) 738-1111

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: Contract for Logan Road and Stavebolt Bridge Project

Category: Business Agenda

Prepared By: Ted McLean, Assistant Public Works Director

Presented By: Michael Summers, Public Works Director

Issue before the Commission: Award of contract to HP Civil Inc. in the amount of \$224,946.96 for the Logan Road and Stavebolt Bridge Project

Informational Summary: The Public Works Department is looking to address the deterioration of the Stavebolt Bridge substructure Bent #8 and its backwall along with a scour problem developing approximately 160' up river adjacent to Logan Road. To remedy the deterioration, the selected contractor will install a new steel sheet pile backwall and repair the Bent by sleeving the existing timber piles with steel sleeves. To remedy the scour problem a steel sheet pile protection wall shall be installed. The Public Works department has completed a competitive bidding process with statewide advertisement and received 7 bids as follows:

James W. Fowler	\$464,000.00
Ayres West Construction	\$265,880.00
Oregon State Bridge Construction Inc.	\$288,659.00
Carter & Co. Inc.	\$288,772.00
Hamilton Construction Co.	\$422,405.00
HP Civil Inc.	\$224,946.96
Bergerson Construction Inc.	\$299,719.00

The contract is with the low bidder, HP Civil Inc. The project will be completed by December 29, 2017

Fiscal Impact: This project will be paid from the Road Maintenance and Construction budget.

Options to Consider:

1. Award the contract for the Logan Road and Stavebolt Bridge Project to HP Civil Inc. and authorize the County Manager to sign the contract and any amendments.
2. Reject the bids and complete another solicitation.
3. Postpone project to another year.

Staff Recommendation: Option #1

Recommended Motion: *“I move to award the contract for the Logan Road and Stavebolt Bridge Project to HP Civil Inc. and authorize the County Manager to sign the contract and any amendments.”*

Attachment List:

- A. Construction Contract

CLATSOP COUNTY, OREGON
1100 Olney Avenue
Astoria, Oregon 97103
An Equal Opportunity Employer

Clatsop County Contract for Construction

This Contract is by and between **Clatsop County (County)** and HP Civil Inc. (**Contractor**). Whereas **County** has need of the services which **Contractor** has agreed to provide; **Now Therefore**, in consideration of the sum not to exceed \$224,946.96 to be paid to **Contractor by County**, **Contractor** agrees to perform between date of execution and December 29, 2017, inclusive, the following specific construction services:

- A. All materials, Labor, equipment and incidentals, and to perform all work shown on the drawings and described in the specifications for the project "Proposal and Special Provisions for the Logan Road and Stavebolt Bridge Project 2017" and Attachment A – Proposal.
- B. Payment Terms: Payment will be made 30 days from receipt of invoice and approval of work by County.

1. **Written Notice.** Any notice of termination or other communication having a material effect on this Agreement shall be served by U.S. Mail on the signatories listed.

2. **Governing Law/Venue.** This Agreement shall be governed by the laws of the State of Oregon. Any action commenced in connection with this Agreement shall be in the District or Circuit Court of Clatsop County. The prevailing party shall be entitled to reasonable attorney fees and costs, including an appeal. All rights and remedies of **County** shall be cumulative and may be exercised successively or concurrently. The foregoing is without limitation to or waiver of any other rights or remedies of **County** according to law.

3. **Compliance.** **Contractor** shall comply with all applicable Federal, State and local laws, rules and regulations. All provisions of ORS 279C.505 through 530 (Construction Contracts) are incorporated herein. Specifically, Contractor shall:

- a. Make payment promptly, as due, to all persons supplying to the contractor labor or material for the performance of the work provided for in this contract. ORS 279C.505(1)(a)
- b. Pay all contributions or amounts due the Industrial Accident Fund from the contractor or subcontractor incurred in the performance of this contract. ORS 279C.505(1)(b).
- c. Not permit any lien or claim to be filed or prosecuted against the state or a

county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished. ORS 279C.505(1)(c)

- d. Pay to the Department of Revenue all sums withheld from employees under ORS 316.617.
- e. Demonstrate that an employee drug-testing program is in place. ORS 279C.505(1)(d).
- f. Salvage or recycle construction and demolition debris if feasible and cost-effective. ORS 279C.510(1).
- g. Promptly pay, as due, all persons supplying labor and services furnished to the contractor or a subcontractor by any person in connection with this contract as the claim becomes due. If Contractor fails to pay any such claim, County may pay the claim and charge the payment against the funds due or to become due the Contractor by reason of the contract, pursuant to ORS 279C.515(1).
- h. If this contract is for a public improvement, if Contractor or first-tier subcontractor fails, neglects, or refuses to make payment to a person furnishing labor or materials in connection with the public contract for a public improvement within 30 days after receipt of payment from the County, the Contractor or first-tier subcontractor shall owe the person the amount due plus interest commencing at the end of the 10 day period that payment is due under ORS 279C.580 and ending upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580.
- i. Make payment to any person furnish labor or materials in connection with this contract within 30 days after receipt of payment from the contracting agency or a contractor, the contractor or first-tier subcontractor shall owe the person the amount due plus interest charges commencing at the end of the 10-day period that payment is due under ORS 279C.580(4) and ending upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580. The rate of interest charged to the contractor or first-tier subcontractor on the amount due shall equal three times the discount rate on 90-day commercial paper in effect at the Federal Reserve Bank in the Federal Reserve district that includes Oregon on the date that is 30 days after the date when payment was received from the contracting agency or from the contractor, but the rate of interest may not exceed 30 percent. The amount of interest may not be waived. ORS 279C.515(2).
- j. Make payment to any person furnishing labor or materials in connection with this contract, the person may file a complaint with the Construction

Contractors Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580. ORS 279C.515(3).

- k. No person may be employed for more than 10 hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency or when the public policy absolutely requires it, and in such cases, except in cases of contracts for personal services as defined in ORS 279C.100. The employee shall be paid at least time and a half pay as provided for in ORS 279C.520.
- l. Pay promptly, as due, any payment to any person, co-partnership, association or corporation furnishing medical, surgical and hospital care services or the needed care and attention, incident to sickness or injury, to the employees of the contract, of all sums that the contractor agrees to pay for the services and all moneys and sums that the contractor collected or deducted from the wages of employees under any law, contract or agreement for the purpose of providing or paying for the services, pursuant to ORS 279C.530(1).
- m. If Contractor is a subject employer, Contractor will comply with ORS 656.017. ORS 279C.530(2).
- n. Comply with maximum hours of work, holidays and overtime per ORS 279C.540 and time limit on claims for overtime per ORS 279C.545.
- o. Comply with ORS 279C.550 thru 570 regarding withholding of retainage. The withholding of retainage by a contractor or subcontractor shall be in accordance with ORS 701.420 and 701.430.
- p. Comply with ORS 279C.570 regarding prompt payment, progress payments and rate of interest.
- q. Contractor shall include in each subcontract for property or services entered into by the contractor and a first-tier subcontractor, including a material supplier, for the purposed of performing a construction contract: a payment clause that obligates the contractor to pay the first-tier subcontractor for satisfactory performance under its subcontract within 10 days out of such amounts as are paid to the contractor by the contracting agency under the contract; and an interest penalty clause that obligates the contractor, if payment is not made within 30 days after receipt of payment from the contracting agency, to pay to the first-tier subcontractor an interest penalty on amounts due in the case of each payment not made in accordance with the payment clause included in the subcontract. These clauses must also be included in each of the contractor's subcontracts and in each of the first-tier subcontractor's subcontracts and each of the first-tier subcontractor's shall include these clauses in their subcontracts with

each lower-tier subcontractor or supplier. ORS 279C.580.

- r. Comply with ORS 279C.605 regarding Notice of Claim.
- s. Comply with Prevailing Wage Rate regulations, ORS 279C.800 through ORS 279C.870.
- t. Pay contract and subcontract workers not less than the specified minimum hourly rate of wage in accordance with ORS 279C.838. ORS 279C.830(1)(c).
- u. A fee is required to be paid to the Commissioner of the Bureau of Labor and Industries as provided in ORS 279C.825. This fee shall be paid to the commissioner under the administrative rule of the commissioner. ORS 279C.830(2). This fee is paid by Clatsop county.
- v. Contractor is required to have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt under ORS 279C.836(7) or (8), and will include in every subcontract a provision requiring the subcontractor to have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt under ORS 279C.836(7) or (8). ORS 279C.830(3)(a)(b).
- w. Certify that all subcontractors performing work described in ORS 701.005(2) will be registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board in accordance with ORS 701.035 to 701.055 before the subcontractors commence work under the contract.
- x. Environmental and natural resources regulations. ORS 279C.525.

4. **Judicial Rulings.** If any provision of this Agreement as applied to either party or to any circumstances shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Agreement or the validity of enforceability of the Agreement.

5. **Independent Contractor.** Contractor, in carrying out the services to be provided under this Agreement, is acting as an "independent Contractor" and is not an employee of County, and as such accepts full responsibility for taxes or other obligations associated with payment for services under this Agreement. As an independent Contractor, Contractor will not receive any benefits normally accruing to County employees unless required by applicable law. Furthermore, Contractor is free to contract with other parties, on other matters, for the duration of this Agreement.

6. **Indemnification.** Contractor shall save harmless, indemnify, and defend County for any and all claims, damages, losses and expenses including but not limited to reasonable attorney's fees arising out of or resulting from Contractor's performance of or failure to perform the obligations of this Agreement, to the extent same are caused by the negligence or misconduct of Contractor or its employees or agents.

7. **Worker's Compensation.** Contractor shall comply with ORS 656.017 for all employees who work in the State of Oregon. If the Contractor hires employees, he or she shall provide County with certification of Worker's Compensation Insurance, with employer's liability in the minimum of \$100,000.

8. **Nondiscrimination.** No person shall be subjected to discrimination in receipt of the benefits of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, marital status, age or national origin. Any violation of this provision shall be considered a material violation of this Agreement and shall be grounds for cancellation, termination or suspension in whole or in part by County.

9. **Termination of Agreement.** This Agreement may be terminated under the following conditions:

- a. By written mutual agreement of both parties. Termination under this provision may be immediate.
- b. Upon fifteen (15) calendar days written notice by either Party to the other of intent to terminate.
- c. Immediately on breach of the contract.

10. **Subcontracting/Nonassignment.** No portion of this Agreement may be contracted or assigned to any other individual, firm, or entity without the express and prior approval of County.

11. **Survival.** The terms, conditions, representations and all warranties contained in this Agreement shall survive the termination or expiration of this Agreement.

12. **Standard of Services and Warranty.** Contractor agrees to perform its services with that standard of care, skill and diligence normally provided by a professional individual in the performance of similar services. It is understood that the Contractor must perform the services based in part on information furnished by County and that Contractor shall be entitled to rely on such information. However, the Contractor is given notice that County will be relying on the accuracy, competence and completeness of Contractor's services in utilizing the results of such services. The Contractor warrants that the recommendations, guidance and performance of any person assigned under this Agreement shall be in accordance with professional standards and the requirements of this Agreement.

13. **Ownership and Use of Documents.** All documents, or other material submitted to the County by Contractor shall become the sole and exclusive property of County. All material prepared by Contractor under this Agreement may be subject to Oregon's Public Records Law.

14. **Tax Compliance Certification.** Contractor hereby certifies, under penalty of perjury, as provided in ORS 305.385(6), that to the best of Contractor's knowledge, Contractor is not in violation of any of the tax laws of this state or political subdivision of this state, including but not limited to ORS 305.380(4), 305.620 and ORS chapters 316, 317 and 318. Contractor represents that Contract will continue to comply with the tax laws of this state and any applicable political subdivision of this state during the term of the public contract. If Contractor fails to comply with the tax laws of this state or a political subdivision of this during the term of this agreement, the Contractor shall be in default and County may terminate this agreement and pursue its remedies under the agreement and under applicable law Contractor hereby certifies, under penalty of perjury, as provided in ORS 305.385(6), that to the best of Contractor's knowledge, Contractor is not in violation of any of the tax laws described in ORS 305.380(4).

15. **Insurance.** Contractor shall purchase and maintain at Contractor's expense, Comprehensive General Liability, Automobile Liability, and Professional Liability insurance. This insurance is to provide separate coverage for each of the required types of insurance at a minimum of \$1,000,000 for property damage and minimum of \$1,000,000 per person for bodily injury and no less than \$1,000,000 for each occurrence, \$2,000,000 aggregate. In addition, all such insurance, with the exception of Professional Liability, shall name County, its Commissioners, employees and agents, as an Additional Insured. A copy of the policy or certificate of insurance acceptable to County shall be submitted to County. Some, or all, of the required insurance may be waived or modified if approved by County's counsel as follows:
 _____ (Approved by County Counsel)

 (Contractor's Initials)

 (Comments)

All terms on the previous pages of this document are hereby made a part of this Agreement. This Agreement will not be effective until approved by the County Commission.

FOR COUNTY:

FOR CONTRACTOR:

 Signature

 Date

[Handwritten Signature]

 Signature

8-15-17

 Date

 Title

PRESIDENT

 Title

Contractor Address: P.O. Box 556, Stayton, OR 97383

Attachment A

Addendum Receipt (if any)

The receipt of the following addenda to Specifications is hereby acknowledged.

ADDENDUM NO. 1 DATE: July 27, 2017

ADDENDUM NO. _____ DATE: _____

The names of the president, treasurer, and manager of the bidding corporation, or the names and residences of all persons and parties interested in this Bid as partners or principals are as follows:

Name	Address
<u>Larry Gescheur - President</u>	<u>P.O. Box 556, Stayton, OR 97383</u>
<u>Josh Smith - Vice Pres.</u>	<u>P.O. Box 556, Stayton, OR 97383</u>
<u>Roger Silbermeyer - CEO, Sec. - Treas.</u>	<u>P.O. Box 556, Stayton, OR 97383</u>

The names of the surety by which the Performance Bond covering the Contract, if awarded, will be furnished, and the name, address and phone number of the surety's local agent are as follows:

Name of Surety North American Specialty Insurance Company
Name of Agent AG Sadowski
Address 1605 Liberty St. SE, Salem, OR 97302
Phone Number 503-362-2711

Bidder acknowledges that he is aware of the provisions of ORS 279C.375. This law requires public contracting agencies, in determining the lowest responsible bidder, to add a percent increase to each out-of-state bidder's bid price which is equal to the percent of preference given to local bidders in that bidder's home state. In other words, if the low bidder is from a state that grants a 10 percent preference to local bidders, the Oregon agency must add 10 percent to that bidder's bid price when evaluating the bid.

Pursuant to ORS 279A.120 the bidder is directed to complete the following:

- | | YES | NO |
|--|----------|-----|
| 1. Is bidder a resident bidder? | <u>X</u> | ___ |
| 2. Has bidder paid Oregon unemployment and income taxes within the last 12 months immediately preceding this bid? | <u>X</u> | ___ |
| 3. Does bidder have a business address in Oregon? | <u>X</u> | ___ |
| 4. If you are a non-resident bidder: <u>N/A</u> % is the preference granted by your resident state to local bidders. | | |

Bid Proposal - 2

DATED: Aug, 2, 2017

BIDDER: HP Civil In

BY: Roger Silbernagel

Title: CEO, Secn - Treas.

Address: PO Box 556, Stayton, OR 97383

Phone: 503-769-2466

Federal Tax I.D. No.: 46-4349552

Oregon Contractors Board Registration 202060

Bid Schedule
Logan Road and Stavebolt Bridge Project

Item #	Description	Quantity	Unit Price	Total Price
1	Mobilization	Lump Sum	\$ 23,500	\$ 23,500
2	Excavation of roadway and disposal of materials	310 CY	\$ 20.00	\$ 6,200.00
3	Temporary bridge support system installation and removal	Lump Sum	\$ 30,500.00	\$ 30,500.00
4	Bridge support system engineering	Lump Sum	\$ 7,500.00	\$ 7,500.00
5	Bridge Removal Work	Lump Sum	\$ 3,500.00	\$ 3,500.00
6	Steel sheet pile backwall installed	38 LF	\$ 1,500.00	\$ 57,000.00
7	Steel pile sleeves installed	6 EA	\$ 1,250.00	\$ 7,500.00
8	H beam waler installed	40 LF	\$ 115.00	\$ 4,600.00
9	H beam pile sections over sleeved portions installed	6 EA	\$ 750.00	\$ 4,500.00
10	H beam pile cap installed	30 LF	\$ 200.00	\$ 6,000.00
11	Steel shims and grout between pile cap and concrete bridge members installed	Lump Sum	\$ 1,500.00	\$ 1,500.00
12	Steel plate cap and gussets on sheet pile installed	32 LF	\$ 150.00	\$ 4,800.00
13	Backfill and compact road prism	310 CY	\$ 10.00	\$ 3,100.00
14	1-1/2" minus gravel delivered to site	390 TN	\$ 18.00	\$ 7,020.00
15	3/4" minus gravel delivered to site	90 TN	\$ 17.00	\$ 1,530.00
16	Asphalt Level 2, 1/2" HMAC installed	33 TN	\$ 300.00	\$ 9,900.00
17	Tack coat applied (.06gal/SY)	Lump Sum	\$ 1,050.16	\$ 1,050.16
18	Bridge abutment joint installed and sealed	30 LF	\$ 20.00	\$ 600.00
19	Steel sheet pile scour protection wall installed	40 LF	\$ 1,026.17	\$ 41,046.80
20	Pollution Control	Lump Sum	\$ 500.00	\$ 500.00
21	Erosion Control	Lump Sum	\$ 1,500.00	\$ 1,500.00
22	Geotextile Fabric	40 SY	\$ 15.00	\$ 600.00
23	Geogrid	100 SY	\$ 10.00	\$ 1000.00

Bidder Name HP Civil Inc

Total \$ 224,946.96

Bid Proposal - 4

First Tier Subcontractor Disclosure Form
For Public Improvements with a contract value of more than \$100,000
(ORS 279C.370)

Project Name: Logan Road and Stavebolt Bridge Project

Closing Date: August 3, 2017 at 2:00 p.m.

Subcontractor Disclosure Deadline: August 3, 2017 at 4:00 p.m.

This form must be submitted at the location specified within two (2) working hours of the advertised bid closing date and time; no later than the **Disclosure Deadline** stated above.

List below the Name, Address, Dollar Value, Construction Contractor Bond (CCB) and category of work of each subcontractor that will be furnishing labor or materials that are required to be disclosed. Enter "none" if there are no subcontractors that need to be disclosed. (If needed attach additional sheets).

Name/Address	Dollar Value/CCB#	Category of Work
Old Ham Crane 3330 Franklin Blv. Eugene, OR 97403	\$ 28,000 / 63857#	Sheet pile

The above listed first-tier subcontractor(s) are providing labor and/or materials with a Dollar Value equal to or greater than:

1. 5% of the Project Bid, but at least \$15,000; or
2. \$350,000, regardless of the percentage.

Failure to submit this form by the disclosure deadline will result in a bid submitted becoming non-responsive, and such bids shall not be considered for award!

Bids that are submitted by bid closing, but for which the separate disclosure submittal has not been made by the specified deadline, are not responsive and shall not be considered for Contract award.

Form submitted by (Bidder Name): HP Civil Inc

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

September 13, 2017

Issue/Agenda Title: Approval of Urban Renewal Plan in Southeast Seaside

Category: Business Agenda

Prepared By: Cameron Moore, County Manager

Presented By: Cameron Moore, County Manager

Issue before the Commission: Approval of Urban Renewal Plan in Southeast Seaside

Informational Summary: The City of Seaside has successfully sunsetted two urban renewal areas which successfully completed many projects. In early 2017, the Seaside Improvement Commission began to consider the formation of another urban renewal area to accomplish additional projects, including some associated with the relocation and consolidation of the elementary, middle and high schools out of the tsunami inundation zone. This new urban renewal area also includes underdeveloped and blighted properties in the south end of Seaside.

