

**WALDPOR CITY COUNCIL
JUNE 11, 2015
MEETING NOTICE AND AGENDA**

The Waldport City Council will meet at 2:00 p.m. on Thursday, June 11, 2015 in the City Council Meeting Room, 125 Alsea Highway to take up the following agenda:

1. CALL TO ORDER
2. MINUTES: *May 14, 2015*
3. PUBLIC COMMENTS/PRESENTATIONS:
4. PUBLIC HEARINGS:
 - A. *State Revenue Sharing*
 - B. *City of Waldport Budget for FY 2015-2016*
5. DISCUSSION/ACTION ITEMS
 - A) *Budget Resolutions:*
 1. *State Revenue Sharing*
 2. *Adopting Budget for FY 2015-2016*
 3. *Authorizing an Interfund Loan*
 - B) *Consideration of Dahl Disposal Fee Adjustment*
 - C) *Consideration of Resolution Supporting Designation of the Waldport Industrial Area as a State of Oregon Regionally Significant Industrial Area (RSIA)*
 - D) *Open Space Project*
 - E) *Proclamation - Beachcomber Days*
 - F) *Other Issues*
6. COUNCIL COMMENTS AND CONCERNS
7. REPORTS
 - City Manager**
 - Public Works Director*
 - City Librarian*
 - City Planner*
 - Code Compliance Officer*
8. EXECUTIVE SESSION: *Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.*
9. GOOD OF THE ORDER
10. ADJOURNMENT

The City Council Meeting Room is accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall, (541)264-7417, during normal office hours.

* Denotes no material in packet

Notice given this 5th day of June, 2015 - Reda Q. Eckerman, City Recorder

WALDPOR CITY COUNCIL
MAY 14, 2015
MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL: Mayor Woodruff called the meeting to order at 2:00 p.m. Mayor Woodruff and Councilors O'Brien, Gates, Christenson, Campbell, Cutter and Holland answered the roll. A quorum was present.

Noting the presence of Urban Renewal Consultant Elaine Howard, Mayor Woodruff recessed the Council meeting to take up the Waldport Urban Renewal Agency agenda.

The Council meeting was reconvened at 3:27 p.m.

2. MINUTES: The Council reviewed the minutes from the April 9 regular meeting and the April 28 Budget Committee meeting. Councilor Gates **moved** to approve the minutes as presented. Councilor Campbell **seconded**, and the motion **carried** unanimously on a voice vote.

3. PUBLIC COMMENTS AND CONCERNS: None.

4. DISCUSSION/ACTION ITEMS:

A. Proclamation for "Older Americans Month": Mayor Woodruff read the proclamation into the record.

B. Auditor Engagement Letter: City Manager Kemp noted that this was an annual renewal, and that the City was very pleased with the auditing firm's work. Councilor Cutter **moved** to approve the engagement letter. Councilor Christenson **seconded**, and the motion **carried** unanimously on a voice vote.

C. Other Issues: None.

5. COUNCIL COMMENTS AND CONCERNS: Councilor Gates indicated she had attended an Oregon Marijuana Commission meeting. One of their goals is to launch an educational outreach campaign directed toward tourists and children, which she felt was a good idea. Councilor Cutter noted, with regard to cigarettes, that while it is illegal for minors to purchase them, the laws appear to be lax on their consumption. Councilor Campbell reported that the Fireworks Fund currently stands at \$6000 of the \$10,000 needed for this year's event. He is in the process of putting up donation containers at various places around town.

6. REPORTS: The written reports from the Public Works Director, City Librarian and City Planner were included in the packet materials. City Manager Kemp gave a report on the Ford Institute Leadership Program (FILP), asking for permission from the Council for a donation of six of the downtown planters for a South County project. The idea is to create three attractive seating areas which will be placed in Seal Rock, Waldport and Yachats. A brief discussion ensued regarding the cost of the planters, and whether they should be loaned to the other two communities, or purchased. Councilor Campbell **moved** to loan the planters to Seal Rock, and to ask Yachats if they would be willing to purchase their planters in exchange for a \$3000 donation to the program. If not, then the planters would be loaned to them as well. Councilor Gates **seconded**, and the motion **carried** unanimously on a voice vote.

Mr. Kemp distributed the recently received draft wetlands analysis for the Open Space, and indicated that this would be on the June agenda for further discussion.

7. EXECUTIVE SESSION(S): At 4:15 p.m., the Council recessed into Executive Session, pursuant to ORS 192.660(2)e and 192.660(2)h. The topics of discussion were the potential

relocation of the Public Works facility, and the water tank rehabilitation project. At 5:05 p.m., the Council meeting was reconvened into Open Session.

8. ACTIONS, IF ANY, FROM EXECUTIVE SESSION: None.

9. GOOD OF THE ORDER: Nothing further.

10. ADJOURNMENT: At 5:10 p.m., there being no further business to come before the Council, the meeting was adjourned.

Respectfully submitted,



Reda Q. Eckerman, City Recorder

APPROVED by the Waldport City Council this ____ day of _____, 2015.

SIGNED by the Mayor this ____ day of _____, 2015.

Susan Woodruff, Mayor



OREGON COAST
COMMUNITY COLLEGE

May 6, 2015

Mayor Susan Woodruff
City of Waldport
PO Box 1120
Waldport, OR 97394

Dear Mayor Woodruff:

This is to thank the City of Waldport for its continued funding of our local matching fund related to our Community Development Block Grant. Without this support, many local businesses would be left unable to afford, participate in and learn from powerful SBDC programs ranging from social media marketing to accounting to a variety of other small business management courses.

While Community Development Block Grant funds can help individuals that income-qualify to participate in classes through scholarships, it's local funds – from the City of Waldport, as well as the County and other municipalities within Lincoln County – that help provide the counseling component, which is so critical in helping businesses distill and understand the material offered in courses and then apply it directly into the operations of their local businesses.

It has been a while since the SBDC has reported on the CDBG program to city council. Please let me know if you think the council would like an update soon, and if so, which meeting date would work best. I would be happy to attend and share some of the many success stories your contributions help make possible.

Thanks again for all of your support to Waldport's small businesses.

Best Regards,

David H. Price
Director, OCCC Small Business Development Center

CENTRAL COUNTY CAMPUS
400 SE College Way
Newport, Oregon 97366
541-265-2283

NORTH COUNTY CENTER
3788 SE High School Drive
Lincoln City, Oregon 97367
541-994-4166

SOUTH COUNTY CENTER
3120 Crestline Drive
Waldport, Oregon 97394
541-563-4502

Oregon Coast Community College

INVOICE

400 SE College Way
Newport, OR 97366
Phone 541.574.7116 Fax 541.265.3820
EIN# 93-0951996

DATE: 5/7/2015
INVOICE # 2015-86
FOR: SBDC
Microenterprise

Bill To:

City of Waldport
PO Box 1120
Waldport, OR 97394

DESCRIPTION	AMOUNT
2013-2014 SBDC Lincoln County Microenterprise Project Small Business Development Center (SBDC) Technical Assistance & Classroom Training for microenterprise clients.	500.00
TOTAL	\$ 500.00

XXXX-XXXX-XXXX

Make all checks payable to **Oregon Coast Community College**

If you have any questions concerning this invoice, contact Kate Halleron, khalleron@occc.cc.or.us, 541-867-8508

THANK YOU FOR YOUR BUSINESS!



Meals On Wheels

Our Table or Yours

1400 Queen Avenue SE, Albany, OR 97322
888-251-8392 Fax 541-924-454

April 21, 2015

Susan Woodruff
Mayor
City of Waldport
PO Box 1120
Waldport, OR 97394

Dear Mayor Woodruff,

Meals on Wheels is one of the most recognizable services for older adults in our communities. Many of us have volunteered or have family and friends who have volunteered to serve or deliver meals to those who are homebound. The program offers nutritious meals, a friendly visitor to check in on vulnerable adults, and a community dining experience where eating with friends in a relaxed setting adds to the joy of living in the community.

Each year *Meals on Wheels* provides both home delivered meals and meals served in a community dining room to individuals 60 years and older, and those under 60 with disabilities that qualify. We have provided a summary of services delivered in your community over the last two years. As you can see, there has been an increase in the number of citizens and meals served during this time.

	Previous FY	Current FY-Projected
Total Meals Served	10804	12663
Home Delivered Meals Served	7617	9273
Dining Room Meals Served	3187	3390
Total Clients Served	103	124

For many of our seniors and disabled citizens, *Meals on Wheels* volunteers are the only contact that they have with someone from outside their home on a regular basis. We are the eyes and ears, and often the safety net for our most vulnerable citizens.

As a leader in local government, it is no surprise to you that the economy in Oregon is still not performing at a level that supports new job creation. Until we are able to see new jobs and a stabilization of our local economy, services such as *Meals on Wheels* will continue to experience an increasing demand both for home delivered meals, as well as meals served in our community dining centers. The success of *Meals on Wheels* is dependent on our ability to have support from a variety of sources. As in the past, our cities and counties in our region are an important part of our support.

We appreciate your past support and this year are requesting:

\$600 from the City of Waldport.



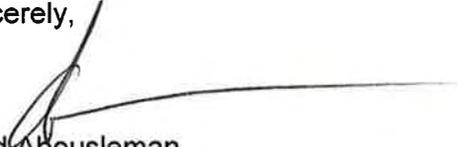
A program of Senior & Disability Services
Meal sites serving the communities of Albany, Corvallis, Lebanon, Lincoln City, Mill City
Newport, Siletz, South Linn County, Sweet Home, Toledo and Waldport



We are asking that you consider your contribution as an investment in the health of your citizens and community. By supporting *Meals on Wheels* again, you are providing meals to vulnerable older adults in your community. This is your opportunity to support those who have helped create the communities that we live in. Now is the time to give back to those who need our help. 100% of your donation goes to support the most vulnerable in your community and their meals; COG takes no administrative or other costs from this donation.

I would be happy to talk to you more and share information about the services offered through our program. At your request, please let us know what we can do to process this request. Thank you for your consideration and for your support of the seniors and disabled individuals in your community.

Sincerely,



Fred Abousleman
Executive Director
Oregon Cascades West Council of Governments

More about the *Meals on Wheels* program

Meals on Wheels is a program of the Senior & Disability Services of the Oregon Cascades West Council of Governments. *Meals on Wheels* is designed for homebound seniors 60 years of age or older and people with disabilities under 60 who qualify. For those that are homebound and on the Medicaid program, meals are delivered by volunteer drivers. For more information, to donate, or become a volunteer, please contact the Senior & Disability Services office in your county: Benton 800-508-1698, Lincoln 800-282-6194, and Linn 800-638-0510.

More about the Oregon Cascades West Council of Governments

As an Oregon intergovernmental entity, OCWCOG can provide for, or on behalf of, its member governments any service that they are authorized to provide. Whether it is helping a business find appropriate capital, helping seniors and persons with disabilities plan for independent living, or coordinating local roads improvement priorities, OCWCOG offers these and many other innovative services to the local governments and residents of Benton, Lincoln, and Linn counties. More information is available at OCWCOG's website, www.OCWCOG.org.

RESOLUTION _____

DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES

The City of Waldport resolves as follows:

Pursuant to ORS 221.770, the City hereby elects to receive State Revenues for Fiscal Year 2015-2016.

PASSED by the Waldport City Council this _____ day of _____, 2015.

SIGNED by the Mayor this _____ day of _____, 2015.

Susan Woodruff, Mayor

ATTEST:

Reda Q. Eckerman, City Recorder

I certify that a Public Hearing before the Budget Committee was held on April 28th, 2015 and a Public Hearing before the City Council was held on June 11th, 2015 giving citizens an opportunity to comment on use of State Revenue Sharing.

Reda Q. Eckerman, City Recorder

CITY OF WALDPORT MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION ITEMS

TITLE OF ISSUE

Adopting Budget for Fiscal Year 2015/2016

FOR MEETING DATE

June 11, 2015

SUMMARY OF ISSUE:

The budget committee met on April 28th and approved the budget document with the following amendments and recommended its adoption to the Waldport City Council. A summary of the budget, as approved by the budget committee, was presented in the Newport News Times in their May 20th edition.

Community Fund	Resource or Revenue	Amount Increased (Decreased)	Requirement or Expenditure	Amount Increased (Decreased)
	Contributions	4,400	Materials & Services	20,100
			Contingency	(15,700)

- This budget amendment provided for University of Oregon’s Community Service RARE graduate student program, 1700 hours of community service and support services for an economic development work program.
- This budget amendment estimated contributions in the amount of \$4,400 and changed economic development contingency from \$19,800 to \$4,100.

Water Fund	Resource or Revenue	Amount Increased (Decreased)	Requirement or Expenditure	Amount Increased (Decreased)
			Capital Outlays	10,000
			Reserves	(10,000)

- This budget amendment provided for fire protection looping in the Skyline/Chad area.

Once the budget hearing has been held, the governing body can make changes to the budget that was approved by the budget committee. The governing body must take all available information into consideration when adopting the budget. This information includes the public testimony presented at the budget hearing and any new information.