A large area of unincorporated land outside of the Seaside City Limits which was included in an earlier version of the proposed Urban Renewal Plan has been removed from the proposed urban renewal area. The Seaside City Council has approved this revised plan.

Fiscal Impact: There is no immediate fiscal impact. While future tax revenues resulting from growth in the urban renewal area will remain in the Urban Renewal Area to pay for a number of projects, it is difficult to estimate the fiscal impact since it is reasonable to assume that a significant percentage of this growth may not have happened in the absence of the Urban Renewal District.

Options to Consider:

1. Approve the Resolution and Ordinance approving the new Urban Renewal District
2. Not approve the Resolution and Ordinance approving the new Urban Renewal District
3. Take no action and request additional, specific information regarding the proposed Urban Renewal District from the City of Seaside

Staff Recommendation: Option #1

Recommended Motion: *"I move to approve the Resolution and Order adopting the Southeast Seaside Urban Renewal Plan in accordance with ORS 457.105 and authorize the Chair to sign."*

Attachment List:

- A. Resolution and Order
- B. Southeast Seaside Urban Renewal Plan

1 IN THE BOARD OF COUNTY COMMISSIONERS
2 FOR CLATSOP COUNTY, OREGON

3 IN THE MATTER OF APPROVING AN) RESOLUTION AND ORDER
4 URBAN RENEWAL PLAN FOR THE)
5 SOUTHEAST SEASIDE)

6 WHEREAS, the Seaside Improvement Commission has proposed to the City of Seaside an
7 urban renewal plan for the Southeast Area, a copy of which is attached hereto as Exhibit A; and

8 WHEREAS, portion of the area of the proposed urban renewal plan extends beyond the
9 boundaries of the City of Seaside; and

10 WHEREAS, the City of Seaside and the Seaside Improvement Commission have therefore
11 sought the County's approval of the urban renewal plan as required by ORS 457.105; and

12 WHEREAS, on July 11, 2017 the City of Seaside Planning Commission conducted a
13 hearing on the plan and determined it complied with the City's Comprehensive Plan; and

14 WHEREAS, on September 13, 2017 the Board of Commissioners for Clatsop County
15 considered the Southwest Seaside Area urban renewal plan proposed by the City of Seaside.
16

17 NOW THEREFORE, BE IT HEREBY RESOLVED that the Clatsop County Board of
18 Commissioners adopts the urban renewal plan for the Southeast Seaside Area in accordance with
19 ORS 457.105; and

20 BE IT FURTHER RESOLVED AND ORDERED that the County Manager shall take all
21 steps necessary to implement this Resolution and Order including but not limited to sending a copy
22 of this Resolution and Order to the Seaside Improvement Commission as required by ORS
457.125.

1 DATED this 13th day of September, 2017.

2
3 BOARD OF COUNTY COMMISSIONERS
4 FOR CLATSOP COUNTY, OREGON

5 _____
6 SCOTT LEE, CHAIR
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Southeast Seaside Urban Renewal Plan

Adopted by the City of Seaside

August 28, 2017

Ordinance No. 2017-09

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor	Jay Barber
City Council	Jay Barber, Mayor Tita Montero, Council President Randy Frank Dana Phillips Seth Morrissey Tom Horning Steve Wright
Planning Commission	Ray Romine, Chair Bill Carpenter, Vice Chair Louis Neubecker Teri Carpenter David Posalski Chris Hoth Richard Ridout
City Manager	Mark Winstanley
Public Works Director	Dale McDowell
City Engineer	Geoffrey Liljenwall
Planning Director	Kevin Cupples
Administrative Assistant	Kim Jordan
Accounts Payable Clerk	JudyAnn Dugan
Seaside Improvement Commission	Don Johnson, Chair Mike Bates, Vice Chair Jay Barber Tom Briggs Bill Carpenter Randy Frank Tom Horning Les McNary Tita Montero Dana Phillips Matt Rose Steve Wright Seth Morrissey Jon Wickersham
Consultant Team	Elaine Howard and Scott Vanden Bos of Elaine Howard Consulting, LLC Nick Popenuk of Tiberius Solutions, LLC Rob Wyman

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I. DEFINITIONS

“ADA” means Americans with Disabilities Act.

“Area” means the properties and rights-of-way located within the Southeast Seaside urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Clatsop County Board of Commissioners.

“City” means the City of Seaside, Oregon.

“City Council” or “Council” means the Seaside City Council.

“Comprehensive Plan” means the City of Seaside comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clatsop County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Seaside Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“ROW” means right of way.

“Seaside Improvement Commission” means the city of Seaside’s urban renewal agency. The Seaside Improvement Commission is responsible for administration of the urban renewal plan.

“Seaside Park System Master Plan” means the Park System Master Plan adopted by the Seaside City Council.

“Seaside Transportation System Plan (TSP)” means the Transportation System Plan adopted by the Seaside City Council.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban Growth Boundary” means an acknowledged growth boundary contained in a city comprehensive plan.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The Southeast Seaside Urban Renewal Plan (Plan) was developed for the Seaside City Council (City Council) with input from the Seaside Improvement Commission, the city of Seaside's urban renewal agency. The Plan also includes input from the community received at a public forum and several public meetings and hearings before the Planning Commission, City Council, and Clatsop County Board of Commissioners. There are two steps required for full adoption: Pursuant to the ORS 457.095 and the Seaside City Charter, this Plan will go into effect when it has been adopted through a non-emergency ordinance by City Council. Pursuant to ORS 457.105 this Plan will also need to be adopted by the Clatsop County Commission as there are properties within the boundary that are not in the incorporated area of Seaside.

A. Plan Overview

The City of Seaside has successfully sunsetted two urban renewal districts, the Greater Seaside Urban Renewal Area and the Trails End Urban Renewal Area. These urban renewal areas successfully completed many projects such as the North Holladay Streetscape project, MGD Sewer Plant, Columbia Street Improvements, Promenade Railing Restoration, Stair Replacement and Lights, Avenue A Improvements, Quatat Marine Park, Fire Station Improvements, Oceanway Realignment, 1st Avenue Bridge, 12th Avenue Bridges, 12th Avenue Improvements Necanicum to Promenade, Broadway Bridge, Downtown Lighting Project, and the Seaside Library.

In early 2017, the Seaside Improvement Commission began to consider the formation of another urban renewal area. The discussions focused on the south end of the city and the area where the Seaside School District anticipated moving schools. In May 2017, voters approved the Seaside School District's issuance of a major bond to move the location of the elementary, middle and high schools out of the tsunami inundation zone. This approval helped reinforce the Seaside Improvement Commission's desire to implement urban renewal as a partial means to help the school pay for infrastructure to the new school sites. The Seaside Improvement Commission also included underdeveloped and blighted properties in the south end of Seaside in the new urban renewal area boundary. This area is in need of infrastructure improvements. In addition, businesses in the urban renewal area could benefit from business assistance programs.

The Seaside Improvement Commission met four times to review the boundary, projects, goals and objectives, and financing of the Plan. They sponsored a Public Forum on May 2, 2017. The Public Forum provided opportunities for both information on the proposed urban renewal area and also for input from the community through questions in a formal presentation and responses to a questionnaire. The questionnaire reinforced the need for Avenues A,G,S, and U bridge improvements and other transportation improvements. Questionnaire responses also supported the school infrastructure improvements. There were comments made on the questionnaire that affordable housing needed to be included as a project in the plan. As a result of the Public Forum, the Seaside Improvement Commission added Workforce/Affordable Housing as a project to the Plan.

Some of the urban renewal area is outside of the Seaside city limits. State Statute requires that the County also approve the urban renewal plan when there are unincorporated properties within the Area.

The Plan Area, shown in Figure 1, consists of approximately 527.08 total acres: 442.94 acres of land in tax lots and 84.14 acres of public rights-of-way. It is anticipated that the Plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment revenues for projects and programs) that may be issued for the Plan is \$68,500,000 (sixty-eight million five hundred thousand).

Detailed goals and objectives developed by the Seaside Improvement Commission for this Plan are intended to guide investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend funds generated by tax increment revenues. The Plan is to be administered by the Seaside Improvement Commission. Substantial amendments to the Plan must be approved by City Council as outlined in Section IX. All amendments to the Plan are to be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

In summary, the Plan is designed to implement the goals and policies of the Seaside Comprehensive Plan and to provide infrastructure to the school, general infrastructure to the south end of Seaside, and assist businesses in the south end of Seaside.

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing (TIF), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues—the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established—are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. Seaside meets the definition of blight due to its infrastructure deficiencies and number of vacant and underdeveloped lots. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;

- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

III. GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Seaside Improvement Commission intends to achieve each goal. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section X, and were developed with input from the Seaside Improvement Commission. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Seaside Improvement Commission. The goals and objectives are not listed in any order of importance or priority.

School Infrastructure

Goal: To assist in providing infrastructure to the sites for the Seaside School District project of relocation of schools out of the tsunami inundation zone.

Objectives

- a. *Improve transportation system as needed to assist in transportation to school.*
- b. *Bring sewer system to school site.*
- c. *Improve water storage at the school site.*
- d. *Acquire land as needed for right-of-way for streets and utilities.*
- e. *Reconstruct culvert in Area.*

General Infrastructure

Goal: To improve blighted infrastructure in the south end of town to facilitate improved transportation access, upgraded infrastructure and encourage economic development of the Area.

Objectives

- a. *Improve streets and streetscapes as needed throughout the Area.*
- b. *Improve bridges throughout the Area.*
- c. *Add a pedestrian/bike bridge to the Area.*
- d. *Provide appropriate infrastructure to the unincorporated properties in the Area.*
- e. *Provide parks projects to allow additional recreation activities in the Area.*

Building Improvements/Business Assistance

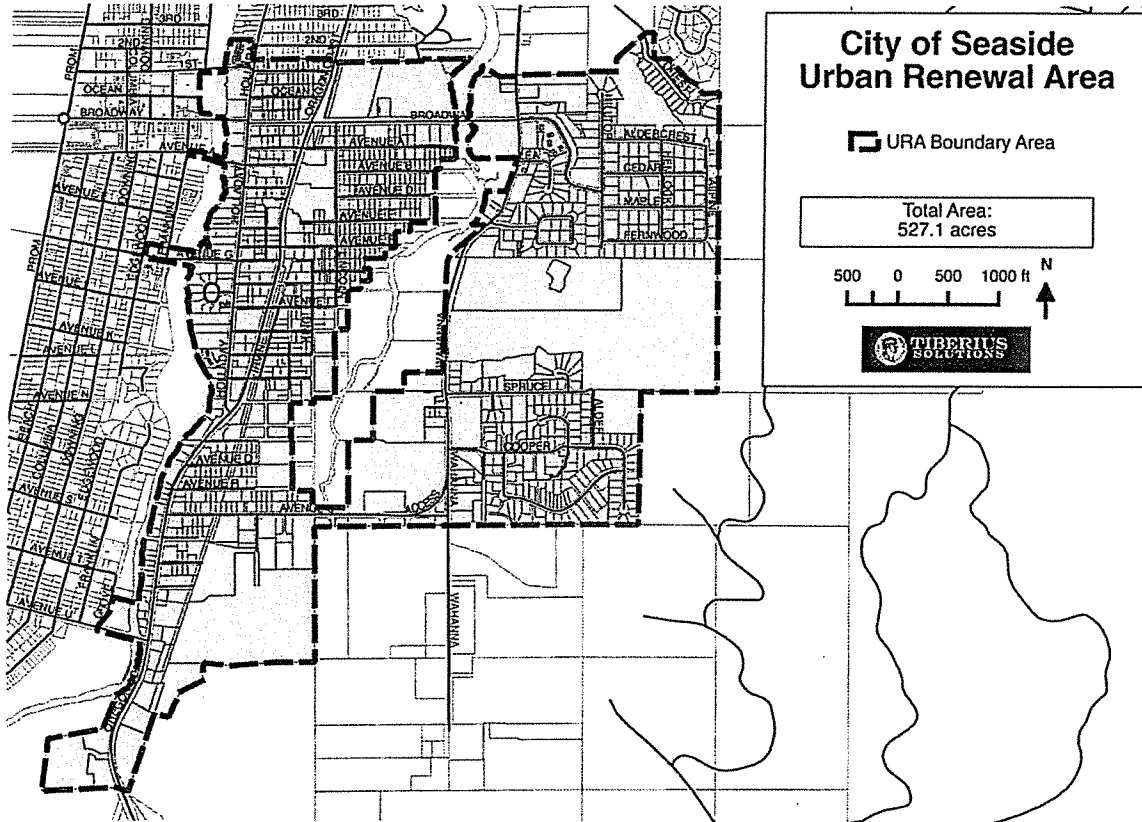
Goal: To assist businesses in the Area, encouraging improved conditions of building structures, economic development in the Area, creating an identity through wayfinding and signage, and assist in the development of workforce/affordable housing.

Objectives

- a. *Develop storefront/redevelopment assistance programs.*
- b. *Create unique wayfinding signage to draw citizens and visitors of Seaside to local businesses.*
- c. *Acquire land as needed to facilitate business opportunities.*
- d. *Evaluate the need for and potentially assist in the development of workforce/affordable housing.*

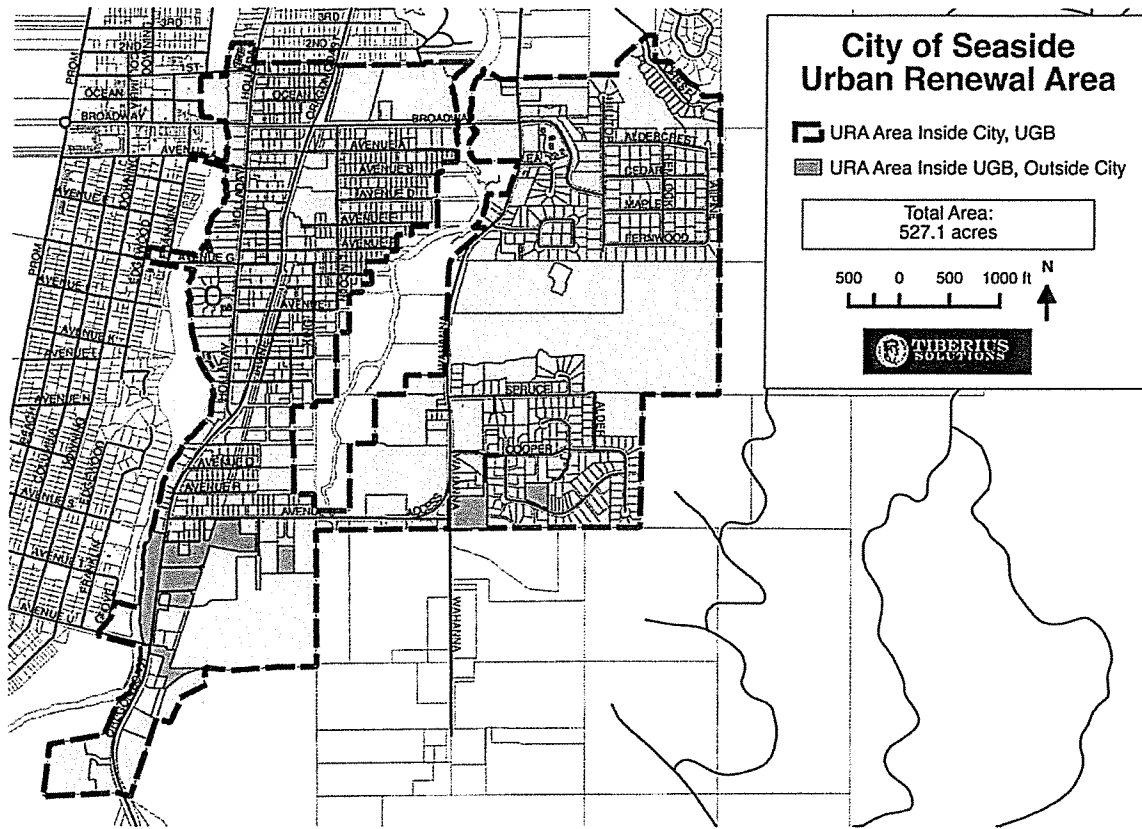
Figure 1 indicates the boundary of the Southeast Seaside Urban Renewal Area. Figure 2 indicates the city limits, urban growth boundary properties and the properties outside the 2017 urban growth boundary.

Figure 1 – Southeast Seaside Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

Figure 2 - Southeast Seaside Urban Renewal Plan Area Boundary, City Limits and UGB Designations



Source: Tiberius Solutions, LLC

IV. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- *School Infrastructure*
- *General Infrastructure*
- *Business Assistance*

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. School Infrastructure

1. Road Access

Project: Spruce Drive improvements and secondary access point adjacent to Providence Hospital and Wahanna ballfields.

Background: Spruce Drive is the current access point for the existing Seaside Heights Elementary School. Spruce Drive is inadequate to serve the proposed school campus consisting of the existing elementary school, the middle school and the high school. Estimated traffic counts include 200 staff member vehicles, 450 high school students, 450 middle school students and 600 elementary students. School buses, parents dropping and picking students up in personal vehicles, delivery vehicles, and event parking would all overwhelm Spruce Drive and the intersection at Wahanna Road without improvements.

2. ROW (Right of Way) Acquisition for Streets and Utilities

Project: Acquisition of properties to allow for the construction of infrastructure. This may require working with Clatsop County for the acquisition of the properties.

Background: There may be needs for acquisition of properties to construct the infrastructure. Clatsop County may own properties adjacent to proposed improvement projects.

3. US101 Turn Lane/Signals

Project: Oregon Department of Transportation may require a signal at Avenue "S" and US 101 to help facilitate a better flow of traffic in the Area.

Background: The traffic control at Avenue "S" and US101 is a stop sign.

4. Avenue "S" Overhaul

Project: New storm drainage, sanitary sewer, waterlines, roadway reconstruction, sidewalks and a multi-purpose path

Background: Avenue "S" has a lack of storm drainage, sidewalks and a narrow bridge.

5. Culvert Reconstruction - across Wahanna adjacent to Wahanna Ballfields

Project: Replacement of culvert with a 19 foot arched culvert to enhance salmon fish passage.

Background: There is a rusted out, partially collapsed culvert under Wahanna Road for Coho Creek. The culvert needs to be replaced. The City of Seaside is working with the Necanicum Watershed Council on obtaining a grant for a portion of this work (2017). Other funding could come from urban renewal.

6. Sewer System Needs

Project: Upgrading the existing sewer pump station and associated piping located along the Neawanna below the Providence Hospital campus.

Background: There is inadequate sewer system capacity for the proposed new school campus.

7. Utilities/Widening Roads

Project: Reconstruct existing roadways to ROW (Right of Way) and to current city standards to include underground utilities and street lighting.

Background: The existing roadways were constructed to county standards at the time of construction. They need to be upgraded to city standards.

B. General Infrastructure

1. Avenues "A", "G", "S", and "U" Bridge Improvements

Project: Design and construct new bridges with center turn lane, multi-purpose path and Americans with Disabilities Act (ADA) sidewalks.

Background: The current bridges do not meet seismic standards nor do they meet ADA standards

2. Avenue "S" Improvements

Project: Reconstruct roadway base, add sidewalks and multi-purpose pathway, bike lanes and street lighting.

Background: The roadway has settled considerably, asphalt surfacing has deteriorated, lack of sidewalks and street lighting.

3. Avenue "P", "Q", and "R" Improvements

Project: Installation of storm sewer, sanitary sewer clean-outs, electrical for street lighting, reconstruct roadway base, add sidewalks and asphalt paving, and signage.

Background: There are gravel roadways. The roadways are prone to potholes. There are no sidewalks, a lack of storm sewer and no street lighting.

4. Infrastructure of Unincorporated Area

Project: Installation of sanitary sewer, storm sewer, street lighting and associated provider utilities for future growth of the properties within the UGB.

Background: There is a lack of sanitary sewer, storm drainage, and street lighting in the areas that are not in the UGB.

5. Acquisition of ROW (Right of Way) for Sewer

Project: Work with both private owners and Clatsop County to allow acquisition in order to facilitate utility installation.

Background: Properties are currently either privately owned or owned by Clatsop County.

6. Holladay Streetscape Project - South of Existing New Streetscape

Project: Installation of new sanitary sewer, storm sewer, underground service provider utilities, ADA accessible sidewalks, reconstruction of the roadway, asphalt paving and street lighting.

Background: The current street scape is 1914 vintage, including much of the underground utilities, sidewalks and roadway. Sanitary sewer pipe is terracotta and allows for groundwater to infiltrate into the sanitary sewer overloading the system.

7. Parks/Recreation Water Access - Mill Ponds

Project: Trail access by gravel trail, with some elevated boardwalk areas, possible picnic tables and benches for families to enjoy the natural surroundings. This allows access to great bird watching areas.

Background: Access to the Mill Ponds is very limited.

8. Pedestrian/Bike Bridge and Infrastructure West Side to East Side of Necanicum River

Project: Construction pedestrian bridges in the vicinity of Avenue "S" and Avenue "F".

Background: Pedestrian crossings are at Avenue "U", "G", "A", Broadway, and 12th Avenue bridges. There are no pedestrian crossings at Avenue "S" and Avenue "F".

C. Business Assistance

1. Storefront/Redevelopment Assistance

Project: Expand sanitary sewer system, storm system and other provider utilities, reconstruct intersections, driveways, and sidewalks. Add street lighting and signage. Provide a storefront/redevelopment loan fund.

Background: Blighted areas need building facelifts, lack of proper driveway and sidewalk access, lack of street lighting, some areas are still on septic systems. Many properties have graveled frontage without any type of landscaping. There is presently no storefront/redevelopment loan fund.

2. Property Acquisition

Project: Allows for purchase of properties within the Area to further business development in the Area. Property Acquisition is further defined in the following section of this Plan.

Background: There is presently no funding source for purchase of properties in the Area.

3. Signage/Wayfinding

Project: Installation of Oregon Department of Transportation Tourist Oriented Destination Signage. Sidewalks in the Area would allow feather flags for advertising a business. Lighting would illuminate roadways at dusk, allowing business locations to be seen.

Background: There is presently limited signage and lighting in the Area as roadway shoulders are gravel.

4. Workforce/Affordable Housing

Project: Evaluate the need for and potentially assist in the development of workforce/affordable housing.

Background: The cost of housing in Seaside precludes many employees from living in the community in which they work. There is presently no program to assist in the development of workforce/affordable housing in the Area.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section IX. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Seaside Improvement Commission may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Seaside Improvement Commission acquisition of any interest in property within the Area that the Seaside Improvement Commission finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Seaside Improvement Commission. The Plan does not authorize the Seaside Improvement Commission to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Seaside Improvement Commission will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Seaside Improvement Commission may retain such property during the construction of the public improvement.

The Seaside Improvement Commission may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Seaside Improvement Commission, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Seaside Improvement Commission determines is reasonable.

VII. RELOCATION METHODS

When the Seaside Improvement Commission acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Seaside Improvement Commission shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future within the Area.

VIII. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Seaside Improvement Commission will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Seaside Improvement Commission, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Seaside Improvement Commission based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$68,500,000 (sixty-eight million five hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

C. Duration

The Seaside Improvement Commission intends that it not collect tax increment revenues for the Area after FYE 2043, a 25 year period of tax increment collections. The Seaside Improvement Commission shall not initiate any urban renewal projects in the Area unless the Seaside Improvement Commission reasonably projects it will be able to pay for those projects from the proceeds of indebtedness issued on or before FYE 2043, and from other funds available to the Seaside Improvement Commission. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2043, and the Seaside Improvement Commission shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Seaside Improvement Commission reasonably projects it will receive on or before FYE 2043. The Seaside Improvement Commission may issue refunding indebtedness that matures after FYE 2043, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

IX. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Seaside Improvement Commission, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Seaside, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area¹; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.
3. Change the duration of the urban renewal plan.

B. Minor Amendments

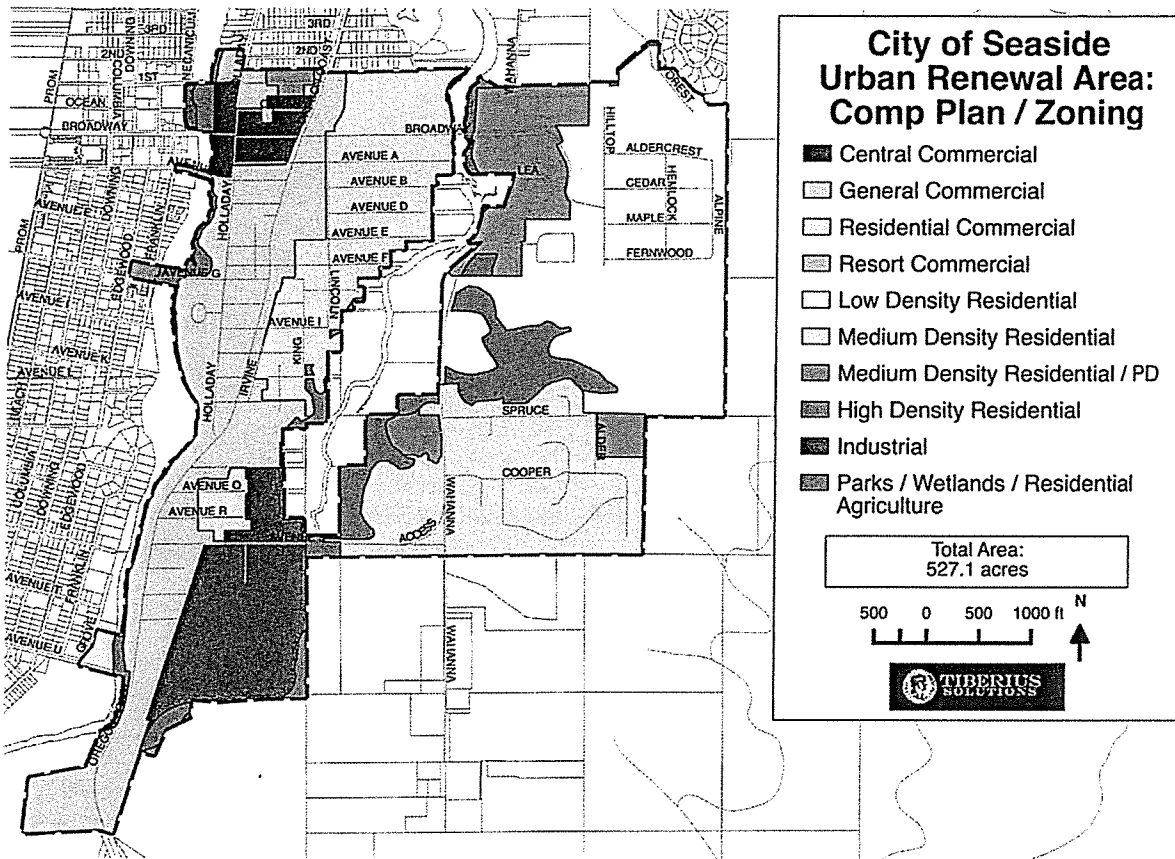
Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Seaside Improvement Commission by resolution.

C. Amendments to the Seaside Comprehensive Plan and/or Seaside Zoning Ordinance.

Amendments to the Seaside Comprehensive Plan and/or Seaside Zoning Ordinance that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Seaside Improvement Commission or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

Figure 3 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

X. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Seaside Comprehensive Plan, Clatsop County Comprehensive Plan, Seaside Zoning Ordinance, Clatsop County Zoning Ordinance, Seaside Transportation System Plan, and Seaside Park System Master Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The comprehensive plan designation are shown on Figure 3 on the preceding page.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Seaside and Clatsop County Zoning Ordinances.

A. *Seaside Comprehensive Plan*

1.1 Citizen Involvement

Policies

1. *Citizens, including residents and property owners, shall have the opportunity to be involved in all phases of the planning efforts of the city, including collection of data and development of policies.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has had many opportunities for citizen involvement, including four Seaside Improvement Commission meetings, a Public Forum, a planning commission meeting, and a city council hearing.

4.1 Housing Policies

Policies

11. *The City of Seaside shall consider leasing, or making available by other means, public lands for the development of housing for low and moderate income persons, especially the elderly.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has workforce/affordable housing as a project. Whether or not that housing occurs on lands owned by the City of Seaside is not yet determined.

5.1 Economic Policies

1. *Since recreation and tourism are the major economic base in Seaside, all future development decisions shall consider both beneficial and adverse impacts on that base.*

- 2. Continued support should be given to the upgrading and revitalizing of the Broadway core area and the Highway 101 business area. The Urban Renewal District is seen as an important means of achieving this goal.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has a project for business assistance, signage/wayfinding, and a project for workforce/affordable housing.

6.1 Community Facilities Policies

Policies

- 2. The City of Seaside will cooperate to the fullest extent with the Seaside School District to assure adequate sites for new schools that may be needed in the future, or for expansion of existing facilities to meet future education requirements.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has many projects in place to prepare the new school site with new infrastructure.

7.1.1 Water System Policies

- 2. Water services may be extended to the areas outside the city limits but within the Urban Growth Boundary.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains water system projects aimed at helping the school with new infrastructure and for general infrastructure for the Area.

7.2.1 Sewer System Policies

Policies

- 1. Sewer services will be extended to unserved areas only if they are within the city limits. All subdivisions and partitions within city limits shall be connected to the sewer system when available and subject to capacity limitations.*
- 2. Sewer lines in proposed developments shall be adequately sized to meet future needs of the development and shall be designed to as to minimize excavation of the road surface in future connections.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains sewer projects aimed at helping the school with new infrastructure and for general infrastructure for the Area.

7.3.1 Street System Policies

Policies

- 2. The city shall coordinate the installation of utilities such as electrical, telephone, water, and sewer lines with road building operations.*

5. *Adequate storm drainage shall be provided in all street improvement projects, both public and private. The City Public Works Director or a Registered Engineer shall specify the appropriate placement and sizing of all drainage facilities on both public and private projects.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has projects such as road and utility improvements. Specifically, the drainage of Avenue “P”, “Q”, and “R” are slated for improvement.

8.1 Transportation

9. *Energy conservation shall be achieved in Seaside by keeping future development within the Urban Growth Boundary in order to keep travel distance reasonable.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because there are transportation projects in the Plan that will improve the transportation network in the Area.

9.1 Recreation Policies

Policies

6. *The city shall cooperate with the Sunset Empire Park and Recreation District and the Seaside School District in providing park and recreation facilities for the residents of the area.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has projects that will improve the recreation facilities in the Area.

B. Clatsop County Comprehensive Plan

The Clatsop County Comprehensive Plan was codified on May 29, 2007.

Goal 9 - Economy

Goal: To Diversify and improve the economy of the state and Clatsop County.

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has projects in place for business assistance façade improvement.

Goal 10 - Housing

Goal: To provide for the housing needs of the citizens of the state.

Policies

2. *Clatsop County shall assist in planning for the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County residents.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has workforce/affordable housing as a project.

Goal 11 - Public Facilities

Goal: Urbanizable Areas: To provide public facilities in accordance with coordinated land use and transportation systems in a manner which encourages the orderly conversion of land from rural to urban land use.

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has many projects in place to provide public facilities to unincorporated properties.

Goal 12 - Transportation

Goal 1 Mobility: Develop a multimodal transportation system that serves the travel needs of Clatsop County residents, businesses, visitors, and freight transport.

Objectives

1. *Provide a network of arterials and collectors that are interconnected, appropriately spaced, and reasonably direct.*
2. *Balance the simultaneous needs to accommodate local traffic and through-travel.*
3. *Minimize travel distances and vehicle-miles traveled.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has projects that will enhance transportation facilities within the UGB .

Goal 14 - Urbanization

Goal: To provide for an orderly and efficient transition from rural to urban use.

Policy: Land within the urban growth boundaries separating urbanizable land from rural land shall be considered available over a time for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:

- (1) *Orderly, economic provision for public facilities and services;*
- (2) *Availability of sufficient land for the various uses to insure choices in the market place;*
- (3) *LCDC goals or the acknowledged comprehensive plan; and,*
- (4) *Encouragement of development within urban areas before conversion of urbanizable areas.*

There are properties within the urban renewal area that are within the urban growth boundary, but not within the city limits. The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because there are projects within the Plan to provide the necessary infrastructure to allow those properties to be annexed into the city in the future.

C. City of Seaside Zoning Ordinance

The land uses in the Area will conform to the zoning designations in the zoning ordinance, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

Low Density Residential (R-1): Purpose. To provide for low density single family development with a maximum density of five dwelling units per net acre. These areas are characterized by suburban residential qualities and provide for other uses which are consistent with residential neighborhoods such as churches, schools, community uses, etc. No commercial or residential uses operated for commercial purposes should be in this zone.

Medium Density Residential (R-2): Purpose. To provide for moderately dense housing with a maximum density of 10 dwelling units per net acre - basically a single family zone with limited multiple family development.

General Commercial (C-3): Purpose. To provide for more intensive commercial uses which do not require prime areas, such as in the central business district or resort areas. The area is characterized by wholesale and heavier commercial uses which normally occur in the fringe area of the central business district.

Industrial (M-1): Purpose. To provide for limited industrial development without adversely affecting Seaside's resort character.

High Density Residential (R-3): Purpose. To provide for high density multi-family development with a maximum density of 20 dwelling units per net acre. These areas are predominantly single family, but multi-family units are the primary new development replacing many older units. Other uses, such as rooming and boarding houses, churches, schools, golf courses, parks, government buildings, utilities and condominiums are provided for in this zone. Under certain conditions, certain commercial uses which are for the convenience of neighbors may be allowed.

Commercial Resort (C-2): To provide for tourist oriented facilities and services. The resort character of these areas should be emphasized, and businesses and uses which contribute to the attractiveness for tourists are provided for. Sufficient and conveniently located parking, safe, easy pedestrian movement; concentration of colorful and attractive shops, and a favorable overall impression are important considerations in this zone.

Central Commercial (C-4): Purpose. To provide for a broad range of commercial and business activities that meet the day-to-day needs of the community's permanent residents. This is the central business district where the stores, shops, offices and government functions which serve the entire community locate.

Aquatic Natural (A-1): Purpose. To provide for aquatic areas which should be managed for resource protection, preservation and restoration. These areas may include areas of significant or extension salt marshes or tide flats which because of a combination of factors, such as biological productivity and habitat value, play a vital role in the functioning of the estuarine ecosystem. Natural aquatic areas may also include ecologically important water areas which lack significant alteration.

Freshwater Wetlands (A-3): Purpose. The purpose of the Coastal Lake and Freshwater Wetlands Zone is to assure conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Seaside area to assure a diversity of species and ecological relations.

Planned Development (PD): Purpose. It is the intent of the Planned Development Section of this ordinance to encourage appropriate and orderly development of tracts of land that are large enough to 31 allow comprehensive planning and to provide a degree of flexibility in the application of certain regulations which cannot be obtained through traditional lot-by-lot subdivisions. In this manner, environmental amenities may be enhanced by promoting a harmonious variety of uses, the economy of shared service and facilities, compatibility of surrounding areas, and the creation of attractive, healthy, efficient, and stable environments for living, shopping or working. Specifically, it is the purpose of this section to promote and encourage:

- 1. Comprehensive development equal to or better than that resulting from traditional lot by-lot land use development.*
- 2. Compatible mixtures of housing type and design.*
- 3. Compatible mixture of uses.*
- 4. More attractive and usable open space.*
- 5. Advances in technology, architectural design, and functional land use design.*
- 6. Recognition of the problems associated with population density, distribution, and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objective.*
- 7. Flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas. It is not the intention of this section to be a bypass of regular zoning provisions solely to allow increased densities nor is it a means of maximizing densities on parcels of land which have unbuildable or unusable areas.*
- 8. Efficient use of sites characterized by special features of geography, topography, size or shape.*

Residential-Commercial (R-C): Outright Uses Permitted. In the R-C Zone, the following uses and their accessory uses are permitted outright.

- 1. Single family dwelling.*
- 2. Two family dwelling.*
- 3. Retail businesses and services with business hours not to exceed 8:00 AM - 10:00 PM.*
 - A. Drug stores*
 - B. Variety stores*
 - C. Barber shop and beauty shop*
 - D. Clothes cleaning*
 - E. Antique stores*
 - F. Gift shop, flower shops, rock shops, hobby shops*
 - G. Professional offices*
 - H. Repair shops for TV and appliances*
 - I. Similar uses as authorized by the Planning Commission*

4. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

Aquatic Conservation (A-2): Purpose. To provide for aquatic areas which can withstand limited amounts of adjacent development or alteration, consistent with the intent of the overall goals and policies of the Estuary Section of the Comprehensive Plan. Uses and activities within this zone must be non-consumptive, in that the area is to be managed for resource protection. Aquatic Conservation areas shall include water areas of the estuary and salt marshes and tidal flats of lesser biological significance than those in the A-1 Zone, and partially altered areas adjacent to existing development which do not qualify for inclusion in the A-2 Zone.

D. Clatsop County Zoning Ordinance

The land uses in the Area will conform to the zoning designations in the zoning ordinance, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

Residential Agriculture (RA): Purpose. The RA-2 zone is intended to accommodate the immediate foreseeable demand for very low density rural residential development where commitments to such uses have already been made through existing subdivision, partitioning or development, or in selected, small areas having unique scenic quality and other development that will not require more than a very basic level of services (fire protection or community water). In areas contiguous with the SFR or RA-1 or any Urban Growth Boundary area the RA-2 zone is intended to be a transitional zone between the AF, F-80, EFU zones and said residential zone, with conversion of such lands to higher density residential use occurring in an orderly and economical manner.

E. Seaside Transportation System Plan

Goal 3: Mobility. Provide a viable transportation system that meets the needs of local residents, visitors, and the freight industry. The transportation system would allow different users of the network a reliable means of getting from origins to destinations.

Policies:

- *Provide a viable transportation system that accommodates future growth and addresses the regional and local travel needs of residents, businesses, and industries.*
- *Accommodate future and existing transit.*

Goal 4: Connectivity. Provide an interconnected transportation system that provides route choices for users.

Policies:

- *Improve bicycle and pedestrian connectivity by addressing gaps in the current network.*
- *Provide for and support a transit system that serves popular local and regional origins and destinations.*

The Southeast Seaside Urban Renewal Plan is in conformance with the Seaside Transportation System Plan as the Plan has a project that calls for building a new access road for the school. In addition, the Plan has a project that calls for building a bicycle/pedestrian bridge to improve east/west access. The Plan also calls for improved bridge connections throughout the Area.

F. Seaside Park System Master Plan

Goal 1: Provide Adequate Parkland and Facilities For Passive and Active Recreational Use

- *Assure adequate open space and natural areas.*
- *Provide a variety of park amenities that meet the needs of residents of all ages.*
- *Address the year-round recreational needs of residents and the seasonal demand by tourists on the park system.*

Goal 4: Ensure Adequate Access to Parks

- *Ensure residents of all ages have access to parks throughout the City.*

The Southeast Seaside Urban Renewal Plan is in conformance with the Seaside Park System Master Plan because it has a project to improve the Mill Pond Park.