Any expenditure in any fund can be reduced as long as resources and requirements in the fund remain in balance. Any tax levy can be reduced from the rate or amount that was approved by the budget committee. Expenditures may be increased by \$5,000 or 10 percent, whichever is greater. If any funds are increased by more than \$5,000 or 10 percent, the governing body must publish notice of a second budget hearing and a new financial summary, and hold the second hearing before the adjusted budget can be adopted.

Fund	Expenditures	10%
General	918,612	91,861
Community	389,744	38,974
Street	264,500	26,450
Public Works	896,651	89,665
Water	560,562	56,056
Sewer	696,629	69,663

STAFF RECOMMENDATIONS:

After the public hearing and budget deliberations, we recommend the City Council approve a resolution to either adopt the budget for fiscal year 2015/2016 as presented, or adopt the budget for fiscal year 2015/2016 as amended and authorize the Mayor to sign when the document has been revised.

CITY OF WALDPOR RESOLUTION # _____
ADOPTING THE BUDGET, MAKING APPROPRIATIONS,
IMPOSING AND CATEGORIZING THE TAX

BE IT RESOLVED the City of Waldport hereby adopts the budget for fiscal year 2015/2016 in the amount of \$4,956,606 now on file at Waldport City Hall, Waldport, Oregon.

BE IT RESOLVED that the amounts shown below are hereby appropriated for the following purposes for the fiscal year beginning July 1, 2015.

General Fund	
Transfers	104,900
Contingency	26,142
Administration	406,854
Land Use Planning	68,698
Public Safety, Court	357,007
GO Bonds	86,053
Total	1,049,654

Community Fund	
Personnel Services	156,122
Materials and Services	172,142
Capital Outlay	61,480
Contingency	12,068
Total	401,812

Street Fund	
Materials and Services	244,500
Capital Outlay	20,000
Transfers	31,267
Contingency	15,721
Total	311,488

Public Works Fund	
Personnel Services	753,051
Materials and Services	93,600
Capital Outlay	50,000
Contingency	19,702
Total	916,353

Water Fund	
Materials and Services	465,400
Capital Outlay	55,000
Debt Service	40,162
Transfers	74,623
Contingency	25,141
Total	660,326

Sewer Fund	
Materials and Services	473,400
Capital Outlay	95,000
Debt Service	128,229
Transfers	59,744
Contingency	23,632
Total	780,005

Total Appropriated 4,119,638
Total Reserved and Unappropriated 836,968
Total Adopted Budget 4,956,606

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed for the tax year 2015/2016 upon the assessed value of all taxable property within the City of Waldport in the amount of \$2.3328 per \$1000 of assessed value for permanent rate tax, subject to general government limitation, and in the amount of \$86,053 for debt service on general obligation bonds, excluded from Measure 5 limits.

The above resolution statements were approved and declared adopted on June 11, 2015.

Signed by the Mayor of the City of Waldport this _____ day of June 2015

Susan Woodruff, Mayor

Attested by Reda Eckerman, City Recorder

**CITY OF WALDPORT
MEETING AGENDA COVER SHEET FOR
DISCUSSION / ACTION ITEMS**

TITLE OF ISSUE

Authorizing an Interfund Loan

FOR MEETING DATE

June 11, 2015

SUMMARY OF ISSUE:

ORS 294.468 allows for local government to borrow internally, from one fund to another whenever the loan is authorized by official resolution of the governing body. The loans shall not be made from debt service reserve funds or from any fund when, under applicable constitutional provisions, the moneys are restricted to specific uses unless the purpose for which the loan is to be made is a use allowed under such constitutional provisions.

The resolution authorizing any interfund loan permitted under this statute shall:

- state the fund from which the loan is to be made, the fund to which the loan is to be made, the purpose for which the loan is to be made and the principal amount of the loan,
- provide that the loan shall bear interest at an annual rate equal to the rate of return on moneys invested in the investment pool or such other rate as the governing body may determine, and
- set forth a schedule under which the principal amount of the loan, together with interest thereon is to be budgeted and repaid to the lending fund, a term not to exceed 10 years from the date the loan is made.

STAFF RECOMMENDATIONS:

City funds invested in the state's Local Government Investment Pool are currently earning 0.5% annually. We recommend the City Council approve a resolution authorizing an interfund loan.

CITY OF WALDPART RESOLUTION #_____

TO AUTHORIZE AN INTERFUND LOAN

WHEREAS, ORS 294.468 allows for local governments to borrow internally, from one fund to another,

THEREFORE, THE CITY COUNCIL RESOLVES:

The General Fund will lend Urban Renewal #3 Construction \$30,000 for the purpose of initial public notices and consultant services.

Urban Renewal #3 Debt Fund will repay the General Fund interest at the annual rate of 0.5% and principal by June 30, 2020.

Adopted by the Waldport City Council this 11^h day of June 2015

Signed by the Mayor this _____ day of June 2015

Susan Woodruff, Mayor

Attested by Reda Eckerman, City Recorder

CITY OF WALDPORT

MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION ITEMS

TITLE OF ISSUE	Dahl Disposal Fee Adjustment
REQUESTED BY	City Manager
MEETING DATE	June 11, 2015

STAFF RECOMMENDATION or ACTION REQUESTED:

Consider the rate adjustments as proposed for 2015-16 and 2016-17, with the stipulation that 2016-17 rates be checked to confirm that they fall within the parameters of the Municipal Code.

BACKGROUND:

Pursuant to City Code 8.12.55, the Solid Waste Disposal Franchisee ("Franchisee" or "Dahl Disposal") is subject to a Uniform Rate Reporting Format. Each year, Dahl Disposal submits financial information to the City to indicate either that rates will not need to be adjusted, or to request a rate adjustment based on the complex parameters of the Municipal Code. The City adopted the Rate Review Format, along with Lincoln County and other cities within it, in order to have consistency in the rate structures for solid waste disposal.

The rates were adjusted in 2014, with changes made to 35 gallon/once a week (residential) and bear carts with enclosure service. At this time, Dahl Disposal is requesting changes to its rate structure based on various economic and operating conditions, which are described in detail in the attached memorandum and proposed rate sheet. These include staffing increases and capital expenditures for replacing equipment and fleet, which is allowed under the Code, but has not been captured. A representative of the Franchisee will be present to explain the particulars.

The Franchisee is allowed to increase rates when justified by changing conditions, so long as the expenses are allowed in the Code. The Franchisee is also allowed, by Code, an Operating Margin of 88 – 91 percent, with return on gross revenues of approximately 12 percent. The Franchisee's report identifies an actual Waldport Operating Margin of 86.34 percent for 2014 and a projected margin of 94.12 percent in 2015, which equates to an actual return of 13.66 percent for 2014 and a projected return of 5.88 percent in the current year, which is less than what is provided in the Code. (The return was larger in 2014 due to some major demolitions.) The revenue increase generated by the proposed by the rate increase and an increase in expenditures are estimated in the 2015 figures for the last half of the year.

Dahl Disposal has submitted confidential financial statements to the City for review, along with an independent accountant's review report. Staff has reviewed this information and finds that the fee adjustment conforms to provisions of the Code regarding allowable expenses.



Rate Review Report Executive Summary

May 1, 2015

Re: City of Waldport Solid Waste Collection Services

To Whom It May Concern:

In 2014, we continued to run our company lean to help support our community's while in a recession. Running lean meant combining our shops and inventories, buying bulk tires and bulk fuel, and computerizing our phone systems. It also meant delaying necessary improvements such as technology in offices and fleet, hiring the correct amount of labor and replacing an aging fleet. As we love helping our communities as much as possible, this is not meant to be a long-term business plan, and is not sustainable for our company, its employees, and the communities it serves.

We do not have sufficient staffing to optimize our operations. In 2014, employees worked 3,047.97 hours of overtime. This large amount of overtime is becoming a safety and health issue to our workforce. Unfortunately, due to the amount of overtime worked and the stresses that it added, we had burnout and had turnover of five employees who were an integral part of Dahl Disposal Service, Inc. Our management team continues to provide ongoing training to new employees and also continues to cover employee shifts. As a result of our deficiency of labor, our managers are often unable to fulfill their daily duties.

Also, our fleet on average is 15 years old. An issue we face when updating our fleet is the quick rise of truck prices. As a result of increased regulations on emissions and other rising operating expenses, the cost of a new route truck has increased significantly in the past five years. Currently, a new route truck costs \$282,000, a \$55,000 increase from when we bought the same truck in 2010 for \$227,000.

Finally, our customers are in rural areas. Because of this, our trucks incur more miles, use more fuel, and pick up fewer customers than other garbage companies in urban, high-density cities. When comparing our rates with similar communities on the coast, we have very modest prices. For example, in Florence (who has a high number of commercial customers and also dumps at a transfer center), a standard once a week curbside service with a 35-gallon garbage cart that includes recycling service is \$24.85 per month. Our rural communities best resemble Pacific City/South Tillamook County. The charge is \$30.65 per month for their standard once a week 35-gallon garbage cart and that does not include recycling service. Though we are similar to these communities, we feel that Dahl Disposal Service, Inc. falls in-between the two. We run more efficient than Pacific City/South Tillamook County, but we do not have the volume of commercial customers that Florence has.

As time goes on and expenses continue to increase, we need to make sure our revenues cover required expenses to operate in a professional, healthy and safe manner. In the last recession we deferred maintenance and fleet replacement to maintain our lower rates. However, now that the economy is improving we need to true up our revenues to cover those expenses. We need a base rate adjustment for all residential customers of \$5.00 and a base rate adjustment for all commercial customers of \$10.00. Our proposal is to spread this adjustment out over two years to help our customers. The adjustment would put our 35-gallon curbside standard service at \$27.80. This rate adjustment would cover labor, technology, and fleet replacement needs.

Thank you in advance for your time to review our report.

A handwritten signature in blue ink that reads 'Nicholas Dahl'.

Nicholas Dahl,
Dahl Disposal Service, Inc.

Dahl Disposal Service, Inc. Monthly Residential Rates 2014-2015

Residential Rates	Waldport	base rate adjustment	15/16 proposed	base rate adjustment	16/17 proposed
35 gal once a week curb refuse and recycling service	\$22.80	\$2.50	\$25.30	\$2.50	\$27.80
35 gal once a month curb refuse and recycling service	\$16.30	\$2.50	\$18.80	\$2.50	\$21.30
35 gal on call curb refuse and recycling service	\$16.30	\$2.50	\$18.80	\$2.50	\$21.30
65 gal once a week curb refuse and recycling service	\$41.50	\$2.50	\$44.00	\$2.50	\$46.50
65 gal once a month curb refuse and recycling service	\$18.05	\$2.50	\$20.55	\$2.50	\$23.05
65 gal on call curb refuse and recycling service	\$18.05	\$2.50	\$20.55	\$2.50	\$23.05
95 gal once a week curb refuse and recycling service	\$62.25	\$2.50	\$64.75	\$2.50	\$67.25
Additional fee for refuse service curb enclosure	\$3.00	\$2.00	\$5.00	\$2.00	\$7.00
Additional fee for refuse service driveway	\$5.00	\$2.00	\$7.00	\$2.00	\$9.00
Additional fee for refuse service driveway enclosure	\$7.00	\$2.00	\$9.00	\$2.00	\$11.00
Additional fee for recycling service curb enclosure	\$3.00	\$2.00	\$5.00	\$2.00	\$7.00
Additional fee for recycling service driveway	\$5.00	\$2.00	\$7.00	\$2.00	\$9.00
Additional fee for recycling service driveway enclosure	\$7.00	\$2.00	\$9.00	\$2.00	\$11.00
Lid Up	\$2.00	\$0.50	\$2.50	\$0.50	\$3.00
Extras at the curb	\$5.00	\$0.50	\$5.50	\$0.50	\$6.00
Extras at enclosures and driveway	\$5.50	\$0.50	\$6.00	\$0.50	\$6.50
35 gal bear cart must have enclosure service	\$4.00	\$0.00	\$4.00	\$0.50	\$4.50
65 gal bear cart must have enclosure service	\$4.50	\$0.00	\$4.50	\$0.50	\$5.00
95 gal bear cart must have enclosure service	\$5.00	\$0.00	\$5.00	\$0.50	\$5.50
Cart change out	\$12.00	\$1.50	\$13.50	\$1.50	\$15.00
On call Min W/NO PU for the month	\$8.00	\$1.00	\$9.00	\$1.00	\$10.00
Reconnect fee	\$25.00	\$1.50	\$26.50	\$1.50	\$28.00

Dahl Disposal Service, Inc. Monthly Commercial Rates 2014-2015

Commercial Rates	Waldport	base rate adjustment	15/16 proposed	base rate adjustment	16/17 proposed
200 gal once a week refuse and recycling service	\$115.00	\$5.00	\$120.00	\$5.00	\$125.00
200 gal once a month/Temp Cont. refuse and recycling service	\$53.25	\$5.00	\$58.25	\$5.00	\$63.25
200 gal extra P/U refuse and recycling service	\$38.25	\$0.00	\$38.25	\$0.00	\$38.25
200 gal every other week refuse and recycling service	\$91.50	\$5.00	\$96.50	\$5.00	\$101.50
300 gal once a week refuse and recycling service	\$160.00	\$5.00	\$165.00	\$5.00	\$170.00
300 gal once a month/Temp Cont. refuse and recycling service	\$63.75	\$5.00	\$68.75	\$5.00	\$73.75
300 gal extra P/U refuse and recycling service	\$48.75	\$0.00	\$48.75	\$0.00	\$48.75
300 gal every other week refuse and recycling service	\$112.50	\$5.00	\$117.50	\$5.00	\$122.50
Rent Perm. Container dumped once a week container count customer	\$15.00	\$0.00	\$15.00	\$0.00	\$15.00
Placement All Cont.	\$30.00	\$5.00	\$35.00	\$5.00	\$40.00
Temp. container rent per day no weekly service	\$4.50/day	\$0.00	\$4.50/day	\$0.00	\$4.50/day