XI. APPENDIX A: LEGAL DESCRIPTION

Urban Renewal Area Seaside, Oregon

A tract of land and road rights-of-way located in the Northeast One-Quarter and the Southeast One-Quarter of Section 21, and in the Southeast One-Quarter, the Southwest One-Quarter, the Northwest One-Quarter, and the Northeast One-Quarter of Section 22, and in the Northeast One-Quarter of Section 28, Township 6 North, Range 10 West, Willamette Meridian, City of Seaside, Clatsop County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of Partition Plat Number 1998-014 (Assessor's Map 6.10.28AC);

1. *Thence along the northerly line of said Partition Plat, Easterly 546 feet, more or less, to the westerly line of Document Number 2013-05572 (Assessor's Map 6.10.28AC);*
2. *Thence along said westerly line and the northerly extension thereof, Northerly 360 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.28AC);*
3. *Thence along said Ordinary High Water Line, Northerly 571 feet, more or less, to the southerly right-of-way line of Avenue U (Assessor's Map 6.10.28AC);*
4. *Thence along said southerly right-of-way line, Westerly 462 feet, more or less, to the southerly extension of the easterly right-of-way line of South Grove Street (Assessor's Map 6.10.28AB);*
5. *Thence along said southerly extension and the easterly right-of-way line thereof, Northeasterly 392 feet, more or less, to the southerly line of Partition Plat Number 2008-017 (Assessor's Map 6.10.28AB);*
6. *Thence along said southerly line and the easterly extension thereof, Easterly 252 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.28AB);*
7. *Thence along said Ordinary High Water Line, Northerly 3,630 feet, more or less, to the southerly right-of-way line of Avenue G (Assessor's Map 6.10.21DA);*
8. *Thence along said southerly right-of-way line, Westerly 418 feet, more or less, to the easterly right-of-way line of Edgewood Street (Assessor's Map 6.10.21AC);*
9. *Thence along said easterly right-of-way line, Northerly 143 feet, more or less, to the northerly line of Lot 10, Block 14 of the Plat of "Hermosa Park" (Assessor's Map 6.10.21AC);*
10. *Thence along said northerly line, and the easterly extension thereof, Easterly 412 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.21AD);*
11. *Thence along said Ordinary High Water Line, Northerly 1,388 feet, more or less, to the northerly right-of-way line of Broadway Street (Assessor's Map 6.10.21AD);*
12. *Thence along said northerly right-of-way line, Westerly 152 feet, more or less, to the easterly line of Document Number 2014-08127 (Assessor's Map 6.10.21AB);*
13. *Thence along said easterly line, Northerly 36 feet, more or less, to the northerly line of said Deed (Assessor's Map 6.10.21AB);*

14. Thence along said northerly line, Westerly 81 feet, more or less, the easterly line of Deed Book 667, Page 786 (Assessor's Map 6.10.21AB);
15. Thence along said easterly line, Northerly 138 feet, more or less, to the intersection of the southerly right-of-way line of Oceanway Street and the westerly right-of-way line of Riverside Drive (Assessor's map 6.10.21AB);
16. Thence along said westerly right-of-way line, Northerly 259 feet, more or less, to the southerly right-of-way line of First Avenue (Assessor's Map 6.10.21AB);
17. Thence along said southerly right-of-way line, Easterly 257 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.21AA);
18. Thence along said Ordinary High Water Line, Northerly 318 feet, more or less, to the northerly line of the Plat of "Rivertide Suites A Condominium Hotel" (Assessor's Map 6.10.21AA);
19. Thence along said northerly line, Easterly 242 feet, more or less, to the westerly right-of-way line of Holladay Drive (Assessor's Map 6.10.21AA);
20. Thence along said westerly right-of-way line, Southerly 197 feet, more or less, to the westerly extension of the northerly line of Lot 1, Block 4, of the Plat of "First Addition to Ocean Grove" (Assessor's Map 6.10.21AA);
21. Thence along said westerly extension and said northerly line, and along the easterly extension thereof, Easterly 775 feet, more or less, to the westerly right-of-way line of US Highway 101 (Assessor's Map 6.10.21AA);
22. Thence along said westerly right-of-way line, Southerly 37 feet, more or less, to the southerly line of Block 4 of the Plat of "Hill's Addition to Ocean Grove" (Assessor's Map 6.10.22BB);
23. Thence along the southerly line of said Block 4 and the easterly extension thereof, Easterly 1097 feet, more or less, to the northwest corner of Deed Book 673, Page 128 (Assessor's Map 6.10.22BB);
24. Thence along the northerly line of said Deed, Easterly 272 feet, more or less, to the westerly Ordinary High Water Line of the Neawanna Creek (Assessor's Map 6.10.22BB);
25. Thence leaving said westerly Ordinary High Water Line, Southeasterly 182 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek and the northerly line of Document Number 2013-05870 (Assessor's Map 6.10.22BA);
26. Thence along said northerly line and the easterly extension thereof, Easterly 400 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22BA);
27. Thence along said westerly right-of-way line, Northerly 14 feet, more or less, to the westerly extension of the northerly line of Document Number 2007-00554 (Assessor's Map 6.10.22BA);
28. Thence along said westerly extension and said northerly line, Easterly 723 feet, more or less, to the northerly extension of the west line of the Plat of "Sunset Hills Addition Number One" (Assessor's Map 6.10.22AB);
29. Thence along said northerly extension, Northerly 23 feet, more or less, to the southerly line of Document Number 2007-11354 (Assessor's Map 6.10.22AB);
30. Thence along said southerly line, Northeasterly 877 feet, more or less, to the westerly line of the Plat of "Sunset View Estates" (Assessor's Map 6.10.22AB);
31. Thence along said westerly line, Southerly 255 feet, more or less, to the southwesterly corner thereof (Assessor's Map 6.10.22AB);

32. Thence along the southerly line of said Plat, Southeasterly 808 feet, more or less, to the west line of the East One-Half of the Northeast One-Quarter of said Section 22 (Assessor's Map 6.10.22AB);
33. Thence along said west line, Southerly 1,634 feet, more or less, to the Center-East One-Sixteenth corner of said Section 22 (Assessor's Map 6.10.22);
34. Thence along the west line of the Northeast One-Quarter of the Southeast One-Quarter of said Section 22, Southerly 1,299 feet, more or less, to the north line of the Southwest One-Quarter of the Southeast One-Quarter of said Section 22 (Assessor's Map 6.10.22);
35. Thence along said north line, Westerly 754 feet, more or less, to the east line of the plat of "Seaside Heights" (Assessor's Map 6.10.22DC);
36. Thence along said east line and the east line of the plat of "Still Water Heights No. 3", Southerly 1,300 feet, more or less, to the south line of said Section 22 (Assessor's Map 6.10.22DC);
37. Thence along said south line, Westerly 3,205 feet, more or less, to the east line of said Section 28 (Assessor's Map 6.10.28AA);
38. Thence along said east line, Southerly 1,334 feet, more or less, to the northerly line of Document Number 2010-00252 (Assessor's Map 6.10.28AA);
39. Thence along said northerly line, Westerly 1,094 feet, more or less, to the easterly line of Document Number 2016-03298 (Assessor's Map 6.10.28AC);
40. Thence along said easterly line and the southerly lines of said Deed, Southwesterly 835 feet, more or less, to the easterly line of Partition Plat Number 2009-007 (Assessor's Map 6.10.28AC);
41. Thence along said easterly line, Southwesterly 817 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 6.10.28AC);
42. Thence leaving said easterly right-of-way line, Westerly 122 feet, more or less, to the southeasterly corner of Partition Plat Number 1998-014 (Assessor's Map 6.10.28AC);
43. Thence along the southerly line of said Partition Plat, Westerly 720 feet, more or less, to the westerly line of said Partition Plat (Assessor's Map 6.10.28AC);
44. Thence along said westerly line, Northerly 515 feet, more or less, to the Point of Beginning (Assessor's Map 6.10.28AC);

Excepting the following parcel:

Beginning at the northwesterly corner of Lot 20, Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);

101. Thence along the westerly line of said Lot 20 and the southerly extension thereof, Southerly 654 feet, more or less, to a line parallel with and 50 feet northerly of the northerly right-of-way line of Sundquist Road (Assessor's Map 6.10.22CC);
102. Thence along said parallel line and the westerly extension thereof, Westerly 350 feet, more or less, to the westerly right-of-way line of South King Street (Assessor's Map 6.10.21DD);
103. Thence along said westerly right-of-way line, Northerly 161 feet, more or less, to the southerly right-of-way line of Avenue R (Assessor's Map 6.10.21DD);
104. Thence along said southerly right-of-way line, Westerly 200 feet, more or less, to the southerly extension of the westerly line of Lot 44, Block 11 of the Plat of "Cartwright Park" (Assessor's Map 6.10.21DD);

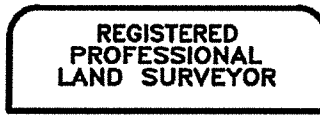
105. *Thence along said southerly extension and said westerly line and the northerly extension thereof, Northerly 480 feet, more or less, to the southerly right-of-way line of Avenue P (Assessor's Map 6.10.21DD);*
106. *Thence along said southerly right-of-way line, Westerly 10 feet, more or less, to the southerly extension of the easterly right-of-way line of South Jackson Street (Assessor's Map 6.10.21DD);*
107. *Thence along said southerly extension and said easterly right-of-way line, Northerly 375 feet, more or less, to the southerly right-of-way line of Avenue N (Assessor's Map 6.10.21DD);*
108. *Thence along said southerly right-of-way line, Easterly 230 feet, more or less, to the easterly right-of-way line of South King Street (Assessor's Map 6.10.21CC);*
109. *Thence along said easterly right-of-way line, Northerly 50 feet, more or less, to the northerly line of Lot 1, Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);*
110. *Thence along said northerly line, Easterly 200 feet, more or less, to the southerly extension of the westerly right-of-way line of Lincoln Street (Assessor's Map 6.10.22CC);*
111. *Thence along said southerly extension and said westerly right-of-way line, Northerly 670 feet, more or less, to the northerly right-of-way line of Avenue J (Assessor's Map 6.10.22CB);*
112. *Thence along said northerly right-of-way line, Easterly 130 feet, more or less, to the easterly line of Block 28 of the Plat of "Bradbury's Second Addition" (Assessor's Map 6.10.22CB);*
113. *Thence along said easterly line and the northerly extension thereof, Northerly 380 feet, more or less, to the southerly line of Block 14 of the Plat of "Hill's Second Addition" (Assessor's Map 6.10.22CB);*
114. *Thence along said southerly line, Easterly 122 feet, more or less, to the easterly line of Lot 17 of said Block 14 (Assessor's Map 6.10.22CB);*
115. *Thence along said easterly line, Northerly 80 feet, more or less, to the southerly line of Lot 5 of said Block 14 (Assessor's Map 6.10.22CB);*
116. *Thence along said southerly line and the easterly extension thereof, Easterly 100 feet, more or less, to the easterly line of Lot 6, of said Block 14 (Assessor's Map 6.10.22CB);*
117. *Thence along said easterly line and the northerly extension thereof, Northerly 120 feet, more or less, to the northerly right-of-way line of Avenue G (Assessor's Map 6.10.22CB);*
118. *Thence along said northerly right-of-way line, Westerly 50 feet, more or less, to the westerly line of Lot 15, Block 11 of said Plat (Assessor's Map 6.10.22BC);*
119. *Thence along said westerly line, Northerly 100 feet, more or less, to the southerly line of Lot 6 of said Block 11 (Assessor's Map 6.10.22BC);*
120. *Thence along said southerly line and the easterly extension thereof, Easterly 200 feet, more or less, to the easterly line of Lot 9 of said Block 11 (Assessor's Map 6.10.22BC);*
121. *Thence along said easterly line, Northerly 100 feet, more or less, to the southerly right-of-way line of Avenue F (Assessor's Map 6.10.22BC);*
122. *Thence along said southerly right-of-way line, Easterly 100 feet, more or less, to the southerly extension of the easterly line of Lot 18, Block 10 of said Plat (Assessor's Map 6.10.22BC);*

123. *Thence along said southerly extension and said easterly line and the northerly extension thereof, Northerly 155 feet, more or less, to a line parallel with, and 15.00 feet northerly of the north line of said Lot 18 (Assessor's Map 6.10.22BC);*
124. *Thence along said parallel line and the easterly extension thereof, Easterly 150 feet, more or less, to the westerly line of Lot 15, Block 10 of said Plat (Assessor's Map 6.10.22BC);*
125. *Thence along said westerly line, Northerly 85 feet, more or less, to the southerly right-of-way line of Avenue E (Assessor's Map 6.10.22BC);*
126. *Thence along said southerly right-of-way line, Easterly 250 feet, more or less, to the southerly extension of the easterly line of Lot 26, Block 7 of said Plat (Assessor's Map 6.10.22BC);*
127. *Thence along said southerly extension and said easterly line and the northerly extension thereof, Northerly 520 feet, more or less, to the northerly right-of-way line of Avenue B (Assessor's Map 6.10.22BC);*
128. *Thence along said northerly right-of-way line, Easterly 50 feet, more or less, to the easterly line of Lot 31, Block 3 of said Plat (Assessor's Map 6.10.22BC);*
129. *Thence along said easterly line, Northerly 100 feet, more or less, to the southerly line of Lot 21 of said Block 3 (Assessor's Map 6.10.22BC);*
130. *Thence along said southerly line, and the easterly extension thereof, Easterly 150 feet, more or less, to the easterly line of Lot 23 of said Block 3 (Assessor's Map 6.10.22BC);*
131. *Thence along said easterly line and the northerly extension thereof, Northerly 140 feet, more or less, to the northerly right-of-way line of Avenue A (Assessor's Map 6.10.22BC);*
132. *Thence along said northerly right of way line and the easterly extension thereof, Easterly 131 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek (Assessor's Map 6.10.22BD);*
133. *Thence along said Ordinary High Water Line, Southeasterly 163 feet, more or less, to the westerly extension of the northerly right-of-way line of Lea Way (Assessor's Map 6.10.22BD);*
134. *Thence along said westerly extension, Easterly 418 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22D);*
135. *Thence along said westerly right-of-way line, Southwesterly 354 feet, more or less, to the easterly extension of the northerly right-of-way line of Avenue D (Assessor's Map 6.10.22BD);*
136. *Thence along said easterly extension, Westerly 195 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek (Assessor's Map 6.10.22BD);*
137. *Thence along said Ordinary High Water Line, Southwesterly 355 feet, more or less, to the southerly line of Parcel 2 of Partition Plat Number 1992-022 (Assessor's Map 6.10.22BD);*
138. *Thence along said southerly line, Easterly 130 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22BD);*
139. *Thence along said westerly right-of-way line, Southwesterly 1,605 feet, more or less, the northerly line of Document Number 2017-01369 (Assessor's Map 6.10.22);*
140. *Thence along said northerly line, Westerly 385 feet, more or less, to the westerly line thereof (Assessor's Map 6.10.22);*

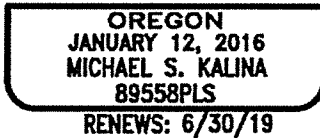
141. *Thence along said westerly line, Southerly 184 feet, more or less, to the north line of the Southwest One-Quarter of the Southwest One-Quarter of said Section 22 (Assessor's Map 6.10.22);*
142. *Thence along said north line, Westerly 304 feet, more or less, to a line parallel with and 63.00 feet westerly of the east line of Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);*
143. *Thence along said parallel line, Southerly 477 feet, more or less, to the northerly line of Lot 20 of said Block 31 (Assessor's Map 6.10.22CC);*
144. *Thence along said northerly line, Westerly 250 feet, more or less, to the Point of Beginning (Assessor's Map 6.10.22CC);*

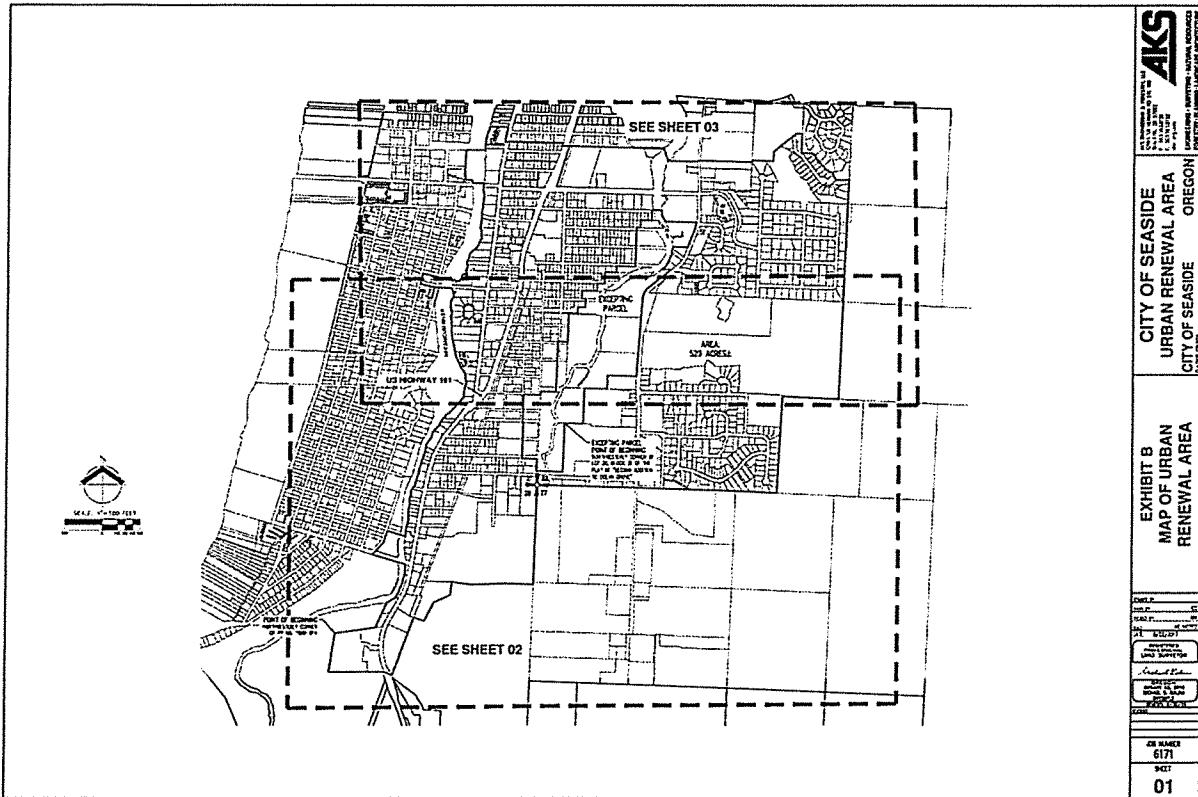
The above described tract of land contains 529 acres, more or less.

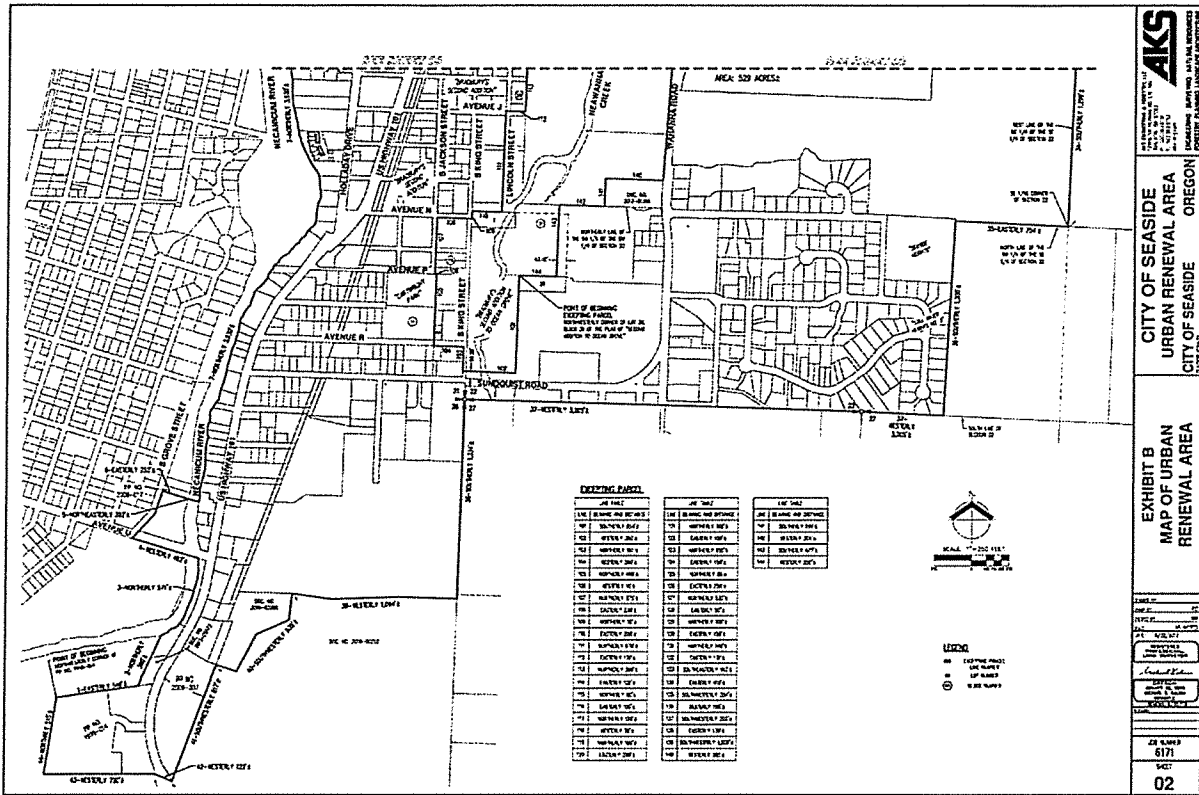
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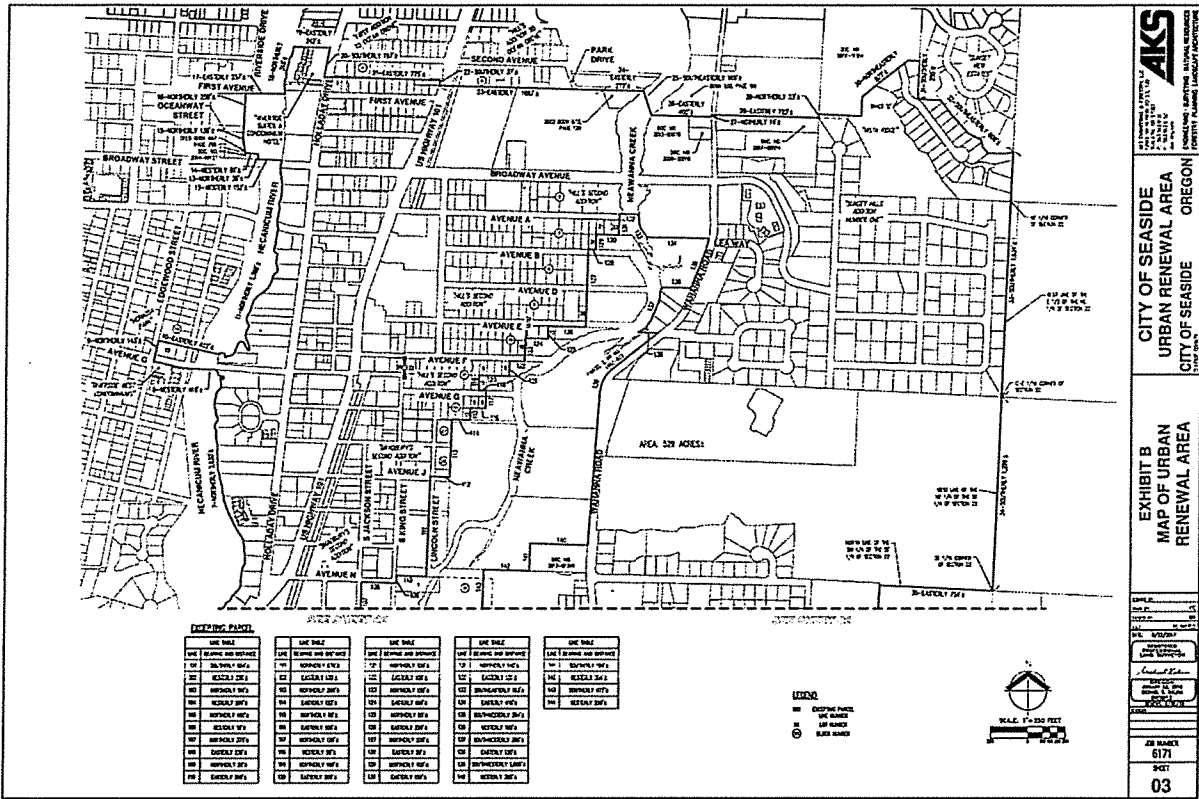


Michael Kalina









Report Accompanying the Southeast Seaside Urban Renewal Plan

Adopted by the City of Seaside

August 28, 2017

Ordinance No. 2017-09

Consultant Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions LLC

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Rob Wyman

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I. INTRODUCTION

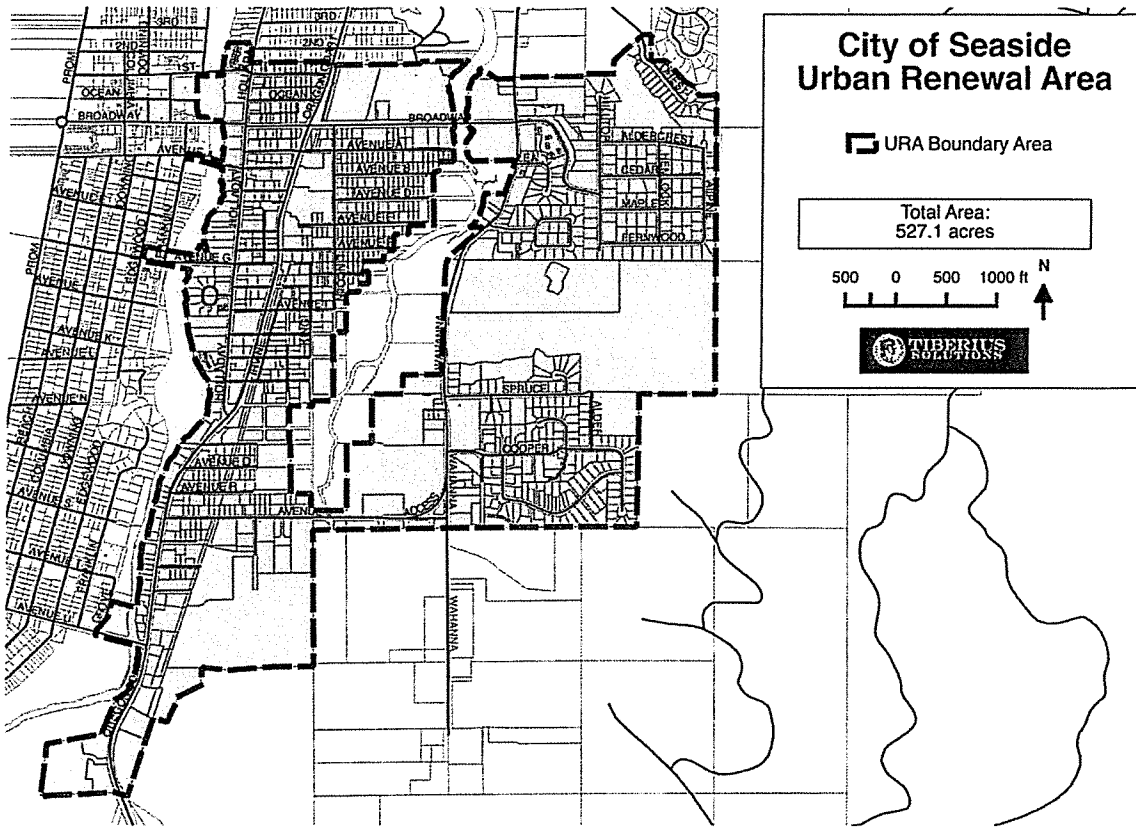
The Report on the Southeast Seaside Urban Renewal Plan (Report) contains background information and project details that pertain to the Southeast Seaside Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and support the findings made by the City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The format of the Report is based on this statute. The Report documents the existing conditions in the Southeast Seaside Urban Renewal Area (Area) as they relate to the proposed projects in the Plan.

The Report provides guidance on how the urban renewal plan might be implemented. As the Seaside Improvement Commission, the City of Seaside's urban renewal agency, reviews revenues and potential projects each year; it has the authority to make adjustments to the implementation assumptions in this Report. The Seaside Improvement Commission may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other changes as allowed in the amendments section of the Plan.

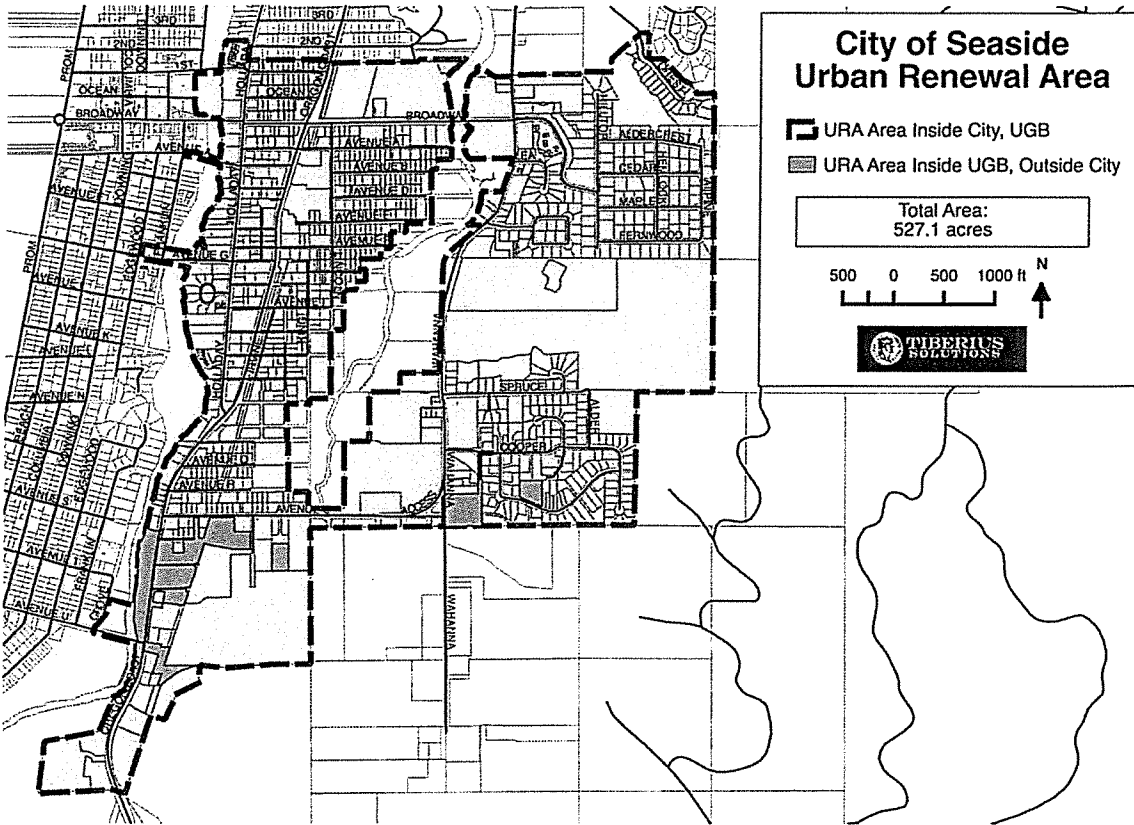
Figure 1 indicates the boundary of the Southeast Seaside Urban Renewal Area. Figure 2 indicates the city limits, urban growth boundary properties and the properties outside the 2017 urban growth boundary.

Figure 1 – Southeast Seaside Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

Figure 2 - Southeast Seaside Urban Renewal Plan Area Boundary, City Limits and UGB designations



Source: Tiberius Solutions, LLC

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Southeast Seaside Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures 527.08 total acres in size, encompassing 442.94 acres included in 1,117 individual parcels, and an additional 84.14 acres in public rights-of-way. An analysis of FYE 2016 property classification data from the Clatsop County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Exempt accounts for the largest land use within the area (33.10%). This is followed by Residential-Improved (27.43%), and Commercial-Improved (14.49%). The total land uses in the Area, by acreage and number of parcels, are shown in Table 1.

Table 1 – Existing Land Use in Area

Land Use	Tax Lots	Acres	% of Acres
Exempt	83	146.62	33.10%
Residential-Improved	589	121.49	27.43%
Commercial-Improved	191	64.18	14.49%
Residential-Vacant	84	22.36	5.05%
Tract-Vacant	4	18.24	4.12%
Multi-family-Improved	20	16.55	3.74%
Multi-family-Multiple special-Improved	2	10.77	2.43%
Residential-Commercial Zone-Improved	64	10.42	2.35%
Commercial-Vacant	42	10.06	2.27%
Forest-Unzoned Farmland-Vacant	1	6.62	1.49%
Tract-Improved	6	5.57	1.26%
Residential-Condominium	5	3.41	0.77%
Residential-Property Class 10	7	1.93	0.44%
Commercial-Condominium	1	1.42	0.32%
Industrial-Vacant	8	1.33	0.30%
Industrial-Improved	2	0.68	0.15%
Residential-Commercial Zone-Vacant	4	0.63	0.14%
Residential-Manufactured Structure	3	0.4	0.09%
Commercial-Residential Zone	1	0.26	0.06%
Total	1,117	442.94	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions LLC and from the Clatsop County Department of Assessment and Taxation (FYE 2016)

2. Zoning/Comprehensive Plan Designations

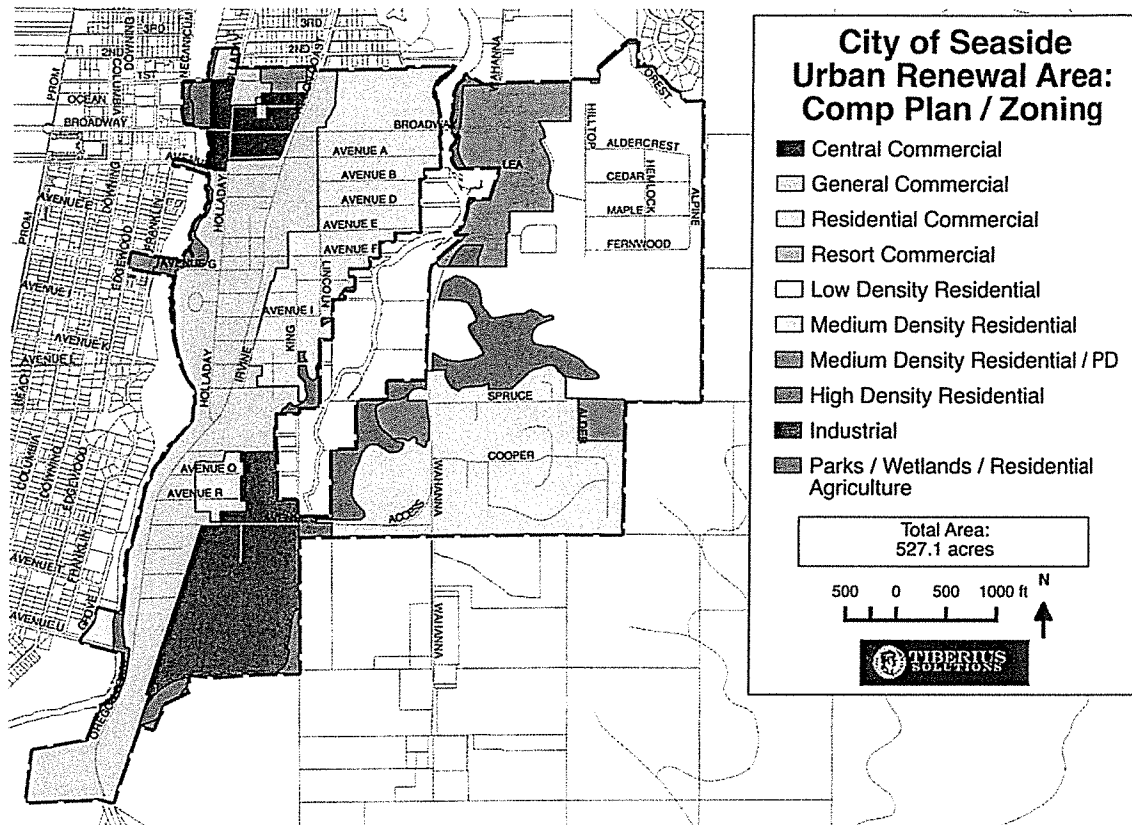
In Seaside, the zoning and comprehensive plan designations are the same. As illustrated in Table 2 and Figure 3, the most prevalent zoning/comprehensive plan designation of the Area by acreage is Low Density Residential (28.14%). The second most prevalent zoning/comprehensive plan designation is Medium Density Residential (26.68%).

Table 2 – Existing Zoning/Comprehensive Plan Designations of Area

Zoning/Comprehensive Plan Designations	Tax Lots	Acres	% of Acres
Low Density Residential	177	124.66	28.14%
Medium Density Residential	440	118.17	26.68%
General Commercial	290	84.95	19.18%
Industrial	33	45.73	10.32%
High Density Residential	67	27.54	6.22%
Central Commercial	46	9.20	2.08%
Aquatic Natural	3	8.47	1.91%
Freshwater Wetlands	5	5.75	1.30%
Medium Density Residential/Planned Development	9	5.63	1.27%
Residential - Commercial	40	7.06	1.59%
Residential Agriculture	1	3.09	0.70%
Aquatic Conservation	6	2.69	0.61%
Total	1,117	442.94	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions LLC and from the Clatsop County Department of Assessment and Taxation (FYE 2016)

Figure 3 – Area Zoning and Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

B. Infrastructure

This section identifies the existing conditions in the Area to assist in establishing blight. There are projects listed in several City of Seaside infrastructure master plans that relate to these existing conditions. **This does not mean that all of these projects are included as projects to be undertaken in the Plan.** The specific projects that are included in the Plan are listed in Sections IV and V of this Report.

1. Transportation

The Seaside Transportation Systems Plan (TSP) identified the following existing conditions/needs:

Pedestrian Facilities and Deficiencies

- **Gaps in Sidewalk** – The sidewalk network has important gaps along US 101, and the system is fragmented in most residential neighborhoods. Pedestrian destinations are not connected by a complete sidewalk network.
- **Crossing US 101 and Neawanna Creek** – Crossing US 101 is challenging due to traffic volumes and speeds, long crossing distance, and relatively long distances between signalized intersections and marked crossings. Crossing Neawanna Creek is

challenging due to the limited number of crossings, and the lack of sufficient pedestrian accommodations along the existing crossings. The limited number of nonmotorized crossings over the creek affects the ease and attractiveness of walking and biking to downtown from east Seaside.

- **Wahanna Road** – Wahanna Road, the major north-south connector east of US 101, *and portions only have¹* a paved shoulder of variable width (0-2 feet), with no other accommodations for pedestrians.
- **Americans with Disabilities Act (ADA) Compliance** – Apart from sidewalks downtown and in the newer residential areas, few sidewalks have ADA-compliant curb cuts and curb ramps. In addition, some streets have obstacles that leave a narrow, area, less than 4 feet, for pedestrians to walk. Maintenance issues, such as vegetation and cracking, also provide real challenges to pedestrians with disabilities. Signalized intersections also lack audible pedestrian signals to facilitate safe crossings for the visually impaired.

The following projects were identified from the Seaside Transportation Systems Plan as overlapping with the Area boundary:

10. Avenue S Cross Section – Between US 101 and the Bridge \$3,459,000, between the bridge and Wahanna Road \$2,268,000

Avenue S would be upgraded into sections. From US 101 East to the bridge crossing Neawanna Creek, Avenue S would have two six-foot sidewalks, two six-foot bike lanes, and two twelve foot travel lanes. Between the bridge and Wahanna Road to the east, the cross-section would transition to the Wahanna Road cross-section to retain consistency with that corridor. This would consist of two twelve foot travel lanes, a ten foot boardwalk on the north side of the roadway, and shoulder on the south side of the roadway to a minimum of three feet. This cross-section would be narrow to minimize impacts to sensitive habitats.