Rates for Other Services 2014 - 2015

	Waldport	base rate adjustment	15/16 proposed	base rate adjustment	16/17 proposed
Drop Box Rentals (Solid Waste/Woody Debris)					
Minimum charge per drop box	\$350.00	\$50.00	\$400.00	\$50.00	\$450.00
Compactor drop boxes (min. dumped once per month)	\$0.055/lb (\$120/ton)	0.005/lb	\$0.06/lb (\$120/ton)	0.005/lb	\$0.065/lb (\$130/ton)
Loose drop box rates (solid waste)	\$0.045/lb (\$90/ton)	0.005/lb	\$0.05/lb (\$110/ton)	0.005/lb	\$0.055/lb (\$110/ton)
woody debris drop box	\$7.00/yard	\$1.00/yard	\$8.00/yard	\$2.00/yard	\$10.00/yard
Minimum charge per woody debris box	\$265.00	\$35.00	\$300.00	\$45.00	\$345.00
Metal Boxes	Market Dep.				
Drop box delivery fee (solid waste/woody debris)	\$125.00	\$5.00	\$130.00	\$5.00	\$135.00
Drop box rent after 7 days, weekends included	\$6.00	\$1.00	\$7.00	\$1.00	\$8.00
Drop box truck per hour	\$105.00	\$2.50	\$107.50	\$2.50	\$110.00

	Waldport	base rate adjustment	15/16 proposed	base rate adjustment	16/17 proposed
You Call, We Haul					
Deposit	\$35.00	\$10.00	\$45.00	\$10.00	\$55.00
One man with a pick up	\$65.00/hour	\$2.50	\$67.50/hour	\$2.50	\$70.00/hour
Extra man per hour	\$35.00/hour				
Deposit (extra man per hour)	\$50.00				
Minimum of two men to enter a house	\$100.00/hour				
Deposit (two men to enter a house)	\$50.00				
Disposal - minimum \$25.00	\$0.045/lb (\$90/ton)	\$0.01/lb	\$0.055/lb (\$110/ton)	\$0.005/lb	\$0.06/lb (\$120/ton)



CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION

TITLE OF ISSUE: Regionally Significant Industrial Area
REQUESTED BY: City Manager
FOR MEETING DATE: June 11, 2015

SUMMARY OF ISSUE:

The City is working with Lincoln County on a State of Oregon application for designating the 140 acre industrial area as a Regionally Significant Industrial Area (RSIA). Waldport's industrial area is identified as one of four sites to be included in the Lincoln County application.

STAFF RECOMMENDATION or ACTION REQUESTED:

Adopt a Resolution supporting designation of the Waldport Industrial Area as a State of Oregon Regionally Significant Industrial Area.

BACKGROUND:

Lincoln County is submitting an application to the State of Oregon that will designate several industrial sites within our county, including the approximately 140 acre Waldport Industrial Area as a Regionally Significant Industrial Area ("RSIA"). Time is of the essence in submitting this application as there are sunset provisions that may take effect as early as January 2016, if certain employment indicators are reached this year.

Senate Bill 766 was passed in 2011 to support advancement of job creation on industrial lands statewide by helping to preserve undeveloped industrial lands for industrial uses. An RSIA is an area planned and zoned for industrial use that, among other things:

- Contains vacant sites, including brownfields, that are suitable for the location of new industrial uses or the expansion of existing industrial uses and that collectively can provide significant additional employment in the region; and
- Has site characteristics that give the area significant competitive advantages that are difficult or impossible to replicate in the region;

The Waldport Industrial Area meets these criteria, as well as the area having access to transportation and labor (the other two primary criteria. The RSIA designation will assist in marketing the Waldport industrial area, may provide an advantage in competing for state infrastructure funding for projects supporting development of the industrial area, and may assist in providing an alternative route for fast-tracked state permitting. The city sent letters to all property owners within the area asking support of the RSIA designation. As of June 1, 2015, support letters received from owners represent 123 acres of the 140 acre industrial area (88%).

Attachments: Resolution, map and aerial photo

RESOLUTION NO. _____

A RESOLUTION SUPPORTING DESIGNATION OF THE WALDPORT INDUSTRIAL AREA AS A REGIONALLY SIGNIFICANT INDUSTRIAL AREA.

WHEREAS, the City of Waldport works to support economic development and employment growth in the city and surrounding areas; and

WHEREAS, the Waldport Industrial Area is within the City's Urban Growth Boundary and is identified as follows:

13-11-31-B0-00200-00,	13-11-31-B0-00713-00,	13-11-31-B0-00705-00,
13-11-31-B0-00203-00,	13-11-31-B0-00715-00,	13-11-31-B0-00706-00,
13-11-31-B0-00204-00,	13-11-31-B0-00716-00,	13-11-31-B0-00707-00,
13-11-31-B0-00205-00,	13-11-31-B0-00207-00,	13-11-31-B0-00708-00,
13-11-31-B0-00206-00,	13-11-31-B0-00208-00,	13-11-31-B0-00714-00,
13-11-31-B0-00300-00,	13-11-31-B0-00400-00,	13-11-31-B0-00800-00,
13-11-31-B0-00500-00,	13-11-31-B0-00401-00,	13-11-31-B0-00900-00,
13-11-31-B0-00600-00,	13-11-31-B0-00700-00,	13-11-31-B0-01000-00,
13-11-31-B0-00601-00,	13-11-31-B0-00701-00,	13-11-31-B0-01100-00,
13-11-31-B0-00710-00,	13-11-31-B0-00702-00,	13-11-31-B0-01200-00,
13-11-31-B0-00711-00,	13-11-31-B0-00703-00,	13-11-31-B0-01302-00
13-11-31-B0-00712-00,	13-11-31-B0-00704-00,	

WHEREAS, Lincoln County is developing an application to have the Waldport Industrial Area designated by the State of Oregon to be part of a "Lincoln County Regionally Significant Industrial Area"; and

WHEREAS, that designation will assist in the marketing of the Waldport Industrial Area, provide an alternative route for fast-tracked state permitting, and may provide an advantage in competing for state infrastructure funding for projects supporting development at the site;

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Waldport:

Section 1: The Waldport City Council supports the designation of the Waldport Industrial Area as a Regionally Significant Industrial Area.

Section 2: This Resolution shall be effective following its adoption by the Waldport City Council.

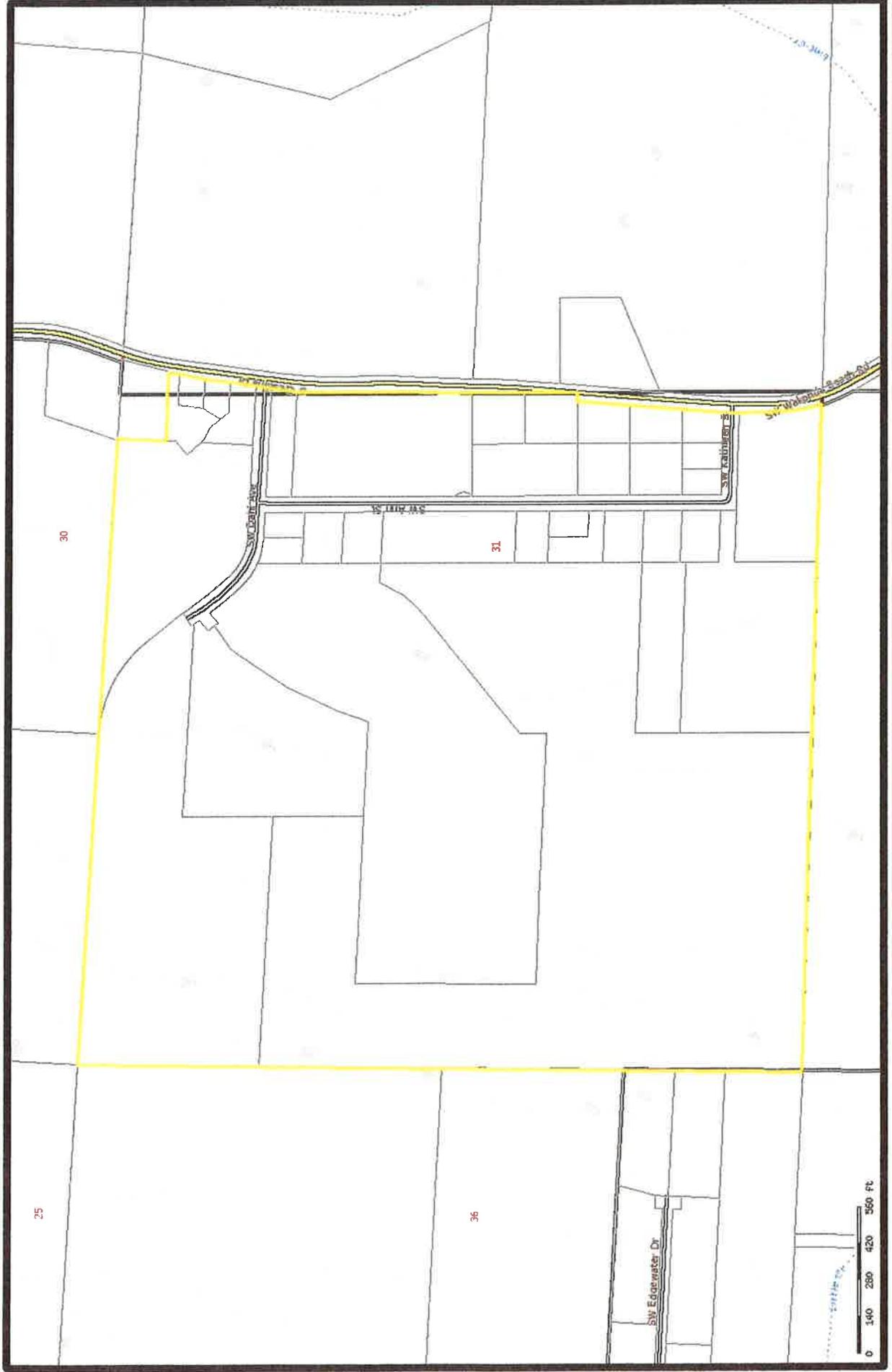
PASSED by the Waldport City Council the 11th day of June, 2015.

Susan Woodruff, Mayor

ATTEST:

Reda Eckerman, City Recorder

Waldport Industrial Area



Printed 05/22/2015

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CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION

TITLE OF ISSUE: Open Space Project

REQUESTED BY: City Manager

FOR MEETING DATE: June 11, 2015

SUMMARY OF ISSUE:

The Lincoln County School District owns approximately 12 acres of land that used to house the Waldport High School campus. That land is vacant, and subject to restrictions by FEMA. The City is interested in master planning the site to provide a variety of community uses (the "Project"), subject to securing available financing mechanisms for construction and operations.

STAFF RECOMMENDATION or ACTION REQUESTED:

Review estuary analysis and prior documentation. Establish process for community participation in developing site and conceptual plans for the Project.

BACKGROUND:

The Lincoln County School District and City entered into a Memorandum of Understanding ("MOU") in April 2014. Pursuant to the MOU, the City has completed a topographic survey and map and an analysis of estuary/wetlands restoration opportunities within the open space property (both attached), which includes approximately 11.47 acres located at 320 Lower Crestline Drive. There remains approximately \$46,500 in school district encumbered funds (out of \$60,000) to complete the scope of work for Phase 1A of the scope, involving those tasks that are necessary for feasibility studies and assessing the Property for uses that are compliant with restrictions placed on it by FEMA and may include, but not be limited to, the following activities:

1)	Topographic Survey and Map (6" – 12" contours)	Completed
2)	Hydrology and Drainage Study (based on topo results)	TBD; if necessary Fall/Winter 2015/16
3)	Phase 1 Environmental Site Assessment	Completed October 2011 for LCSD
4)	Analysis and scoping of estuary/wetlands development and amendment to Estuary Plan	Analysis completed May 2012
5)	Site planning and mapping	Summer 2015
6)	Concept plans and schematic design based on site plans	Fall 2015
7)	Cost estimating based on site plans, concept plans and schematics	Fall 2015
8)	Feasibility study (technical, economic, organizational)	Winter 2016
9)	Financing Plan (construction, administration, operations and maintenance)	Winter 2016
10)	Formation of Parks and Recreation District or similar entity	TBD

We are now ready to commence site planning activities for the Project. To help the Council frame this discussion, some of you may recall the school district embarking on a preliminary, albeit premature, site planning effort in 2013. Attached are the following items of interest from those meetings:

1. Conceptual Illustrative Site Plan (October 2013)
2. Hardscape Proposal (February 2013)
3. Community Meeting Notes (October 2013)
4. Suggestions/Comments Summary (July 2013)

Also attached is Appendix B from the 2005 Waldport Parks Plan, which identifies criteria and space requirements for various facilities.

The main takeaway from the just completed estuary analysis is that, for the Project to be feasible and sufficient, nearly the entire site needs to be taken back to a natural wetlands environment. This, of course, will greatly limit, if not mostly eliminate, other active uses on the property. Part of the reason a smaller wetlands is more expensive per acre is that smaller footprints are located where the wetlands were historically, more fill was placed in these wetlands to bring them to the finished grade, so more fill therefore needs to be removed to bring back the wetlands to near its historical elevation.

Possible Process for Proceeding with Site Planning

The next steps are to involve the community in a design charrette. There are several ways to do this. One idea is to have a kick-off meeting, open to all interested members of the community. In this meeting we could share our findings, as well as share a series of "bubble diagrams" that show, in very rough detail, types of uses and their approximate sizes and locations in relation to other uses. We would have available a list of types of uses, and the amount of landed needed for each, as well as potential costs for development or maintenance, if known. Participants at this meeting would be able to voice their opinions and ideas regarding possible uses.

Another idea is to invite various stakeholder groups to a meeting, where each group would nominate someone to participate in a focus group. Possible stakeholder groups include, but are not limited to, softball associations and other sports leagues, musical groups, school groups, seniors, dog owners (although I know of no known organized group), physical educators, etc. There could also be a focus group effort after an initial broad public meeting. After these meetings (of which there would probably be more than one), one or two/three site plans would percolate to the top as preferred, which could then be brought to the City Council deliberation.

Please note that the Council may also desire to continue a subcommittee that is actively involved in the site planning. In my prior dealings with the school district that was Mayor Woodruff and Councilor Campbell.

Attachments: Analysis of Estuary/Wetlands Restoration Opportunities within the Former Waldport High School Property, including Executive Summary (May 2015)
Topographic Map
Conceptual Illustrative Site Plan (October 2013)
Hardscape Proposal (February 2013)
Community Meeting Notes (October 2013)
Suggestions/Comments Summary (July 2013)
Requirements for Recreation and Parks Facilities (February 2005)

Analysis of Estuary/Wetlands Restoration Opportunities within the Former Waldport High School Property

Executive Summary

Much of the former high school property used to be tidal wetlands connected to Lint Slough. The School District purchased the property in 1955 and the filling of the wetlands started in 1956. The high school opened in 1958.

The average depth of the fill within the property is between 4 and 4.5 feet. The fill material appears to be local soils. Pipes, wires, conduits and concrete from the former high school are still present subsurface and will also have to be removed if the wetland is restored.

Restoring the wetland includes removing a portion of the fill material off-site and constructing a culvert beneath Crestline Drive. The culvert (a 3' x 3' box culvert) can provide fish passage into the restored wetland from Lint Slough. The restored wetland can provide seasonal habitat for a variety of fish, including juvenile coho salmon, which could use the wetland as refuge during high flows in the slough.

The Pacific Habitat Services report includes three restoration options, though the size of the restored wetland can vary depending on the desires of the community. The benefits and limitations of the three options are described below:

Option	1	2	3
Size (acres):	4.14	1.48	2.43
Cost:	\$143,257	\$104,314	\$142,209
Cost per acre:	\$34,603	\$70,482	\$58,522
Benefits:	Maximum restored wetland area	Least expensive restoration option	Provides a large area of restoration
	Still allows use of most of the athletic field to the south of Highway 34	Allows for the most active uses of the property	Allows for some active uses of the property
	Due to larger size, most likely to be used as an In-Lieu-Fee mitigation bank by the Department of State Lands		Large enough to provide high quality habitat and wetland functions
	The best habitat for juvenile salmon and maximizes wetland functions		
Limitations:	Reduces active uses south of athletic field	Provides only limited salmon habitat and wetland functions	Expensive based on the volume of fill that will need to be removed
	Most expensive restoration option	Unlikely to be considered an In-lieu Fee Mitigation Bank	Allows active uses in a large portion of the property

Analysis of Estuary/Wetlands Restoration Opportunities within the Former Waldport High School Property

Prepared for

City of Waldport
Attn: Larry Lewis
PO Box 1120
Waldport, OR 97394

Prepared by

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(503) 570-0800
(503) 570-0855 FAX
PHS Project Number: 5527

May 11, 2015



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1.0 INTRODUCTION

The City of Waldport (City) and the Lincoln County School District (School District) have an approved Memorandum of Understanding regarding the future planning for the former Waldport High School property. The 11.47-acre property is located at 320 Crestline Drive to the south of Highway 34 (Figures 1 through 3). Due to the property being located within the flood hazard zone, FEMA awarded the School District a \$3 million grant to construct a new high school in a safe location. The former high school buildings, which were constructed in 1959, were recently removed and the property is now vacant. A stipulation of the grant is that the property be turned into open space. The City and the School District are working collaboratively to explore options for the future use of the property.

Based on a review of historic aerial photographs, it is known that much of the former school property used to be tidal wetlands connected to Lint Slough. As such, one of the options for the property is the restoration of those wetlands. To determine the feasibility of wetland restoration, the City hired Pacific Habitat Services (PHS).

Wetlands in Oregon are regulated by the Oregon Department of State Lands (DSL) under the Removal-Fill Law (ORS 196.800-196.990) and by the U.S. Army Corps of Engineers (Corps) through Section 404 of the Clean Water Act. Wetlands are defined as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (DSL 2009). Based on this definition, three major factors characterize a wetland: hydrology, soils, and vegetation.

Restoring wetlands within the property will require the area has sufficient hydrology, contain hydric (wetland) soils and be dominated by wetland vegetation. The historic wetlands within the property were once part of the estuary. As such, they were tidally influenced, with a mix of saltwater from the ocean and freshwater from groundwater and creeks flowing into Lint Slough. The soils within the property were likely very organic, which is typical of tidal, frequently inundated wetlands. Hydric soils (those soils found in wetlands) are ponded, flooded, or saturated for long enough during the growing season to develop anaerobic (without oxygen) conditions. Plants that can still be seen growing along the edge of Lint Slough would have dominated the historic wetlands. These wetland plants are called hydrophytes and are capable of growing in substrates that are periodically deficient in oxygen as a result of saturated soil conditions.

This report first assesses the historic conditions within the property prior to its ownership by the School District. The assessment then determines whether historic conditions can be restored and if so, how much of the property can be restored to wetland. The approximate costs of different options is also included. Finally, options for paying for the restoration of wetlands are discussed.

2.0. EXISTING AND HISTORIC CONDITIONS

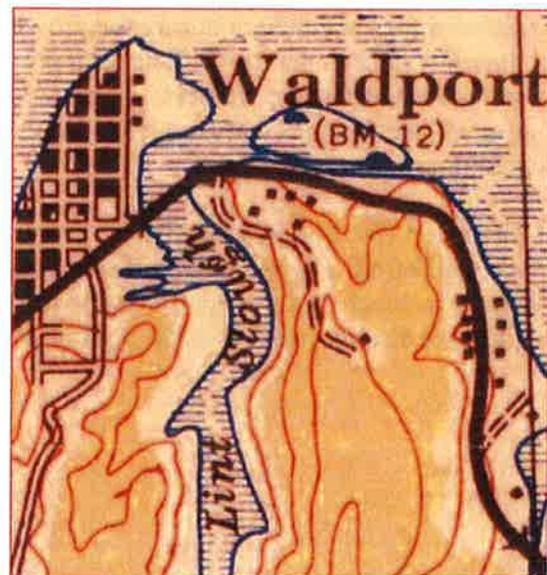
Lint Slough flows north into the Alsea River estuary, draining a 4.5-square mile basin. Like all estuaries, Lint Slough provides important functions making it one of the most important ecosystems in Oregon. The slough and the bordering salt marshes, provide important habitat for juvenile salmonids, such as Chinook salmon, coho salmon, chum salmon and steelhead trout. The importance of estuaries are numerous, but one is that juvenile salmonids can acclimate to tidal and saltwater environments prior to swimming into the ocean, increasing their survival rate. Unfortunately, many of the State's tidal wetlands and salt marshes have been filled or diked. It is estimated that since the mid-1800s as much as 80% of the State's salt marshes have been lost in this manner. As such, opportunities to restore salt marsh and estuarine habitat are highly sought after.

Crestline Drive, which was constructed prior to 1939, separates the subject property from Lint Slough, which is a tributary of the Alsea River. Based on the property's landscape position and on a review of historic aerial photographs and topographic maps, the property was once part of the slough, containing tidal channels and a salt marsh that likely provided habitat for juvenile salmonids. The photograph to the right clearly shows wetlands in the southern portion of the property. The date of the photograph is unknown (prior to 1956), but Crestline Drive and the athletic field adjacent to Highway 34 are clearly visible.



The 1942 USGS topographic quadrangle, which is to the right, shows two tidal channels extending from the slough into the southern portion of the property. Aerial photographs from 1939 and 1944, which are part of a series of historic aerial photographs included as Figures 4 through 10, also show these tidal channels.

Prior to 1939, Crestline Drive was already constructed and whether these channels allowed fish passage and had daily tidal exchange with the slough is unknown. Today, no culvert beneath Crestline Drive is visible in the approximate location of the two channels.



The property was purchased by the School District in 1955 and the wetlands were filled between 1956 and 1958; the high school opened in 1958. The 1962 aerial photograph shows the main school building completed.

Today, the property is largely vacant, with all buildings associated with the high school removed. An athletic field still is present along the northern end of the property adjacent to Highway 34 and an asphalt parking lot is present along the eastern edge of the property adjacent to Crestline Drive (Figure 11).

Based on the history of the property, an obvious option for its future use is the restoration of the salt marsh from beneath the fill material, which was placed almost 60 years ago. To determine the feasibility of wetland restoration, PHS requested the City excavate approximately 25 holes throughout the property allowing us to ascertain the type of fill material placed within the wetland and the depth of the fill material to the original surface of the salt marsh.

The results of the excavations determined that the average depth of the fill throughout the property is approximately 4 to 4.5 feet. The fill material appears to be mostly local soils (silt loam), though pipes, wires, conduits and concrete from the former high school buildings are still present beneath the surface. The contrast between the fill material and the native hydric soil below is distinct. The soil of the fill material is much lighter in color than the darker soils of the primarily organic wetland soils at depth. The marsh soil profile shows increasingly darker soils with depth. Many of the holes excavated by the City filled in quickly with shallow groundwater, indicating the ease with which wetland hydrology can be re-established should the fill material be removed. Figure 12 shows the approximate existing surface of the historic wetland prior to its filling in the late 1950s.

The excavation confirmed that removing the fill material will expose the native hydric soils beneath and that even without a connection to the slough wetland hydrology can be restored. The hydrology of the wetland observed in the excavated holes likely originates from groundwater flowing from the higher elevations to the south.

3.0. WETLAND RESTORATION OPTIONS

The photographs below show the existing condition of the property and how a potentially restored wetland could look.



Figures 13, 14 and 15 are three options for restoring wetland within the property. All three of these options preserve most of the athletic field to the north and the parking lot along Crestline Drive. The athletic field was preserved due to the likelihood of this area being used for more active uses in the future. The parking lot adjacent to Crestline Drive was preserved to ensure the availability of future parking.

3.1 Option 1 (4.14 acres of wetland restoration)

Figure 13 is the first option assessed for the potential of restoring wetland within the property. This option restores approximately 4.14 acres of salt marsh.

Option 1 impacts a portion of the athletic field at the north end of the property, but completely preserves the parking lot to the east. Restoring the wetland will require the removal of approximately 8,561 cubic yards of fill material from the property. As the property is within the mapped 100-year floodplain, the fill material is best removed from the property and disposed of off-site. Although this option is larger than Option 3 it removes fewer cubic yards due to the fact the fill is shallower. At the northeast corner, the lowest elevation will be set at 6.5 feet NAVD, which will coincide with the bottom of a new 3' x 3' box culvert that will be placed beneath Crestline Drive. The culvert will allow daily tidal exchange between Lint Slough and the restored wetland. The culvert will also create fish passage into the wetland. It is likely that juvenile salmonids would use the wetland as off-channel habitat, especially when the slough has higher flows.

To ensure the culvert can pass fish, PHS modeled the flows and found that velocities through the culvert will be less than 2 feet per second when the water level in the culvert is at the minimum fish passage depth of 8 inches. These conditions meet the ODFW fish passage standards, although these standards are not generally applicable for estuarine tidal channels without sustained flow. Higher velocities will occur when the tide rises over the bottom of the culvert, but fish will not be swimming from a dry tide flat, so the higher velocities should not be a hazard for fish movement. The mean high water for Waldport is at 6.84 feet NAVD and the mean higher high water is at 7.55 feet NAVD.

Once the fill material has been removed and the new wetland surface graded, it will be planted with herbaceous species similar to the native wetland vegetation growing in the saltmarshes bordering Lint Slough. The wetland will be a mix of brackish water entering from the slough and freshwater flowing into the wetland from the higher elevations to the south and from precipitation. Plants that will thrive in the saltier conditions are Lyngbye's sedge (*Carex lyngbyei*), tufted hairgrass (*Deschampsia cespitosa*), pickleweed (*Salicornia virginica*), gumweed (*Grindelia integrifolia*), marsh Jaumea (*Jaumea carnosa*), and saltgrass (*Distichlis spicata*). Plants that will survive in the freshwater conditions are soft rush (*Juncus effusus*) and spike bentgrass (*Agrostis exarata*). To create a buffer between the wetland and human activities, the area surrounding the wetland should be planted with native trees and shrubs.