11. US 101 and Avenue U Intersection – Add a signal at the Intersection of Avenue U and US 101 \$7,997,000

This project adds a right turn pocket onto Avenue U at the existing signal on US 101. Because the Necanicum River is located directly west of the US 101 intersection, this project triggers the need to upgrade and widen the bridge structure. Construction cost estimates also assume a seismic retrofit to bridge would be conducted. No southbound merger transition Lane on US 101 is included as a part of this recommendation because of environmental sensitivities associated with any additional fill in the vicinity of the Necanicum River. Over the long-term, Avenue U would become a four-legged intersection as Holladay Drive is extended southwards (see next section for a description of the Holladay Drive extension). Costs associated with the tie in of Holladay Drive extension are provided as a part of that project.

¹ Italicized text added by Kevin Cupples, City Planner, 6/21/17

12. Extend S. Holladay Drive to the South - \$7,406,000

This new street alignment and connection with Avenue U would extend S. Holladay Drive to the south is a local street along the former railroad right-of-way. As the railroad right-of-way has transitioned back to local property owners, this street extension involves acquisition of right-of-way. This element helps reduce local trips on US 101 by providing a local north-south connection on the east side of US 101, and helps alleviate congestion on the highway during peak hours and seasons.

With the extension of S. Holladay Drive, the function of Avenue S and US 101 intersection would change. The traffic modeling work shows drivers were observed to prefer access to US 101 via Avenue U. Traffic volumes at US 101 and Avenue S decreased, allowing this intersection to stay stop control and full access.

In conversations with the community about the intersection of S. Holladay Drive and Avenue S, two possible treatments were discussed: a round-about and a four way stop. At this plan in level, considerable support was received for around-about at this location. Therefore, the cost estimate for extending S. Holladay to the south assumes a round-about at S. Holladay and Avenue S.

13. US 101 and Holladay Drive

The intersection of US 101 and Holladay Drive is extremely skewed, as Holladay Drive (the original state highway through Seaside) also travels in north-south direction parallel the US 101 and serves the historic core of the City. Traffic accessing the historic core turns left at this intersection, currently under two way stop control. Site distance is adequate for north and southbound traffic, but is poor due to skew and obstructions for left turning traffic on Holladay Drive.

TSP recommendations at this location are broken into two phases. Phase I is a signal at US 101 and Holladay Drive, which could be built at the same time as the local project to extend Holladay Drive to the south. Phase 2 (outside the 20 year timeframe of the TSP) is a grade-separated flyover of Holladay Drive over US 101. Both are described below.

13a. US 101 and Holladay Drive – New Signal – cost included in project 12

This TSP recommendation installs a traffic signal at the intersection of US 101 and Holladay Drive. The intersection geometry assumes left turn pockets and shared right/through pockets for all intersection approaches. As the anticipated US 101 cross-section but north of the intersection and south of the intersection consists of three lanes, no widening of the highway itself is assumed to be needed for this project.

13b. US 101 and Holladay Drive – Flyover - \$9,911,000

In the long-term, S. Holladay Drive would cross US 101 at a grade-separated flyover connecting with S. Holladay Drive extension to the south. Southbound right turns would be allowed from Holladay Drive onto US 101 at this location. This flyover would essentially allow travelers to progress between 24th Avenue at the North to Avenue U at the south on Holladay Drive without accessing US 101.

2. Water

The following projects were identified from the Water Master Plan Capital Improvement Projects list:

Table 3 – Water Capital Improvement Projects

Project Description	Project Location	Project Cost
Reservoir Improvements	Upper Pressure Zone Reservoir (East of UGB)	\$2,400,000
Pump Station Upgrades	Necanicum valley Station (Upper Pressure Zone)	\$780,000
Transmission Improvements	Upper Pressure Zone	\$1,900,000
Water Supply Planning	Source and Supply System Improvement Plan	\$75,000
Land Acquisition	N/A	\$750,000
Financial Plan	N/A	\$30,000

Source: Seaside Water Master Plan, October 2005

3. Stormwater

The following information was taken from a memo dated June 2, 2017 from Geoffrey Liljenwall, the City Engineer:

Storm Piping and Structures: Much of the storm system was installed with the sewer system. The two systems are in similar condition and age. Much of the storm piping is concrete and with concrete catch basins. A major problem is that there are some pipes that are Corrugated Metal Pipe (CMP). These are usually the storm discharge pipes into the rivers. Due to a combination of the age (over 50 years) and the brine level of the rivers, these pipes are in 'critical' condition.

When the City of Seaside 'rejuvenates' a city street, the City of Seaside will replace the storm lines with modern material.

Storm Capacity: Much of the storm discharges are directly to the Necanicum and Neawanna Rivers. However, there are no major flooding areas as a result of the lack of storm transmission. The storm systems need to be brought into compliance with state and federal level environmental laws.

4. Sanitary Sewer

The following information was taken from a memo dated June 2, 2017 from Geoffrey Liljenwall, the City Engineer:

Sewer Pump Stations in the Urban Renewal District:

- Ave G - S Holladay P/S #1
- Avenue M P/S #10
- Avenue D P/S #11
- Hospital P/S #13
- Pete Anderson P/S #20

Sewer Pump Stations: Most of these station are on their ‘3rd Technology Change’. They have gone through three upgrades since the 1950’s. The last mechanical upgrade for most of these stations happened in 1985, over 30 years ago. This is considered past the industry standard of 20 – 25 year service life. These stations are ‘suction primed’ pumps. The current industry standards are submersible pumps. Submersible pumps provided better efficiency (electricity usage) and have less maintenance than the current pumps. These stations also need to have maintenance and repair made on the structural portions of the concrete wet wells and associated mechanical structures (piping).

Controls and Supervisory Control And Data Acquisition (SCADA): Only one station has been upgraded with current technology. Modern control systems are computerized and allow greater control, security, and alarms. Department of Environmental Quality (Oregon DEQ) requires that stations have alarms and SCADA systems. A SCADA system allows for remote operating, provides operating data, and alarms to be generated and monitored.

Generators: All five stations need to have a generator installed to operate in power outages.

Sewer Mains – Services: There are over 50 properties that have no connection to the city sewer system. There are also areas that can be developed to increase the housing density. These would require building additional sewer capacity (carrying).

Many of the sewer mains in these areas are ‘way past’ their service life. These sewer mains and service laterals are made out of concrete pipe or VCP (Vitrified Clay Pipe). Additionally, many of these areas are at a low elevation: 10’ to 19’ from sea level. Many of these areas have high ground water level and are ‘tidally’ influenced. The condition of the pipe, age of the pipe, and the ground water contribute to high levels of Infiltration/Inflow (I/I) throughout the year.

5. Parks and Open Space

The following parks are in the area:

Broadway Park

Description

Broadway Park is a 9.7 acre property located just north of Broadway East along the Neawanna Creek. The Park is used for a variety of active recreational activities including high school sports fields, water sports, and play areas for children. A covered shelter with picnic tables is available. Broadway Park also offers passive recreation activities such as walking, raptor and waterfowl viewing and environmental education.

There are two playing fields used by the *school sports teams*, and a small basketball court. Amenities for young children include swing sets, a jungle gym and teeter-totters. Recently, a skate park was added to the facilities and has proven a popular attraction. The community swimming pool, operated by the Sunset Empire Parks and Recreation District is adjacent to the ball fields. Recently a new boat, canoe/kayak launch was added. *In addition, the ball*

fields were recently upgraded to artificial turf, reconfigured and provided with new amenities.²

Access to Broadway Park is available off Highway 101 on Broadway East. A small trail provides an informal access point at the north end of the Park near Second Avenue. The parking lot that serves Broadway Park is shared with the Sunset Empire pool. There are 52 parking spaces, three of which are handicapped. Parking during football and baseball season is not sufficient when all facilities are experiencing peak use. Informal parking is located along the gravel access road that leads to the dock and boat/canoe/kayak launch. Some additional on-street parallel parking is available along Broadway East.

Broadway Park is in a central location. For example, Broadway Middle School and the Sunset Empire Pool are located to the east, residential neighborhoods to the north and south, and Neawanna Creek and a senior housing facility to the west. A sign for Broadway Park on Highway 101 directs highway traffic to Broadway Park. There are also three environmental education signs that overlook Neawanna Creek, noting ecosystem health and creek habitat.

Mature spruce and broad-leaved deciduous trees are the dominant trees throughout the Park. Broadway Park lacks a proper drainage system, which results in pooling under the swing sets, jungle gym, and in the horseshoe pit. A manual irrigation system is used for Broadway Park and fields. Although Broadway Park is City-owned, the playfields are maintained by the School Administration's Ground Department.

Park Amenities

- Restrooms
- 1 each Picnic Shelter with 4 Picnic Tables
- 1 each Picnic Shelter with 2 Picnic Tables
- 10 each Picnic Tables on Slabs
- Boat Ramp
- ADA Kayak Launch
- Football/SoccerField
- Baseball Field
- 4 each Play Stations
- 1 each 3-seat Swing Set
- 1 each 4-seat Swing Set
- 1 each 6-seat Swing Set
- 1 each Barbecue Bit
- 1 each Basketball Court
- 2 each kiddie Spring Rides
- Bleachers
- Estuary Viewing Station
- Osprey Nest Viewing Station
- Flagpole

² Italicized text was added by Kevin Cupples, City Planner, 6/21/17

Concerns

Broadway Park needs enhancements to connect the field work to kiddie land in the back, with accessible surfacing. Parking is an issue for major events at the football/soccer/baseball fields. The northeast corner needs attention.

Mill Ponds Park

Description

Mill Ponds is a 17 acre property owned by the City of Seaside. This wetland area once served as holding ponds for the local mill. The City of Seaside acquired the land in 1999 following an environmental analysis that was spearheaded by the North Coast Land Conservancy. The Mill Ponds is part of the Neawanna Natural History Park and consists of three large ponds located east of Highway 101 and south of Avenue S. Mill Ponds is a naturally rehabilitated wetland ecosystem and can be used for passive recreation such as wildlife viewing, walking and environmental education.

Access to Mill Ponds is available off of Highway 101 on Avenue U and Avenue V. The area does not have a designated parking lot; however informal parking is available at the Mill Pond on Avenue U. From the parking areas here, Mill Ponds can be accessed by two trails that circle the ponds to the southeast and southwest. The trails do not connect. With the exception of an outdated “No Trespassing” sign, Mill Ponds lacks directional and informational signage.

The neighboring land uses of Mill Ponds include commercial to the west, light industrial to the north, and preserved open space to the east and south. The preserved open space, including the Mill Ponds, is a unique wetland area that hosts a variety of wildlife and native landscaping. The dominant wetland plants include salal, red alders, sword ferns, grasses and other broadleaved deciduous trees.

Park Amenities

- Natural Trails
- Park Benches

Park Concerns

There is dense overgrown vegetation in places. Mill Ponds has poor parking, with some of the parking blocking access to the Public Works Building.

Quatat Riverfront Park and Walkway

Description

Quatat Riverfront Park and Walkway is a 0.65-acre park located along the Necanicum River in downtown Seaside between Broadway and First Avenue. Quatat Riverfront Park and Walkway, built in the late 1980’s, consists of a deck and dock space and wooden walkways on both sides of the river. This centrally located park also features a number of benches, a wooden bench amphitheater, boat slips and a boat ramp. The waterfront location serves as a viewing point of the Necanicum River and offers a number of active and passive recreational activities.

By car, Quatat Riverfront Park can be accessed off Highway 101 on Broadway and First Avenue. The dock and boat ramp serve as an access point from the Necanicum River. By foot, the walkways area easily accessed off Broadway to the south and north. The main parking lot is adjacent to Quatat Riverfront Park and is available for a fee of \$3.00 per day. The lot consists of 31 parking spaces, two (2) of which are for handicapped patrons. Additional on-street parking is available around the Seaside Convention Center but limited during the peak season.

Quatat Riverfront Park is in the center of downtown Seaside and surrounded by commercial facilities. The Turnaround, Promenade and Seaside Beach are approximately two (2) blocks west of Quatat Riverfront Park. Directional signage for the park is lacking and a wooden park sign is only visible when heading east on Ocean way. There are two educational signs that overlook the Necanicum River and describe the Native American history of the area. The landscaping is dominated by large planter boxes that feature flowering cherry trees, seasonal shrubs and flowers. Other trees throughout the park include shore pine, holly oak, and osier dogwood.

Amenities

- Restrooms
- Public Boat Ramp
- Public Boat Dock
- Park Benches
- Large Bench Seating area (auditorium style)
- Water fountain
- Trash cans
- Fixed wooden tables
- Dock slips

Concerns

The wooden structures throughout Quatat Riverfront Park suffer from rot and lichen. Some electrical outlets do not function properly.

Railroad Park

Description

Railroad Park is 1.12 acres of Community Gardens and Lawn Areas. It includes a Railroad Caboose Structure, Steam Locomotive Structure, Seaside Vintage Street Lights and Sidewalks.

C. Social Conditions

Data from the US Census Bureau is used to identify social conditions in the Area. The geographies used by the Census Bureau to summarize data do not strictly conform to the Plan Area. As such, the Census Bureau geographies that most closely align to the Plan Area are used, which, in this case, is Block Group 1, Census Tract 9511 and Block Group 3, Census Tract 9509. Within the Area, there are 690 tax lots shown as residential use. According to the US Census Bureau, American Community Survey (ACS) 2010-14, the block groups have 2,839 residents, 87% of whom are white.

Table 4 – Race in the Area

Race	Number	Percent
White alone	2,462	86.72%
Black or African American alone	-	0.00%
American Indian and Alaska Native alone	-	0.00%
Asian alone	43	1.51%
Native Hawaiian and Other Pacific Islander alone	-	0.00%
Some other race alone	200	7.05%
Two or more races	134	4.72%
Total	2,839	100%

Source: American Community Survey 2011-2015 Five Year Estimates

The largest percentage of residents in the block groups are between 25-34 years of age (13%).

Table 5 – Age in the Area

Age	Number	Percent
Under 5 years	290	10%
5 to 9 years	264	9%
10 to 14 years	111	4%
15 to 17 years	129	5%
18 to 24 years	202	7%
25 to 34 years	371	13%
35 to 44 years	341	12%
45 to 54 years	357	13%
55 to 64 years	351	12%
65 to 74 years	200	7%
75 to 84 years	177	6%
85 years and over	46	2%
Total	2,839	100%

Source: American Community Survey 2011-2015 Five Year Estimates

In the block group, 17% of adult residents have earned a bachelor's degree or higher. Another 38% have some college education without a degree, and another 24% have graduated from high school with no college experience.

Table 6 – Educational Attainment in the Area

Education	Number	Percent
Less than high school	260	14.11%
High school graduate (includes equivalency)	450	24.42%
Some college	702	38.08%
Associate's degree	110	5.97%
Bachelor's degree	228	12.37%
Master's degree	93	5.05%
Professional school degree	-	0.00%
Doctorate degree	-	0.00%
Total	1,843	100%

Source: American Community Survey 2011-2015 Five Year Estimates

In the block group, 49% of commuters drove less than 10 minutes to work, and another 24% of commuters drove 10 to 19 minutes to work.

Table 7 – Travel Time to Work in the Area

Travel time to work	Number	Percent
Less than 10 minutes	545	49%
10 to 19 minutes	268	24%
20 to 29 minutes	110	10%
30 to 39 minutes	101	9%
40 to 59 minutes	23	2%
60 to 89 minutes	21	2%
90 or more minutes	49	4%
Total	1,117	100%

Source: American Community Survey 2011-2015 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 68%, drove alone with another 10% carpooling.

Table 8 – Means of Transportation to Work in the Area

Means of Transportation to Work	Number	Percent
Drove alone	754	67.50%
Carpooled	110	9.85%
Public transportation (includes taxicab)	23	2.06%
Motorcycle	-	0.00%
Bicycle	23	2.06%
Walked	207	18.53%
Other means	-	0.00%
Worked at home	-	0.00%
Total	1,117	100%

Source: American Community Survey 2011-2015 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Clatsop County Department of Assessment and Taxation for FYE 2016, including all real, personal, manufactured, and utility properties, is estimated to be \$255,796,035.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 9 below shows the improvement to land ratios for properties within the Southeast Seaside Area. Eighty-three tax lots representing 147 acres are exempt from taxation. Another 229 tax lots representing 100 acres have no improvement value. Two hundred thirty-seven tax lots in the area (14% of the acreage) have I:L ratios of less than 1.0 but greater than zero. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 354 parcels in the Area, totaling 20% of the acreage have I:L ratios of 2.0 or more in FYE 2016. In summary, the Area is underdeveloped and not contributing as significantly as it could to the tax base in Seaside.

Table 9 – I:L Ratio of Parcels in the Area

Improvement/Land Ratio	Tax Lots	Acres	% Total Acres
Exempt	83	146.60	33.10%
No Improvement Value	229	100.14	22.61%
0.01-0.50	115	34.66	7.82%
0.51-1.00	112	27.07	6.11%
1.01-1.50	114	22.37	5.05%
1.51-2.00	110	23.44	5.29%
2.01-2.50	122	25.77	5.82%
2.51-3.00	93	21.81	4.92%
3.01-4.00	89	25.53	5.76%
> 4.00	50	15.55	3.51%
Total	1117	442.94	100.00%

Source: Calculated by Tiberius Solutions LLC with data from Clatsop County Department of Assessment and Taxation (FYE 2016)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are school infrastructure, general infrastructure, and business assistance. The use of urban renewal funding for these projects allows the city to match other funding sources to construct the improvements. It also allows the city to tap into different funding source besides the City of Seaside general fund or system development charges (SDC) funds.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development would not occur were the infrastructure not upgraded. This development will require city services. However, since the property is within the city limits or within the urban growth boundary, the city has anticipated the need to provide services to the Area. As the development will be new construction or redevelopment, it will be built to current building and fire code standards thus reducing their fire risk.. An upgraded transportation system will also assist in fire prevention to the Area.

The financial impacts from tax increment collections will be countered by providing infrastructure in the Area and future jobs in the Southeast Seaside Area and, in the future, placing property back on the property tax rolls with future increased tax bases for all taxing jurisdictions, including the city.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund improvements necessary to cure blight within the Area.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. School Infrastructure

1. Road Access

Proposed: Spruce Drive improvements and secondary access point adjacent to Providence Hospital and Wahanna ballfields.

Existing Conditions: Spruce Drive is the current access point for the existing Seaside Heights Elementary School. Spruce Drive is inadequate to serve the proposed school campus consisting of the existing elementary school, the middle school and the high school. Estimated traffic counts include 200 staff member vehicles, 450 high school students, 450 middle school students and 600 elementary students. School buses, parents dropping and picking students up in personal vehicles, delivery vehicles, and event parking would all overwhelm Spruce Drive and the intersection at Wahanna Road without improvements.

2. ROW (Right of Way) Acquisition for Streets and Utilities

Proposed: Acquisition of properties to allow for the construction of infrastructure.

Existing Conditions: There may be needs for acquisition of properties to construct the infrastructure.

3. US101 Turn Lane/Signals

Proposed: Oregon Department of Transportation may require a signal at Avenue "S" and US 101 to help facilitate a better flow of traffic in the Area.

Existing Conditions: The traffic control at Avenue "S" and US101 is a stop sign.

4. Avenue "S" Overhaul

Project: New storm drainage, sanitary sewer, waterlines, roadway reconstruction, sidewalks and a multi-purpose path

Existing Conditions: Avenue "S" has a lack of storm drainage, sidewalks and a narrow bridge.

5. Culvert Reconstruction (across Wahanna adjacent to Wahanna Ballfields)

Project: Replacement of culvert with a 19 foot arched culvert to enhance salmon fish passage.

Existing Conditions: There is a rusted out, partially collapsed culvert under Wahanna Road for Coho Creek. The culvert needs to be replaced. The City of Seaside is working with the Necanicum Watershed Council on obtaining a grant for a portion of this work (2017). Other funding could come from urban renewal.

6. Sewer System Needs

Project: Upgrading the existing sewer pump station and associated piping located along the Neawanna below the Providence Hospital campus.

Existing Conditions: There is inadequate sewer system capacity for the proposed new school campus.

7. Utilities/Widening Roads

Project:: Reconstruct existing roadways to ROW (Right of Way) and to current city standards to include underground utilities and street lighting.