Not all of the wetland area needs to be planted, as natural recruitment of native species is expected to occur once the excavated wetland is exposed to daily tidal exchange. In addition, herbaceous wetland species will grow in the locations where they are best suited, which is generally based on the salinity of the water, the depth of water they are exposed to and water velocities.

As such, we recommend limited planting in the beginning, and to wait until the culvert is connected and the hydrology of the wetland is completely understood. The variety of elevations within the wetland, though will allow a diversity of plants to become established.

Large wood should be placed throughout the wetland to provide cover for fish within the water and a perch for waterfowl to use. One issue with the design of Option 1 (and the other two options) is that the culvert location, which is the logical location, does not allow for the treatment of stormwater from the adjacent parking lot. Although a relatively small area, the lowest elevations in the parking lot are to the northeast, which does not allow for the placement of a bioswale to treat the water prior to discharging into the wetland. The functions of the wetland will also be degraded by its lack of complete connectivity to the slough and the lack of a large buffer area surrounding the wetland; however, its relatively large size will ensure it provides many of the functions of the wetlands along Lint Slough.

Option 1 is likely the largest restoration area that can practically be achieved within the property. As discussed before, the northern portion of the property should be left for more active uses and the parking lot to the east, which is in good condition, should be preserved to allow access along Crestline Drive. The costs below are obviously approximate and can be altered based on the input of local contractors. They also do not include consultant, permitting, and administration costs.

Excavation and disposal of 8,561 cubic yards at \$12/cubic yard	\$102,732
Planting approximately 50% of the wetland at \$7,500/acre	\$15,525
Planting of a buffer area at \$10,000/acre	\$10,000
Constructing a 3' x 3' culvert beneath Crestline Drive	\$15,000
Total cost.....	\$143,257

3.2 Option 2 (1.48 acres of wetland restoration)

Option 2 is the smallest of the wetland restoration options. The 1.48 acres of wetland restoration will require the removal of up to 5 feet of fill from the property, totaling 6,147 cubic yards. The same culvert as Option 1 can be constructed in Crestline Drive. Although much smaller in size, the wetland can still provide off-channel habitat for salmonids and habitat for many of the invertebrates present in the slough. The costs below are obviously approximate and can be altered based on the input of local contractors. They also do not include consultant, permitting, and administration costs.

Excavation and disposal of 6,147 cubic yards at \$12/cubic yard	\$73,764
Planting approximately 50% of the wetland at \$7,500/acre	\$5,550
Planting of a buffer area at \$10,000/acre	\$10,000
Constructing a 3' x 3' culvert beneath Crestline Drive	\$15,000
Total cost.....	\$104,314

3.3 Option 3 (2.43 acres of wetland restoration)

Option 3 provides 2.43 acres of restoration and requires up to 3.5 feet of fill material, totaling 9,008 cubic yards. This amount is larger than Option 1 due to the location of the restoration and the fact the fill is deeper. The same culvert as Options 1 and 2 will be constructed in Crestline Drive, allowing fish passage into the wetland. Due to groundwater flow from higher elevations to the south, the southern portion of the wetland will likely contain more freshwater than the brackish water that will flow into the wetland from Lint Slough. This likely means that species such as slough sedge and tufted hairgrass will dominate and Lyngbye's sedge, which is more salt tolerant, will grow nearer the culvert at lower elevations. Option 3 allows for the planting of a buffer area along its western edge. This option preserves the northern and much of the western portion of the property for other uses. The costs below are obviously approximate and can be altered based on the input of local contractors. They also do not include consultant, permitting, and administration costs.

Excavation and disposal of 9,008 cubic yards at \$12/cubic yard	\$108,096
Planting approximately 50% of the wetland at \$7,500/acre	\$9,113
Planting of a buffer area at \$10,000/acre	\$10,000
Constructing a 3' x 3' culvert beneath Crestline Drive	\$15,000
Total cost.....	\$142,209

4.0 POTENTIAL FUNDING OPTIONS

This report focuses on three options that could fund the restoration of wetland within the School District property. The first and second options are through wetland mitigation and the third is through a grant provided by the Oregon Watershed Enhancement Board (OWEB).

4.1 State and Federal Wetland Mitigation

One option for obtaining funds is to consider the project as wetland mitigation. Both DSL and the Corps require compensatory mitigation to offset permanent loss of wetlands and other aquatic resources. This means that whenever a wetland is impacted, it must be replaced. The replacement can happen at the development site or within relatively close proximity to the development site. Mitigation is the creation, enhancement or restoration of wetland. As the property used to be wetland, the removal of the fill will constitute wetland restoration. The ratio for wetland restoration is 1:1, which means that for every acre (or part of) that is filled by a proposed development project, the same amount can be restored at the School District property.

A mitigation option for developers in parts of Oregon is to purchase wetland credits from a private wetland mitigation bank. A mitigation bank is an area where wetland has already been created, restored or enhanced. A mitigation bank is approved by the regulatory agencies allowing the owner of the bank to sell portions of the wetland to entities that need mitigation.

The Wilbur Island Wetland Mitigation Bank in Florence is a private bank that sells credits as far north as the southern part of Waldport. The bank, however, does not cover the School District property or areas to the north. As such, development projects that impact wetlands as far north as the South Beach area of Newport have to provide their own mitigation instead of purchasing credits.

An example of how this could work for the School District property is as follows. If a developer impacted an estuarine wetland north of Waldport and had no opportunity to create their own mitigation area, they could pay for the restoration of the School Property implementing one of the three options (depending on how much wetland they impacted). They would not only pay for the excavation, planting and monitoring of the mitigation area, but could also pay for the right to use the property. PHS has worked with several developers who have implemented this scenario. There is no set price established for using the property, which is negotiated between the property owner and the developer. The benefit to the School District and the City is that the wetland is restored at no expense to the taxpayer. It could also result in additional money being paid to the School District for the use of the property.

One potential downside to this scenario is that mitigation is generally required to be in-kind, meaning that a developer wishing to impact a freshwater forested wetland is expected to replace the same type of wetland as mitigation. As estuarine wetland impacts are relatively uncommon, the implementation of the restoration plan on the School District property could take a long time. We suggest discussing the potential with both the Corps and DSL of allowing developers to mitigate out-of-kind. As estuarine wetland restoration projects are rare and are considered to be one of the most highly functioning wetland types in Oregon, the agencies may be open to implementing the estuarine wetland restoration project as compensation for a freshwater wetland impact. In addition, as we believe that part of the wetland restoration project will be fed by groundwater (freshwater) flowing from the higher elevations to the south it could be argued that the project is not completely out-of-kind. Several years ago, PHS mitigated for the Fred Meyer store in Florence, which impacted a freshwater wetland, by restoring an estuarine wetland owned by the Port of Siuslaw.

4.2 In-Lieu Fee Mitigation

Another option for implementing the wetland restoration at the School Property is to have the project be considered an In-Lieu Fee (ILF) wetland mitigation bank by DSL. The ILF program is relatively new to Oregon, but has been approved by the Corps in other states for several years. The ILF program provides State funding to create, enhance or restore wetlands on non-state owned property. An ILF project is sponsored by DSL, who presents it to the Mitigation Bank Interagency Review Team, which determine whether it can be officially approved. DSL pays for the design, planning, construction, and monitoring and potentially an endowment for long-term management of the wetland mitigation project. Both DSL and the Corps approve the release of credits over time as the wetland meets performance criteria. As DSL sponsors the mitigation project, they also sell the credits to applicants.

As the State cannot compete with private banks, they establish ILF banks in areas that do not have an established bank. Figure 16 shows the geographic limits of where the credits for an ILF bank established at the School District property could be sold (called the service area). Obviously, as most of the area contains freshwater wetlands, we would need to convince the agencies that a developer could mitigate out-of-kind.

DSL operates several ILF banks along the coast. The current price per acre for purchasing wetland mitigation credits is as follows:

Tamara Quays	\$80,936
Pixieland	\$51,568
ILF Wilson Trask Nestucca: Kilchis River Preserve	\$93,606
ILF Lower Columbia: Clear Lake	\$78,410

DSL's decision to create an ILF bank at the property is dependent on several factors including the perceived need for mitigation within the service area (Figure 16), the cost of the mitigation, the type of mitigation, and the feasibility of the implementation plan. We suggest meeting with the DSL representative at the property to explain the three options. It is likely that DSL's preference will be Option 1, which creates the largest restoration area.

More information on the In-Lieu Fee mitigation (and other forms of mitigation) can be found at: http://www.oregon.gov/dsl/PERMITS/Pages/wetland_mitigation_options.aspx

4.3 OWEB Grant

Another option for implementing the wetland restoration project is by obtaining a grant from OWEB. OWEB provides grants to projects that contribute to the Oregon Plan for Salmon and Watersheds and the Oregon Conservation Strategy by protecting, restoring and improving clean water and fish and wildlife habitat. As the project will provide off-channel habitat for salmonids, it should be eligible for a grant. An \$11.7 million was awarded in 2014 by OWEB for technical assistance, acquisition, restoration, monitoring, and outreach. We believe the project has an excellent chance of obtaining funding. The local OWEB representative that can be contacted for more information is Tom Shafer, Phone: 541-528-7451, email: tshafer@peak.org.

Appendix A

Figures



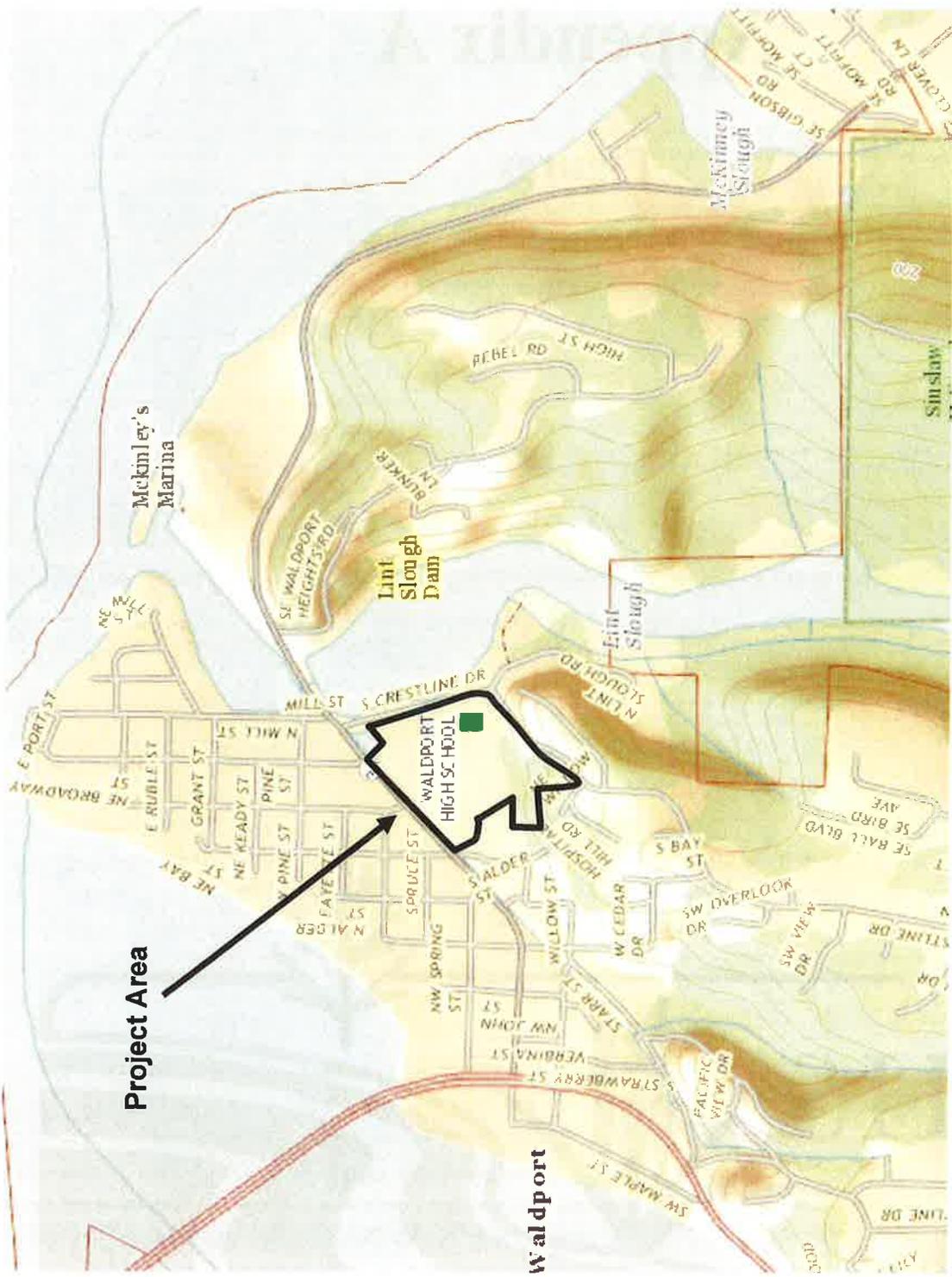


FIGURE
1

General Location and Topography
Estuarine Restoration Mitigation Options, Waldport, Oregon
USGS National Map Viewer,

5527
5/7/15

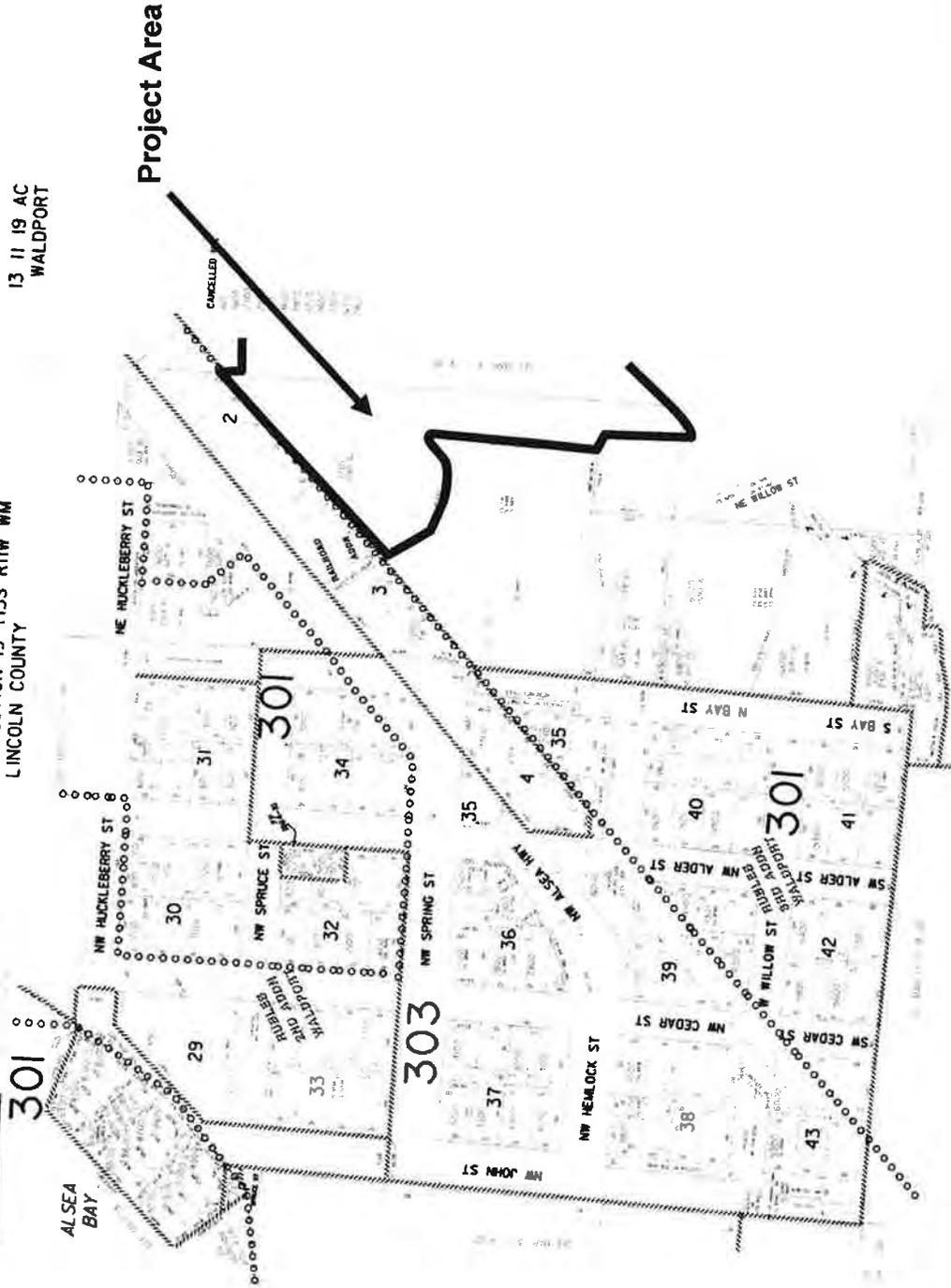


Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW 1/4 NE 1/4 SECTION 19 T13S R11W WM
LINCOLN COUNTY

13.11.19 AC
WALDPOR



Project Area



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9450 SW Commerce Circle, Suite 100
Wilsonville, OR 97070

5527
517715

Tax Lot Map 13 11 19 AC, Tax Lot 7201
Estuarine Restoration Mitigation Options, Waldport, Oregon
ormap.net, 2015

FIGURE
2B



FIGURE
3

Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
Google Earth, 2015 (image date: June 2011)

5527
51715



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97170



FIGURE
4

1939 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers

5527
5/7/15



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

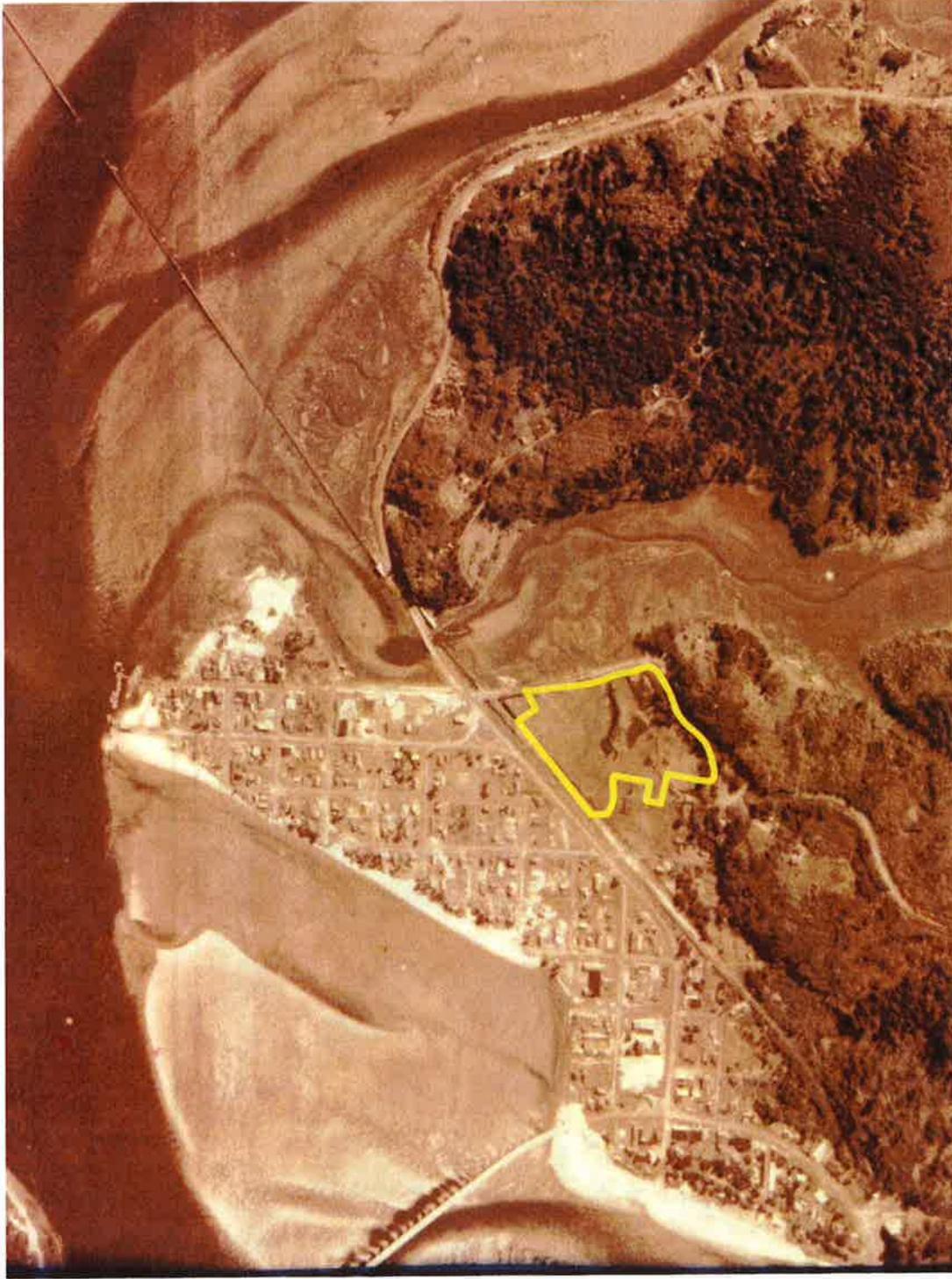


FIGURE
5

1944 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers

5527
5/7/15



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9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070



5527
5/7/15



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

FIGURE
6

1962 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers

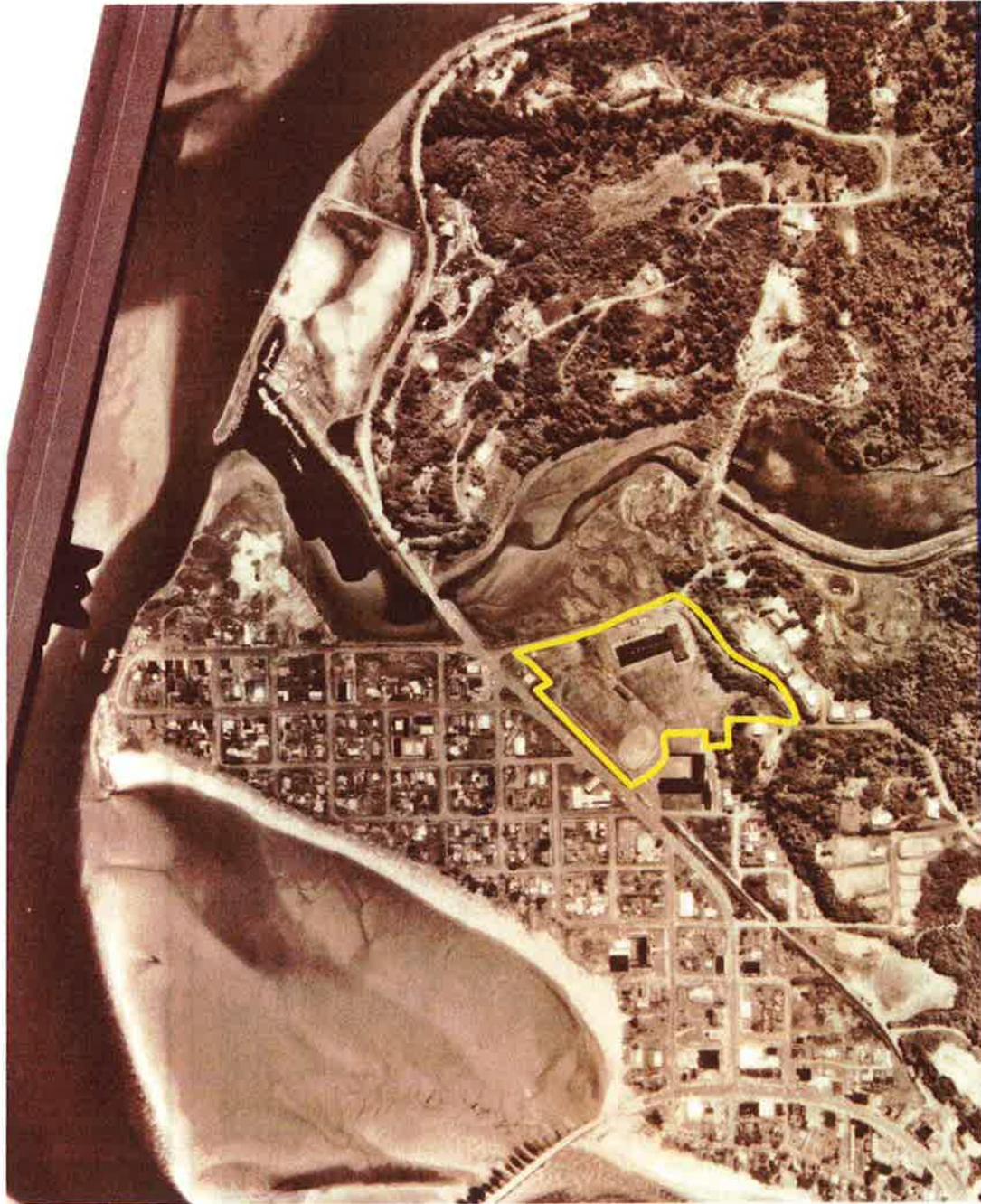


FIGURE
7

1972 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers

5527
5/7/15



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5527
5/7/15



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Wilsonville, OR 97070

FIGURE

8

1980 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers



FIGURE
9

1989 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers

5527
577/15



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Wilsonville, OR 97070

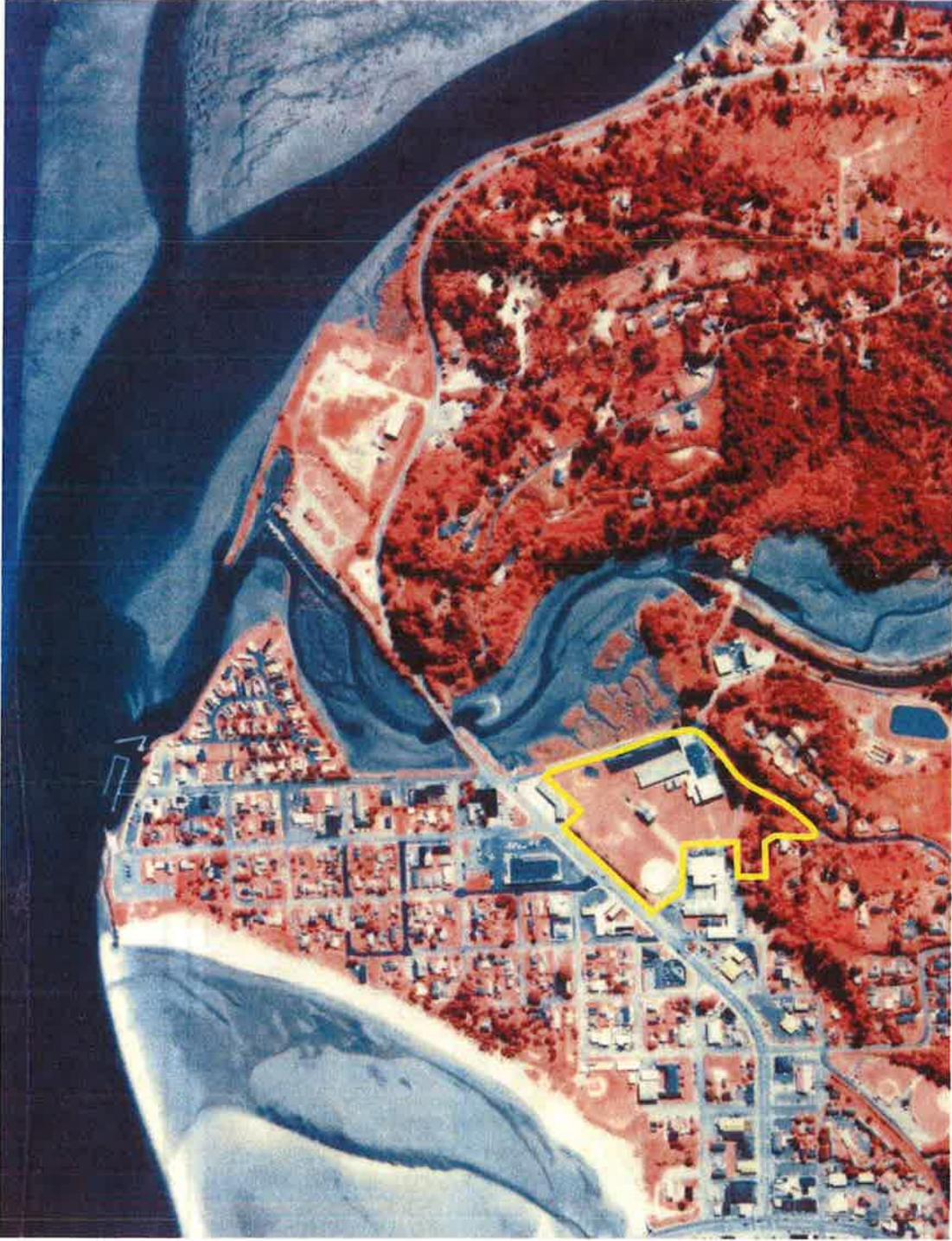


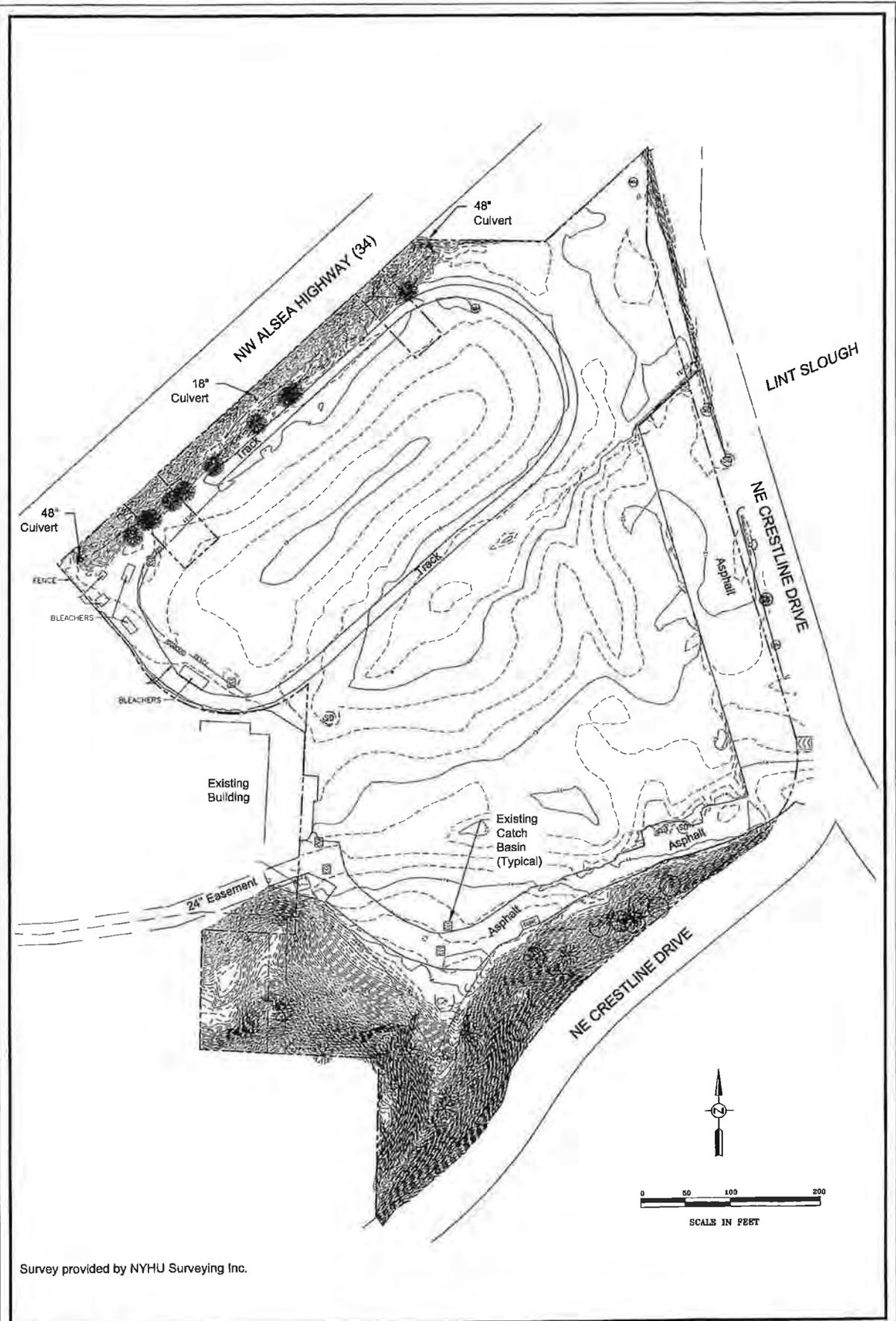
FIGURE
10

2001 Aerial Photo
Estuarine Restoration Mitigation Options, Waldport, Oregon
US Army Corps of Engineers

5527
5/7/15



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070



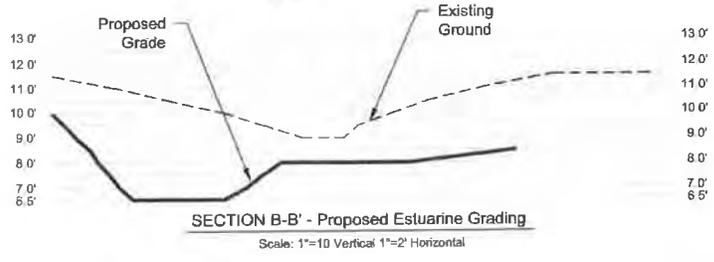
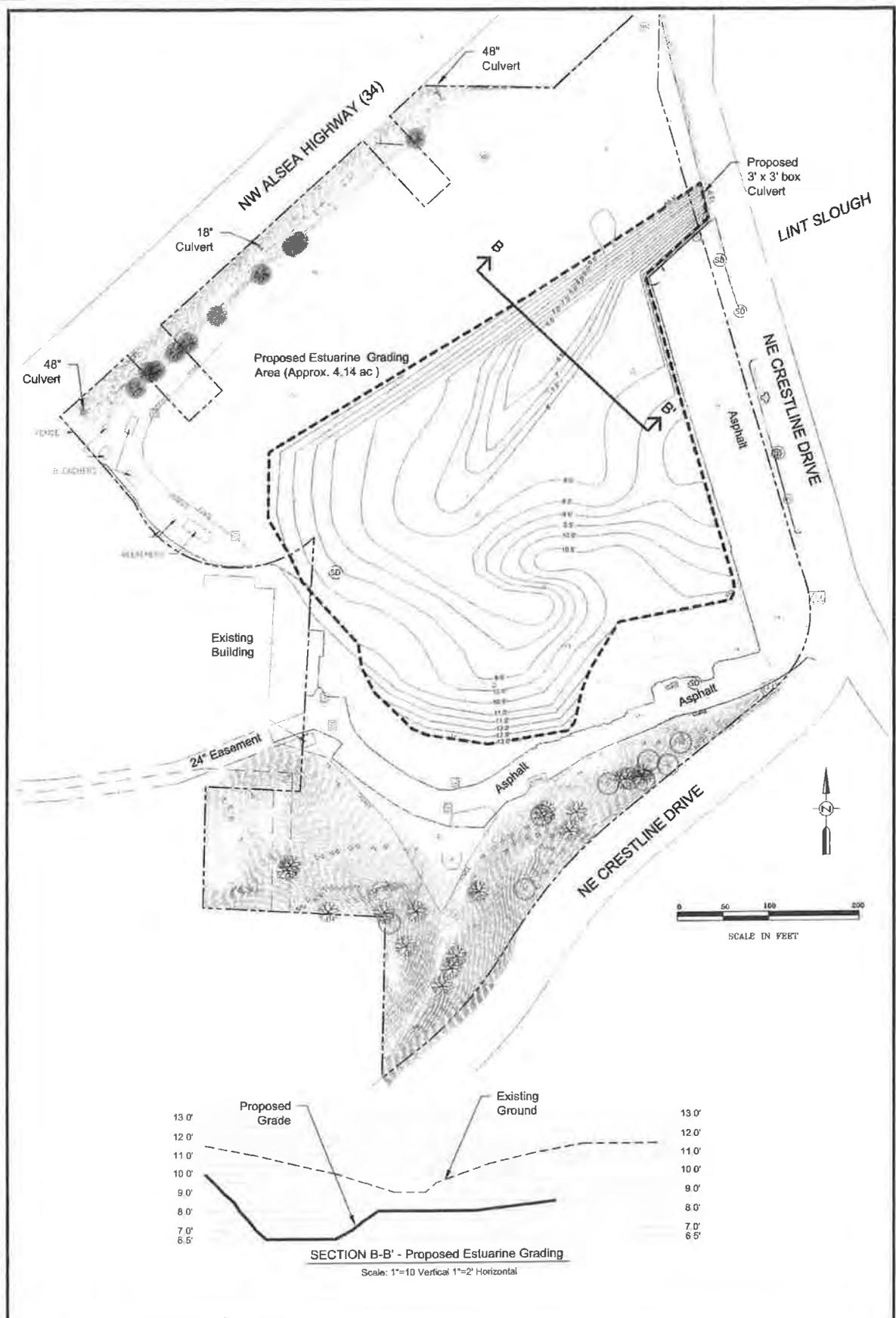
Survey provided by NYHU Surveying Inc.



Existing Conditions
 Estuarine Wetland Restoration Options - Waldport, Oregon

FIGURE
11

5-8-2015



Survey provided by NYHU Surveying Inc.