Existing Conditions: The existing roadways were constructed to county standards at the time of construction. They need to be upgraded to city standards.

B. General Infrastructure

1. Avenue “A”, “G”, “S”, “U” Bridge Improvements

Project: Design and construct new bridges with center turn lane, multi-purpose path and Americans with Disabilities Act (ADA) sidewalks.

Existing Conditions: The current bridges do not meet seismic standards nor do they meet ADA standards.

2. Avenue “S” Improvements

Project: Reconstruct roadway base, add sidewalks and multi-purpose pathway, bike lanes and street lighting.

Existing Conditions: The roadway has settled considerably, asphalt surfacing has deteriorated, lack of sidewalks and street lighting.

3. Avenue “P”, “Q”, “R” Improvements

Project: Installation of storm sewer, sanitary sewer clean-outs, electrical for street lighting, reconstruct roadway base, add sidewalks and asphalt paving, and signage.

Existing Conditions: There are gravel roadways. The roadways are prone to potholes. There are no sidewalks, a lack of storm sewer and no street lighting.

4. Infrastructure of Unincorporated area
 Project: Installation of sanitary sewer, storm sewer, street lighting and associated provider utilities for future growth of the properties within the UGB.
 Existing Conditions: There is a lack of sanitary sewer, storm drainage, and street lighting in the areas that are not in the city limits but in the UGB.

5. Acquisition of ROW (Right of Way) for Sewer
 Project: Work with both private owners and Clatsop County to allow acquisition in order to facilitate utility installation.
 Existing Conditions: Properties are currently either privately owned or owned by Clatsop County.

6. Holladay Streetscape project-south of existing new Streetscape
 Project: Installation of new sanitary sewer, storm sewer, underground service provider utilities, ADA accessible sidewalks, reconstruction of the roadway, asphalt paving and street lighting.
 Existing Conditions: The current street scape is 1914 vintage, including much of the underground utilities, sidewalks and roadway. Sanitary sewer pipe is terracotta and allows for groundwater to infiltrate into the sanitary sewer overloading the system.

7. Parks/recreation water access – Mill Ponds
 Project: Trail access by gravel trail, with some elevated boardwalk areas, possible picnic tables and benches for families to enjoy the natural surroundings. This allows access to great bird watching areas.
 Existing Conditions: Access to the Mill Ponds is very limited.

8. Pedestrian/Bike Bridge and Infrastructure West Side to East Side of Necanicum River
 Project: Construction pedestrian bridges in the vicinity of Avenue “S” and Avenue “F”.
 Existing Conditions: Pedestrian crossings are at Avenue “U”, “G”, “A”, Broadway, and 12th Avenue bridges. There are no pedestrian crossings at Avenue “S” and Avenue “F”.

C. Business Assistance

1. Storefront/redevelopment assistance
 Project: Expand sanitary sewer system, storm system and other provider utilities, reconstruct intersections, driveways, and sidewalks. Add street lighting and signage. Provide a storefront/redevelopment loan fund.

Existing Conditions: Blighted areas need building facelifts, lack of proper driveway and sidewalk access, lack of street lighting, some areas are still on septic systems. Many properties have graveled frontage without any type of landscaping. There is presently no storefront/redevelopment loan fund.

2. Property Acquisition

Project: Allows for purchase of properties within the Area to further business development in the Area. Property Acquisition is further defined in the following section of this Plan.

Existing Conditions: There is presently no funding source for purchase of properties in the Area.

3. Signage/Wayfinding

Project: Installation of Oregon Department of Transportation Tourist Oriented Destination Signage. Sidewalks in the Area would allow feather flags for advertising a business. Lighting would illuminate roadways at dusk, allowing business locations to be seen.

Existing Conditions: There is presently limited signage and lighting in the Area as roadway shoulders are gravel.

4. Workforce/Affordable Housing

Project: Evaluate the need for and potentially assist in the development of workforce/affordable housing.

Existing Conditions: The cost of housing in Seaside precludes many employees from living in the community in which they work. There is presently no program to assist in the development of workforce/affordable housing in the Area.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Individual projects and cost estimates are shown in Table 10. All cost estimates shown are estimates from the City of Seaside Engineering Department and city staff and are the most current figures available at the time of the preparation of the Plan.

The Plan assumes that the city will seek out other funding sources to pay for many of the urban renewal projects listed and use urban renewal funds as leverage. These sources include City of Seaside general funds and system development charges. The city may also pursue regional, County, State, and federal funding and private developer contributions.

The Seaside Improvement Commission will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 10 – Projects to be Completed Using Urban Renewal Funds – YOE Costs

Project	Cost
School Infrastructure	
Road access – Spruce Street circular access project by hospital via Wahanna	\$1,000,000
ROW acquisition for streets, utilities	TBD
101 turn lane/signals	\$430,000
Avenue “S” overhaul	\$1,738,000
Culvert reconstruction	\$155,000
Sewer system needs	\$788,000
Utilities/widening roads	\$2,300,000
Water storage – water tank	\$2,270,000
Subtotal	\$8,681,000
General Infrastructure	
Avenue “A”, “G”, “S”, and “U” bridge improvements	\$26,000,000
Avenue “S” improvements	\$738,000
Avenue “P”, “Q”, and “R” improvements	\$686,000
Infrastructure of unincorporated area (Acquisition of ROW for sewer)	\$3,100,000
Holladay Streetscape project- south of existing new streetscape	\$9,250,000
Parks/recreation water access - Mill Ponds	\$650,000
Ped/bike bridge and infrastructure west to east	\$4,688,000
Subtotal	\$45,112,000
Business Assistance	
Storefront/redevelopment assistance programs	TBD
Property Acquisition	TBD
Signage/wayfinding	TBD
Workforce/affordable Housing	TBD
Subtotal	\$300,000
Administration	
Administration	\$1,125,000
Subtotal	\$1,125,000
Total	\$55,218,000

Source: City of Seaside, Tiberius Solutions LLC forecasts, *YOE is Year Of Expenditure dollars.

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Seaside Improvement Commission. Rather than identify the specific timing and dollar amount of individual projects, the forecast for the allocation of funding over time is shown for three broad categories of projects: school infrastructure; general infrastructure; business assistance. Annual expenditures for project administration and finance fees are also shown.

The Area is anticipated to complete all projects, leveraging urban renewal funding with other sources of funding, and have sufficient tax increment finance revenue to terminate the district in FYE 2043. The projections in the financial model assume 5.0% annual growth in the assessed value of real, personal, utility, and manufactured property value.

Estimated annual expenditures by project category are shown in Table 11. All costs shown in Table 11 are in year-of-expenditure dollars, which are adjusted by 3% annually to account for inflation. The Seaside Improvement Commission may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The first year of tax increment collections is anticipated to be FYE 2019.

Table 11 – Projects and Costs in Year of Expenditure Dollars

URA PROJECTS FUND	Total	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025
Resources								
Beginning Balance		\$0	\$17,374	\$24,854	\$12,435	\$28,171	\$4,641	\$928
Interest Earnings	\$2,255	\$0	\$87	\$124	\$62	\$141	\$23	\$5
Transfer from TIF Fund	\$46,535,731	\$282,599	\$444,473	\$248,282	\$421,428	\$603,232	\$473,157	\$673,596
Bond/Loan Proceeds	\$21,900,000	\$0	\$0	\$4,500,000	\$0	\$0	\$4,000,000	\$0
Other	\$0							
Total Resources	\$68,437,986	\$282,599	\$461,934	\$4,773,260	\$433,926	\$631,544	\$4,477,821	\$674,529
Expenditures (YOES)								
School Infrastructure	(\$11,761,331)	(\$265,225)	(\$437,080)	(\$4,670,825)	(\$405,755)	(\$626,903)	(\$4,396,893)	(\$665,070)
General Infrastructure	(\$55,781,274)							
Business Assistance	(\$447,685)							
Project D	\$0							
Project E	\$0							
Project F	\$0							
Financing Fees	(\$438,000)			(\$90,000)			(\$80,000)	
Administration	\$0							
Total Expenditures	(\$68,428,290)	(\$265,225)	(\$437,080)	(\$4,760,825)	(\$405,755)	(\$626,903)	(\$4,476,893)	(\$665,070)
Ending Balance		\$17,374	\$24,854	\$12,435	\$28,171	\$4,641	\$928	\$9,459

Source: Tiberius Solutions LLC

Table 11 – Projects and Costs in Year of Expenditure Dollars, page 2

URA PROJECTS FUND	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
Resources								
Beginning Balance	\$9,459	\$12,823	\$9,211	\$31,342	\$10,666	\$7,683	\$11,122	\$19,787
Interest Earnings	\$47	\$64	\$46	\$157	\$53	\$38	\$56	\$99
Transfer from TIF Fund	\$884,057	\$1,105,042	\$1,337,075	\$915,947	\$1,171,763	\$1,440,371	\$1,722,409	\$2,018,549
Bond/Loan Proceeds	\$0	\$0	\$0	\$6,900,000	\$0	\$0	\$0	\$0
Other								
Total Resources	\$893,563	\$1,117,929	\$1,346,332	\$7,847,446	\$1,182,483	\$1,448,092	\$1,733,587	\$2,038,435
Expenditures (YOES)								
School Infrastructure	(\$293,580)							
General Infrastructure	(\$587,160)	(\$1,108,718)	(\$1,245,780)	(\$7,627,495)	(\$1,101,375)	(\$1,361,340)	(\$1,635,900)	(\$1,925,640)
Business Assistance			(\$69,210)	(\$71,285)	(\$73,425)	(\$75,630)	(\$77,900)	(\$80,235)
Project D								
Project E								
Project F								
Financing Fees				(\$138,000)				
Administration								
Total Expenditures	(\$880,740)	(\$1,108,718)	(\$1,314,990)	(\$7,836,780)	(\$1,174,800)	(\$1,436,970)	(\$1,713,800)	(\$2,005,875)
Ending Balance	\$12,823	\$9,211	\$31,342	\$10,666	\$7,683	\$11,122	\$19,787	\$32,560

Source: Tiberius Solutions LLC

Table 11 – Projects and Costs in Year of Expenditure Dollars, page 3

URA PROJECTS FUND	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043
Resources										
Beginning Balance	\$32,560	\$39,638	\$23,964	\$33,075	\$21,687	\$33,276	\$19,968	\$28,067	\$12,349	\$6,168
Interest Earnings	\$163	\$198	\$120	\$165	\$108	\$166	\$100	\$140	\$62	\$31
Transfer from TIF Fund	\$1,487,714	\$1,814,208	\$2,157,028	\$2,516,987	\$2,894,945	\$3,291,799	\$3,708,498	\$4,507,122	\$4,966,532	\$5,448,912
Bond/Loan Proceeds	\$6,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other										
Total Resources	\$8,020,438	\$1,854,044	\$2,181,113	\$2,550,227	\$2,916,741	\$3,325,241	\$3,728,567	\$4,535,329	\$4,978,943	\$5,455,111
Expenditures (YOE \$)										
School Infrastructure										
General Infrastructure	(\$7,850,800)	(\$1,830,080)	(\$2,148,038)	(\$2,528,540)	(\$2,883,465)	(\$3,305,273)	(\$3,700,500)	(\$4,522,980)	(\$4,972,775)	(\$5,445,415)
Business Assistance										
Project D										
Project E										
Project F										
Financing Fees	(\$130,000)									
Administration										
Total Expenditures	(\$7,980,800)	(\$1,830,080)	(\$2,148,038)	(\$2,528,540)	(\$2,883,465)	(\$3,305,273)	(\$3,700,500)	(\$4,522,980)	(\$4,972,775)	(\$5,445,415)
Ending Balance	\$39,638	\$23,964	\$33,075	\$21,687	\$33,276	\$19,968	\$28,067	\$12,349	\$6,168	\$9,696

Source: Tiberius Solutions LLC

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 12 shows the allocation of tax increment revenues to debt service and transfers to the project fund.

It is anticipated that all debt will be retired by FYE 2043 (any outstanding bonds will be defeased). The maximum indebtedness is \$68,500,000 (sixty-eight million five hundred thousand).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$68,500,000 is \$78,570,706 and is made up of tax increment revenues from permanent rate levies.

The interest rate for the loans and bonds are estimated at 5% with varying terms. The assumed financing plan maintains a debt service coverage ratio of at least 1.5 x total annual debt service payments.

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. The Seaside Improvement Commission may decide to issue bonds or take on loans on a different schedule, and that will alter the financing assumptions. These assumptions show one scenario for financing and that this scenario is financially feasible.

Table 12 – Tax Increment Revenues and Allocations to Debt Service

TAX INCREMENT FUND	Total	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025
Resources								
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF: Current Year	\$76,147,642	\$282,599	\$434,582	\$594,164	\$761,724	\$937,664	\$1,122,401	\$1,316,374
TIF: Prior Years	\$2,418,553	\$0	\$9,891	\$15,210	\$20,796	\$26,660	\$32,818	\$39,284
Total Resources	\$78,566,195	\$282,599	\$444,473	\$609,374	\$782,520	\$964,324	\$1,155,219	\$1,355,658
Expenditures								
<i>Debt Service</i>								
Loan A	(\$7,221,833)	\$0	\$0	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)
Loan B	(\$6,419,407)	\$0	\$0	\$0	\$0	\$0	(\$320,970)	(\$320,970)
Loan C	(\$9,971,427)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan D	(\$8,417,797)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	(\$23,612,667)	\$0	\$0	(\$361,092)	(\$361,092)	(\$361,092)	(\$682,062)	(\$682,062)
<i>Debt Service Coverage Ratio</i>				1.65	2.11	2.60	1.65	1.93
Transfer to URA Projects Fund	(\$46,535,731)	(\$282,599)	(\$444,473)	(\$248,282)	(\$421,428)	(\$603,232)	(\$473,157)	(\$673,596)
Total Expenditures	(\$70,148,398)	(\$282,599)	(\$444,473)	(\$609,374)	(\$782,520)	(\$964,324)	(\$1,155,219)	(\$1,355,658)
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Source: Tiberius Solutions LLC

Table 12 – Tax Increment Revenues and Allocations to Debt Service, page 2

TAX INCREMENT FUND	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
Resources								
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF: Current Year	\$1,520,046	\$1,733,902	\$1,958,450	\$2,194,225	\$2,441,789	\$2,701,732	\$2,974,672	\$3,261,259
TIF: Prior Years	\$46,073	\$53,202	\$60,687	\$68,546	\$76,798	\$85,463	\$94,561	\$104,114
Total Resources	\$1,566,119	\$1,787,104	\$2,019,137	\$2,262,771	\$2,518,587	\$2,787,195	\$3,069,233	\$3,365,373
Expenditures								
<i>Debt Service</i>								
Loan A	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)
Loan B	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)
Loan C	\$0	\$0	\$0	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)
Loan D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	(\$682,062)	(\$682,062)	(\$682,062)	(\$1,346,824)	(\$1,346,824)	(\$1,346,824)	(\$1,346,824)	(\$1,346,824)
<i>Debt Service Coverage Ratio</i>	2.23	2.54	2.87	1.63	1.81	2.01	2.21	2.42
Transfer to URA Projects Fund	(\$884,057)	(\$1,105,042)	(\$1,337,075)	(\$915,947)	(\$1,171,763)	(\$1,440,371)	(\$1,722,409)	(\$2,018,549)
Total Expenditures	(\$1,566,119)	(\$1,787,104)	(\$2,019,137)	(\$2,262,771)	(\$2,518,587)	(\$2,787,195)	(\$3,069,233)	(\$3,365,373)
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Source: Tiberius Solutions LLC

Table 12 – Tax Increment Revenues and Allocations to Debt Service, page 3

TAX INCREMENT FUND	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043
Resources										
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF: Current Year	\$3,562,174	\$3,878,136	\$4,209,897	\$4,558,245	\$4,924,010	\$5,308,063	\$5,711,320	\$6,134,738	\$6,579,328	\$7,046,148
TIF: Prior Years	\$114,144	\$124,676	\$135,735	\$147,346	\$159,539	\$172,340	\$185,782	\$199,896	\$214,716	\$230,276
Total Resources	\$3,676,318	\$4,002,812	\$4,345,632	\$4,705,591	\$5,083,549	\$5,480,403	\$5,897,102	\$6,334,634	\$6,794,044	\$7,276,424
Expenditures										
<i>Debt Service</i>										
Loan A	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	(\$361,092)	\$0	\$0	\$0
Loan B	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)	(\$320,970)
Loan C	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)	(\$664,762)
Loan D	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)	(\$841,780)
Total Debt Service	(\$2,188,604)	(\$2,188,604)	(\$2,188,604)	(\$2,188,604)	(\$2,188,604)	(\$2,188,604)	(\$2,188,604)	(\$1,827,512)	(\$1,827,512)	(\$1,827,512)
<i>Debt Service Coverage Ratio</i>	1.63	1.77	1.92	2.08	2.25	2.43	2.61	3.36	3.60	3.86
Transfer to URA Projects Fund	(\$1,487,714)	(\$1,814,208)	(\$2,157,028)	(\$2,516,987)	(\$2,894,945)	(\$3,291,799)	(\$3,708,498)	(\$4,507,122)	(\$4,966,532)	(\$5,448,912)
Total Expenditures	(\$3,676,318)	(\$4,002,812)	(\$4,345,632)	(\$4,705,591)	(\$5,083,549)	(\$5,480,403)	(\$5,897,102)	(\$6,334,634)	(\$6,794,044)	(\$7,276,424)
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Source: Tiberius Solutions LLC

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2043, as shown above, are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area. The assumptions include assumed growth in assessed value of 5.0% for real property, derived from a combination of appreciation of existing property values and new construction. A 5.0% growth rate was also assumed for manufactured, utility, and personal property. Assessed Value growth is capped at 3% due to Ballot Measure 50. It is anticipated the additional 2% growth will occur due to new development in the Area. Data from the City of Seaside indicated the prior urban renewal area's assessed value grew at 5% annually from 2008-2014, even given the deep recession Oregon and the nation experienced. Given this growth, the city was comfortable using the 5% assessed value growth factor.

Table 13 shows the projected incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies, and compression losses. These projections of increment are the basis for the projections in Tables 11 and 12. The first year of tax increment collections is FYE 2019. Gross TIF is calculated by multiplying the tax rate times the excess value. The tax rate is per thousand dollars of value, so the calculation is "tax rate multiplied by excess value divided by one thousand." The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies which would not be impacted by this Plan.