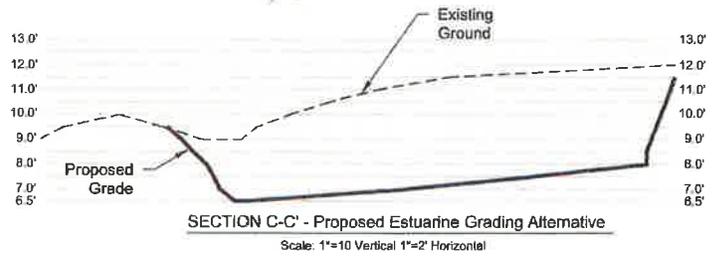
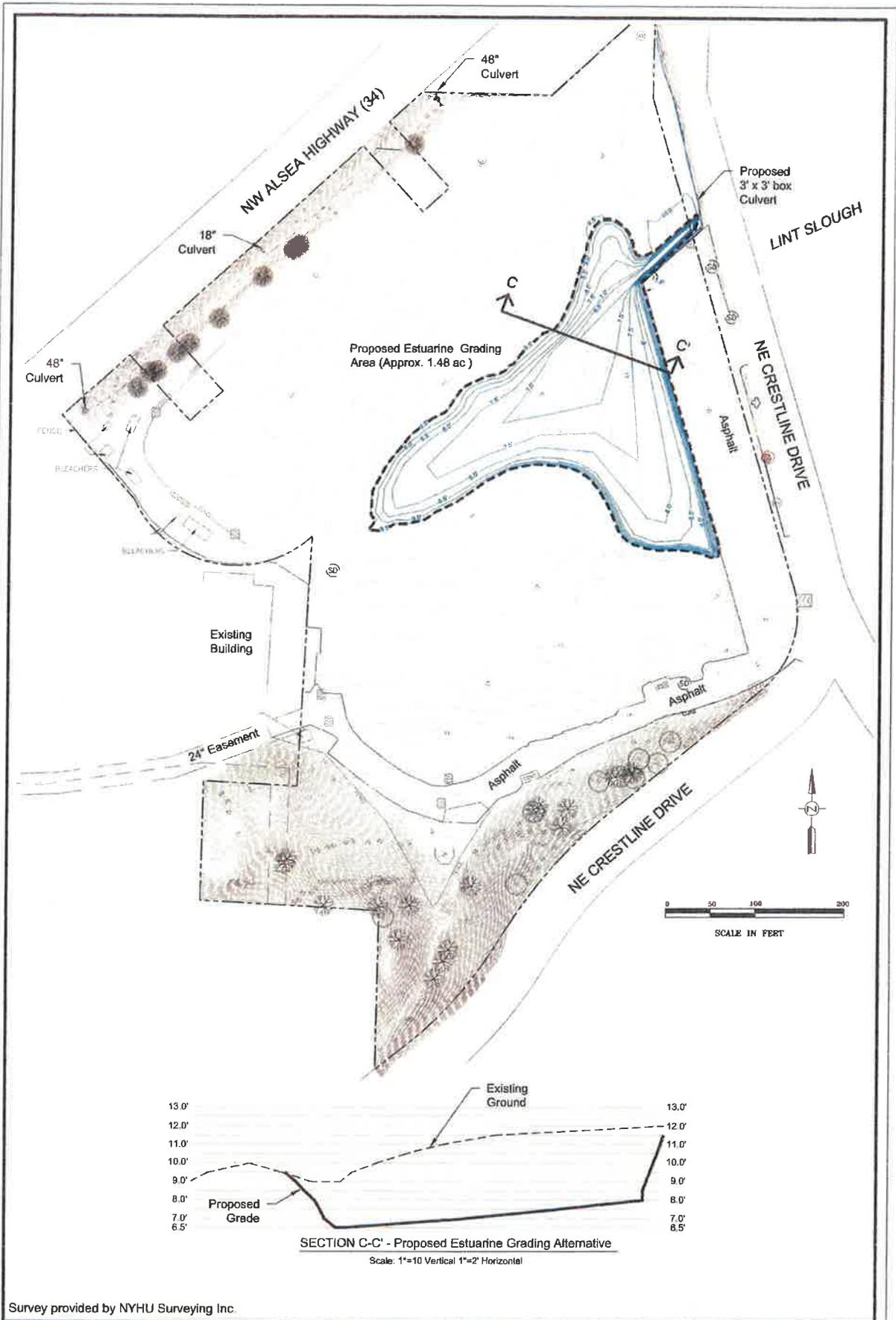


Option 1 - Proposed Estuarine Grading Plan
 Estuarine Wetland Restoration Options - Waldport, Oregon

FIGURE
13

5-8-2015

X:\Project - Directories\5500\5527 Old Waldport H\AutoCAD\Plot Drawings\13 PropGrading Estuarine.dwg, 5/8/2015 3:04:26 PM



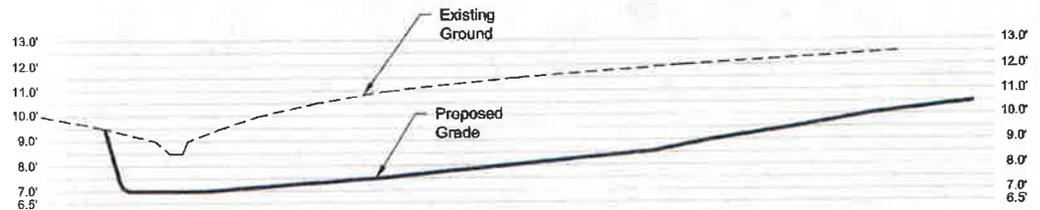
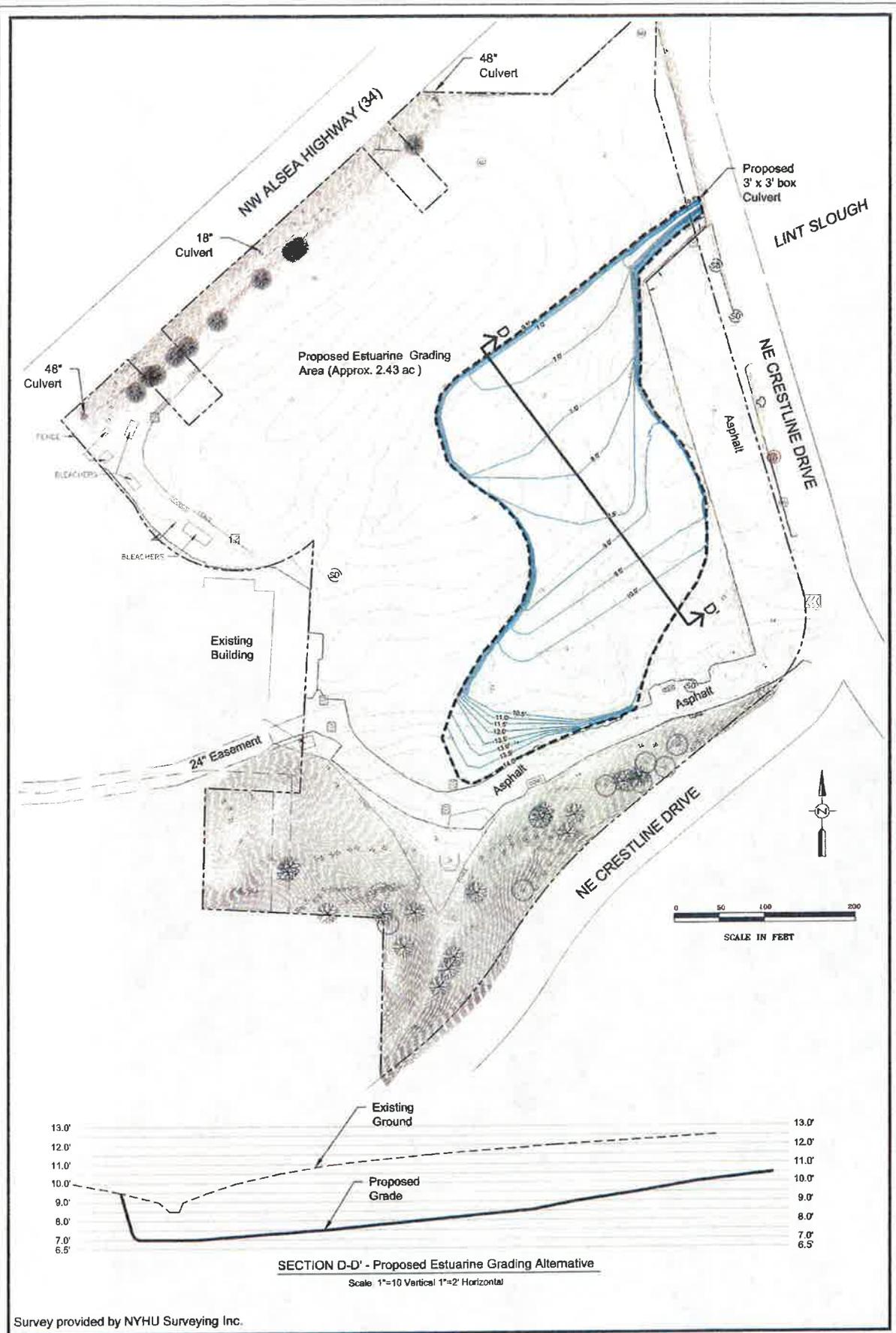
Survey provided by NYHU Surveying Inc



Option 2 - Proposed Estuarine Grading Plan
 Estuarine Wetland Restoration Options - Waldport, Oregon

FIGURE
14

5-8-2015



Survey provided by NYHU Surveying Inc.



Option 3 - Proposed Estuarine Grading Plan
 Estuarine Wetland Restoration Options - Waldport, Oregon

FIGURE
15

5-8-2015



Source: Aerial (Google Earth, April 2013)

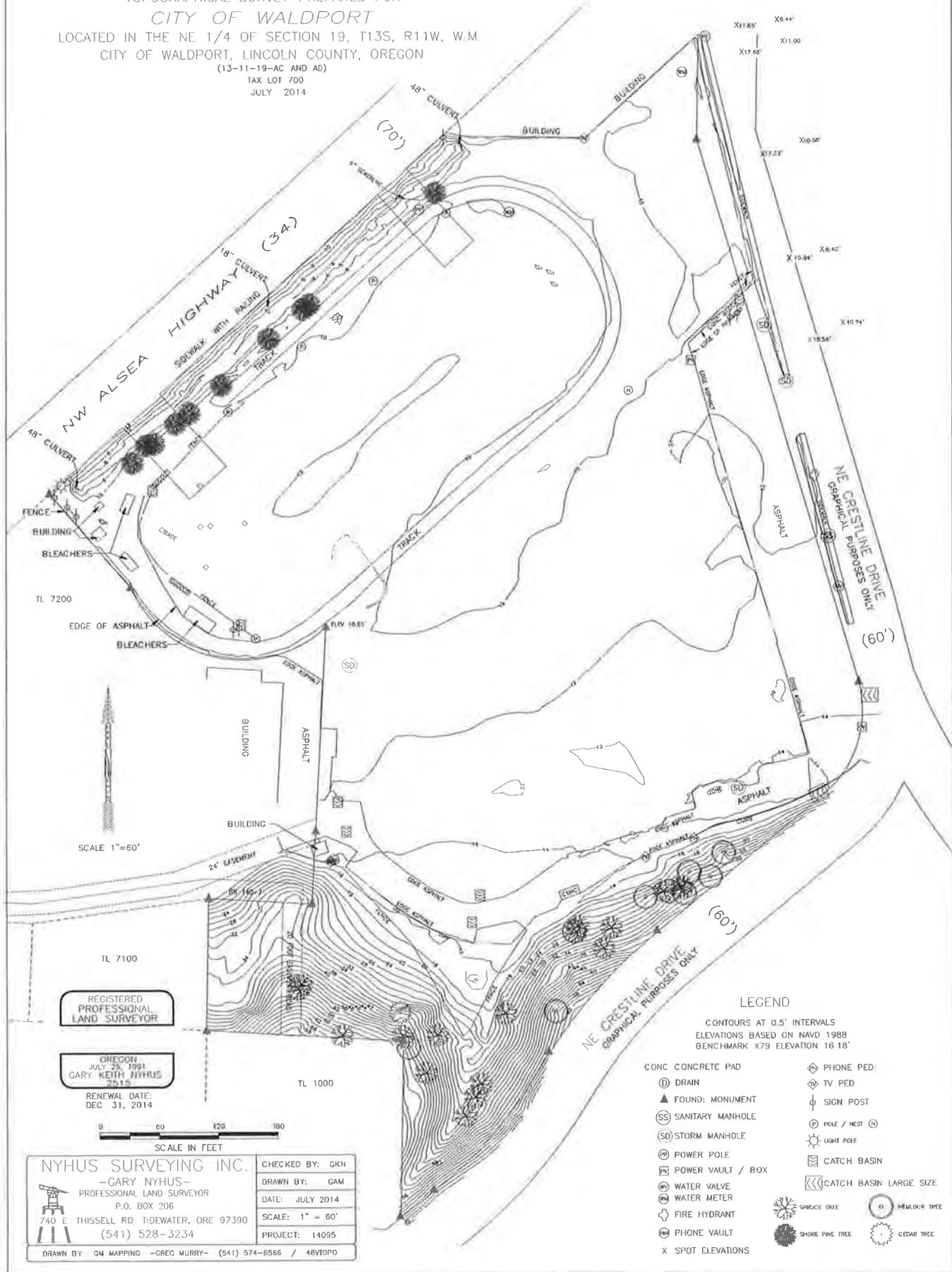
FIGURE 16

5-8-2015

**4th HUC Service Area
Estuarine Wetland Restoration Options - Waldport, Oregon**

PHS
Pacific Habitat Services, Inc.
940 SW Commerce Circle, Suite 100 Waldport, Oregon 97140
Phone: (503) 570-4800 Fax: (503) 570-0856

TOPOGRAPHICAL SURVEY PREPARED FOR
CITY OF WALDPART
 LOCATED IN THE NE 1/4 OF SECTION 19, T13S, R11W, WM
 CITY OF WALDPART, LINCOLN COUNTY, OREGON
 (13-11-19-AC AND AD)
 TAX LOT 700
 JULY 2014



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 25, 1991
 GARY KEITH NYHUS
 2111

RENEWAL DATE:
 DEC 31, 2014

NYHUS SURVEYING INC.
 -GARY NYHUS-
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 206
 740 E THISSELL RD TIDEWATER, ORE 97390
 (541) 528-3234