Table 13 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

F-YE	Total	Assessed Value		Tax Rate	Tax Increment Finance		Net
		Frozen Base	Increment		Gross	Adjustments	
2019	\$282,015,130	\$255,796,035	\$26,219,095	11.5896	\$303,870	(\$21,271)	\$282,599
2020	\$296,115,886	\$255,796,035	\$40,319,851	11.5896	\$467,292	(\$32,710)	\$434,582
2021	\$310,921,680	\$255,796,035	\$55,125,645	11.5896	\$638,886	(\$44,722)	\$594,164
2022	\$326,467,765	\$255,796,035	\$70,671,730	11.5896	\$819,059	(\$57,335)	\$761,724
2023	\$342,791,153	\$255,796,035	\$86,995,118	11.5896	\$1,008,241	(\$70,577)	\$937,664
2024	\$359,930,710	\$255,796,035	\$104,134,675	11.5896	\$1,206,883	(\$84,482)	\$1,122,401
2025	\$377,927,246	\$255,796,035	\$122,131,211	11.5896	\$1,415,456	(\$99,082)	\$1,316,374
2026	\$396,823,610	\$255,796,035	\$141,027,575	11.5896	\$1,634,458	(\$114,412)	\$1,520,046
2027	\$416,664,791	\$255,796,035	\$160,868,756	11.5896	\$1,864,411	(\$130,509)	\$1,733,902
2028	\$437,498,031	\$255,796,035	\$181,701,996	11.5896	\$2,105,860	(\$147,410)	\$1,958,450
2029	\$459,372,934	\$255,796,035	\$203,576,899	11.5896	\$2,359,382	(\$165,157)	\$2,194,225
2030	\$482,341,581	\$255,796,035	\$226,545,546	11.5896	\$2,625,580	(\$183,791)	\$2,441,789
2031	\$506,458,661	\$255,796,035	\$250,662,626	11.5896	\$2,905,088	(\$203,356)	\$2,701,732
2032	\$531,781,595	\$255,796,035	\$275,985,560	11.5896	\$3,198,572	(\$223,900)	\$2,974,672
2033	\$558,370,675	\$255,796,035	\$302,574,640	11.5896	\$3,506,730	(\$245,471)	\$3,261,259
2034	\$586,289,209	\$255,796,035	\$330,493,174	11.5896	\$3,830,295	(\$268,121)	\$3,562,174
2035	\$615,603,669	\$255,796,035	\$359,807,634	11.5896	\$4,170,039	(\$291,903)	\$3,878,136
2036	\$646,383,853	\$255,796,035	\$390,587,818	11.5896	\$4,526,771	(\$316,874)	\$4,209,897
2037	\$678,703,046	\$255,796,035	\$422,907,011	11.5896	\$4,901,338	(\$343,093)	\$4,558,245
2038	\$712,638,198	\$255,796,035	\$456,842,163	11.5896	\$5,294,634	(\$370,624)	\$4,924,010
2039	\$748,270,108	\$255,796,035	\$492,474,073	11.5896	\$5,707,595	(\$399,532)	\$5,308,063
2040	\$785,683,614	\$255,796,035	\$529,887,579	11.5896	\$6,141,204	(\$429,884)	\$5,711,320
2041	\$824,967,795	\$255,796,035	\$569,171,760	11.5896	\$6,596,493	(\$461,755)	\$6,134,738
2042	\$866,216,185	\$255,796,035	\$610,420,150	11.5896	\$7,074,546	(\$495,218)	\$6,579,328
2043	\$909,526,994	\$255,796,035	\$653,730,959	11.5896	\$7,576,503	(\$530,355)	\$7,046,148

Source: Tiberius Solutions LLC

Notes: TIF is tax increment revenues. Tax rates are expressed in terms of dollars per \$1,000 of assessed value.

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. The share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the Seaside Improvement Commission will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

Revenue sharing targets are not projected to be reached during the life of the Area. If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2043, and are shown in Tables 14a and 14b.

Tables 14a and 14b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 14a shows the general government levies, and Table 14b shows the education levies.

General obligation bonds and local option levies are impacted by urban renewal only if they were originally approved by voters in an election prior to October 6, 2001. There are no local option levies or general obligation bonds approved prior to October 6, 2001 that will still be in effect in the Area at the time that tax increment revenues begin to be collected.

Table 14a – Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	4H & Extension												Subtotal Gen. Govt.
	Clatsop County Permanent	Port of Astoria Permanent	Service Permanent	City of Seaside Permanent	Seaside Road Permanent	Union Health Permanent	Sunset Empire Park Permanent	Sunset Empire Transit Permanent	Road II Permanent	Seaside RFPD Permanent	Law Permanent	Clatsop County Law Permanent	
2019	(\$37,400)	(\$3,063)	(\$1,302)	(\$75,608)	(\$7,242)	(\$410)	(\$22,137)	(\$3,950)	(\$539)	(\$290)	(\$381)	(\$152,321)	
2020	(\$58,823)	(\$4,817)	(\$2,048)	(\$118,917)	(\$11,391)	(\$644)	(\$34,817)	(\$6,213)	(\$847)	(\$456)	(\$599)	(\$239,572)	
2021	(\$80,646)	(\$6,604)	(\$2,808)	(\$163,036)	(\$15,616)	(\$883)	(\$47,734)	(\$8,518)	(\$1,162)	(\$625)	(\$821)	(\$328,454)	
2022	(\$103,561)	(\$8,480)	(\$3,606)	(\$209,361)	(\$20,054)	(\$1,134)	(\$61,297)	(\$10,938)	(\$1,492)	(\$803)	(\$1,055)	(\$421,780)	
2023	(\$127,621)	(\$10,451)	(\$4,443)	(\$258,002)	(\$24,713)	(\$1,398)	(\$75,538)	(\$13,479)	(\$1,838)	(\$989)	(\$1,300)	(\$519,773)	
2024	(\$152,884)	(\$12,519)	(\$5,323)	(\$309,076)	(\$29,605)	(\$1,675)	(\$90,492)	(\$16,148)	(\$2,202)	(\$1,185)	(\$1,557)	(\$622,665)	
2025	(\$179,411)	(\$14,692)	(\$6,246)	(\$362,702)	(\$34,741)	(\$1,965)	(\$106,192)	(\$18,949)	(\$2,585)	(\$1,391)	(\$1,828)	(\$730,702)	
2026	(\$207,264)	(\$16,972)	(\$7,216)	(\$419,010)	(\$40,135)	(\$2,270)	(\$122,678)	(\$21,891)	(\$2,986)	(\$1,607)	(\$2,111)	(\$844,141)	
2027	(\$236,510)	(\$19,367)	(\$8,234)	(\$478,134)	(\$45,798)	(\$2,591)	(\$139,989)	(\$24,980)	(\$3,407)	(\$1,833)	(\$2,409)	(\$963,252)	
2028	(\$267,217)	(\$21,882)	(\$9,303)	(\$540,214)	(\$51,744)	(\$2,927)	(\$158,165)	(\$28,224)	(\$3,849)	(\$2,071)	(\$2,722)	(\$1,088,319)	
2029	(\$299,461)	(\$24,522)	(\$10,426)	(\$605,397)	(\$57,988)	(\$3,280)	(\$177,249)	(\$31,629)	(\$4,314)	(\$2,321)	(\$3,051)	(\$1,219,638)	
2030	(\$333,316)	(\$27,295)	(\$11,605)	(\$673,840)	(\$64,544)	(\$3,651)	(\$197,288)	(\$35,205)	(\$4,802)	(\$2,584)	(\$3,395)	(\$1,357,523)	
2031	(\$368,864)	(\$30,206)	(\$12,842)	(\$745,706)	(\$71,427)	(\$4,040)	(\$218,329)	(\$38,959)	(\$5,314)	(\$2,859)	(\$3,757)	(\$1,502,303)	
2032	(\$406,190)	(\$33,262)	(\$14,142)	(\$821,164)	(\$78,655)	(\$4,449)	(\$240,421)	(\$42,902)	(\$5,852)	(\$3,149)	(\$4,138)	(\$1,654,322)	
2033	(\$445,382)	(\$36,471)	(\$15,506)	(\$900,395)	(\$86,244)	(\$4,878)	(\$263,619)	(\$47,041)	(\$6,416)	(\$3,452)	(\$4,537)	(\$1,813,942)	
2034	(\$486,533)	(\$39,841)	(\$16,939)	(\$983,587)	(\$94,213)	(\$5,329)	(\$287,976)	(\$51,388)	(\$7,009)	(\$3,771)	(\$4,956)	(\$1,981,542)	
2035	(\$529,742)	(\$43,380)	(\$18,443)	(\$1,070,940)	(\$102,580)	(\$5,802)	(\$313,551)	(\$55,951)	(\$7,631)	(\$4,106)	(\$5,396)	(\$2,157,523)	
2036	(\$575,111)	(\$47,095)	(\$20,023)	(\$1,162,660)	(\$111,365)	(\$6,299)	(\$340,405)	(\$60,743)	(\$8,285)	(\$4,458)	(\$5,858)	(\$2,342,304)	
2037	(\$622,749)	(\$50,996)	(\$21,681)	(\$1,258,966)	(\$120,590)	(\$6,821)	(\$368,602)	(\$65,775)	(\$8,971)	(\$4,827)	(\$6,344)	(\$2,536,322)	
2038	(\$672,769)	(\$55,092)	(\$23,423)	(\$1,360,088)	(\$130,276)	(\$7,369)	(\$398,208)	(\$71,058)	(\$9,692)	(\$5,215)	(\$6,853)	(\$2,740,043)	
2039	(\$725,290)	(\$59,393)	(\$25,251)	(\$1,466,265)	(\$140,446)	(\$7,944)	(\$429,295)	(\$76,605)	(\$10,448)	(\$5,622)	(\$7,388)	(\$2,953,948)	
2040	(\$780,437)	(\$63,908)	(\$27,171)	(\$1,577,751)	(\$151,125)	(\$8,548)	(\$461,936)	(\$82,430)	(\$11,243)	(\$6,050)	(\$7,950)	(\$3,178,549)	
2041	(\$838,341)	(\$68,650)	(\$29,187)	(\$1,694,812)	(\$162,337)	(\$9,183)	(\$496,209)	(\$88,546)	(\$12,077)	(\$6,498)	(\$8,540)	(\$3,414,380)	
2042	(\$899,140)	(\$73,629)	(\$31,304)	(\$1,817,725)	(\$174,111)	(\$9,848)	(\$532,196)	(\$94,967)	(\$12,953)	(\$6,970)	(\$9,159)	(\$3,662,002)	
2043	(\$962,979)	(\$78,857)	(\$33,527)	(\$1,946,785)	(\$186,473)	(\$10,548)	(\$569,982)	(\$101,710)	(\$13,872)	(\$7,464)	(\$9,809)	(\$3,922,006)	
Total	(\$10,397,638)	(\$851,443)	(\$361,999)	(\$21,020,143)	(\$2,013,414)	(\$113,887)	(\$6,154,308)	(\$1,098,199)	(\$149,784)	(\$80,596)	(\$105,916)	(\$42,347,327)	

Source: Tiberius Solutions LLC

Table 14b – Projected Impact on Taxing District Permanent Rate Levies - Education

FY	Clatsop Community College Permanent	NW Regional ESD Permanent	Seaside School District 10 Permanent	Subtotal Education	Total All
2019	(\$18,983)	(\$3,750)	(\$107,545)	(\$130,278)	(\$282,599)
2020	(\$29,856)	(\$5,898)	(\$169,147)	(\$204,901)	(\$444,473)
2021	(\$40,933)	(\$8,087)	(\$231,901)	(\$280,920)	(\$609,374)
2022	(\$52,564)	(\$10,384)	(\$297,792)	(\$360,740)	(\$782,520)
2023	(\$64,776)	(\$12,797)	(\$366,979)	(\$444,551)	(\$964,324)
2024	(\$77,598)	(\$15,330)	(\$439,625)	(\$532,554)	(\$1,155,219)
2025	(\$91,062)	(\$17,990)	(\$515,903)	(\$624,956)	(\$1,355,658)
2026	(\$105,199)	(\$20,783)	(\$595,995)	(\$721,978)	(\$1,566,119)
2027	(\$120,044)	(\$23,716)	(\$680,092)	(\$823,852)	(\$1,787,104)
2028	(\$135,630)	(\$26,795)	(\$768,394)	(\$930,818)	(\$2,019,137)
2029	(\$151,995)	(\$30,028)	(\$861,110)	(\$1,043,133)	(\$2,262,771)
2030	(\$169,179)	(\$33,423)	(\$958,462)	(\$1,161,064)	(\$2,518,587)
2031	(\$187,222)	(\$36,987)	(\$1,060,682)	(\$1,284,892)	(\$2,787,195)
2032	(\$206,167)	(\$40,730)	(\$1,168,014)	(\$1,414,911)	(\$3,069,233)
2033	(\$226,059)	(\$44,660)	(\$1,280,711)	(\$1,551,431)	(\$3,365,373)
2034	(\$246,946)	(\$48,787)	(\$1,399,043)	(\$1,694,776)	(\$3,676,318)
2035	(\$268,877)	(\$53,119)	(\$1,523,292)	(\$1,845,289)	(\$4,002,812)
2036	(\$291,905)	(\$57,669)	(\$1,653,754)	(\$2,003,328)	(\$4,345,632)
2037	(\$316,084)	(\$62,445)	(\$1,790,739)	(\$2,169,269)	(\$4,705,591)
2038	(\$341,473)	(\$67,461)	(\$1,934,573)	(\$2,343,507)	(\$5,083,549)
2039	(\$368,130)	(\$72,728)	(\$2,085,598)	(\$2,526,455)	(\$5,480,403)
2040	(\$396,121)	(\$78,257)	(\$2,244,175)	(\$2,718,553)	(\$5,897,102)
2041	(\$425,511)	(\$84,064)	(\$2,410,680)	(\$2,920,254)	(\$6,334,634)
2042	(\$456,370)	(\$90,160)	(\$2,585,511)	(\$3,132,042)	(\$6,794,044)
2043	(\$488,773)	(\$96,562)	(\$2,769,084)	(\$3,354,418)	(\$7,276,424)
Total	(\$5,277,455)	(\$1,042,611)	(\$29,898,801)	(\$36,218,868)	(\$78,566,195)

Source: Tiberius Solutions LLC

Table 15 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2044.

Table 15 – Additional Revenues Obtained after Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	Tax Revenue in FYE 2044 (year after termination)		Total
			From Frozen Base	From Excess Value	
General Government					
Clatsop County	Permanent	1.5338	\$ 392,340	\$ 1,072,444	\$ 1,464,784
Port of Astoria	Permanent	0.1256	\$ 32,128	\$ 87,820	\$ 119,948
4H & Extension Service	Permanent	0.0534	\$ 13,660	\$ 37,338	\$ 50,998
City of Seaside	Permanent	3.1696	\$ 793,165	\$ 2,168,082	\$ 2,961,247
Seaside Road	Permanent	0.3036	\$ 75,973	\$ 207,670	\$ 283,643
Union Health	Permanent	0.0168	\$ 4,297	\$ 11,747	\$ 16,044
Sunset Empire Park	Permanent	0.9280	\$ 232,224	\$ 634,774	\$ 866,998
Sunset Empire Transit	Permanent	0.1620	\$ 41,439	\$ 113,272	\$ 154,711
Road 1	Permanent	1.0175	\$ 5,652	\$ 15,449	\$ 21,101
Seaside RFPD	Permanent	0.5475	\$ 3,041	\$ 8,313	\$ 11,354
Clatsop County Law	Permanent	0.7195	\$ 3,997	\$ 10,925	\$ 14,922
<i>Subtotal</i>		<i>8.5773</i>	<i>\$ 1,597,916</i>	<i>\$ 4,367,834</i>	<i>\$ 5,965,750</i>
Education					
Clatsop Community College	Permanent	0.7785	\$ 199,137	\$ 544,333	\$ 743,470
NW Regional ESD	Permanent	0.1538	\$ 39,341	\$ 107,538	\$ 146,879
Seaside School District 10	Permanent	4.4105	\$ 1,128,188	\$ 3,083,854	\$ 4,212,042
<i>Subtotal</i>		<i>5.3428</i>	<i>\$ 1,366,666</i>	<i>\$ 3,735,725</i>	<i>\$ 5,102,391</i>
Total		13.9201	\$ 2,964,582	\$ 8,103,559	\$ 11,068,141

Source: Tiberius Solutions LLC

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2017 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$255,796,035. The total assessed value of the City of Seaside is \$1,141,175,599. The value in the urban renewal area is 22.42% of the city, below the 25% threshold.

The Area contains 527.08 acres, including public rights-of-way, and the City of Seaside contains 2,719 acres. Therefore, 19.39% of the City's acreage is in an urban renewal area, below the 25% statutory limit.

Table 16 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
In UR Boundary	527.08	\$255,796,035
In City	2719	\$1,141,175,599
Percent in UR Boundary	19.39%	22.42%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Seaside and Clatsop County Department of Assessment and Taxation (FYE 2016)

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future within the Area.

**Board of Commissioners
Clatsop County**

AGENDA ITEM SUMMARY

Sept. 13, 2017

Issue/Agenda Title: County Housing Study Memorandum of Understanding

Category: Business Agenda

Prepared By: Staff

Presented By: Staff

Issue before the Commission: Approve a memorandum of understanding between Clatsop County and the cities of Astoria, Cannon Beach, Gearhart, Seaside and Warrenton to conduct a study of local housing needs.

Informational Summary: Clatsop County is experiencing a severe shortage of all types of housing, which is creating barriers to continued economic growth. The issue has been tagged as a priority among local jurisdictions, and recent discussions have centered on the desirability of conducting a comprehensive study to help policy-makers and officials understand the type, size, location and price of housing needed to meet current and future needs, as well as market forces, regulations and local barriers that impact housing development.

The MOU spells out each jurisdiction's contribution to the study's cost (50 percent from the county; 10 percent from each city), and commits them each to select a representative to a steering committee that will oversee the project.

Once the MOU has been approved by all six jurisdictions, the county will draw up a request for proposals, which will be made available for review by the five cities before it is issued. The cities may also provide a representative to serve on a panel to interview prospective contractors.

Fiscal Impact: None at this time. It is anticipated that the study will cost approximately \$100,000; the MOU commits Clatsop County to pay 50 percent of the study cost. Funding for a housing study has been budgeted in the 2017-18 FY Budget.

Options to Consider:

1. Approve the Memorandum of Understanding for the Clatsop County housing study
2. Request amendments to the memorandum of understanding
3. Do not approve the memorandum of understanding

Staff Recommendation: Option #1

Recommended Motion: *“I move to approve the Memorandum of Understanding for the Clatsop County Housing Study and authorize the Chair to sign.”*

Attachment List:

- A. Memorandum of Understanding

**MEMORANDUM OF UNDERSTANDING
FOR CLATSOP COUNTY HOUSING STUDY**

This Memorandum of Understanding is made this _____ day of _____, 2017 between **Clatsop County** a political subdivision of the State of Oregon, the **City of Cannon Beach**, an Oregon municipal corporation, the **City of Seaside**, an Oregon municipal corporation, the **City of Gearhart**, an Oregon municipal corporation, the **City of Warrenton**, an Oregon municipal corporation, and the **City of Astoria**, an Oregon municipal corporation.

RECITALS

Clatsop County is currently experiencing a severe housing shortage for all types of housing. The lack of housing options is creating barriers to continued economic growth. Existing businesses are struggling to retain and attract employees because they either cannot find housing or cannot afford the housing that might be available. Starting new businesses or attracting business from elsewhere is extremely challenging as business owners are concerned that they will not be able to attract and retain the workforce necessary for their success if there is not an adequate supply of affordable housing. Any significant expansion of historical employers such as the U.S. Coast Guard may be derailed if we cannot demonstrate that Clatsop County can offer an adequate supply of housing.

Therefore, the Parties agree as follows:

Clatsop County will issue a Request for Proposal (RFP) to hire a consultant to assist in understanding the type, size, location and price of housing needed to meet the current and future needs of Clatsop County residents as well as the market forces, regulations and local barriers that impact housing development in Clatsop County. County will provide each city an opportunity to review the RFP and comment prior to publication. Each city may provide a representative to serve on the interview panel for the consultant selection.

It is expected the consultant will work with all cities and the county regarding the housing needs of the area. All parties agree to designate a representative to serve on the Steering Committee that will oversee this project and provide the consultant with necessary documents and staff interviews needed to address the housing concerns of that jurisdiction.

The parties will each contribute funds to the cost of the consultant. It is expected the consultancy contract will cost approximately \$100,000. Clatsop County agrees to hire the consultant and pay 50% of the cost. Each of the cities agree to contribute one-tenth of the cost, up to a total per city of \$10,000. Cities contribution will be made after the contract is let, and within 30 days after County requests payment of the contributions.

All results of the consultant's study will be provided to cities. Consultant will give presentations to Cities as agreed between the parties.

This agreement will remain in effect until terminated, and may be terminated on 180 days' written notice from one party to the others.

This Agreement may be executed in counterparts, each of which will be considered an original and all of which together will constitute one and the same agreement.

**CLATSOP COUNTY
BOARD OF COUNTY COMMISSIONERS**

By: **Scott Lee, Chair**

CITY OF CANNON BEACH

CITY OF SEASIDE

By:
Title:

CITY OF GEARHART

By:
Title:

CITY OF WARRENTON

By:
Title:

CITY OF ASTORIA

By:
Title:

By:
Title: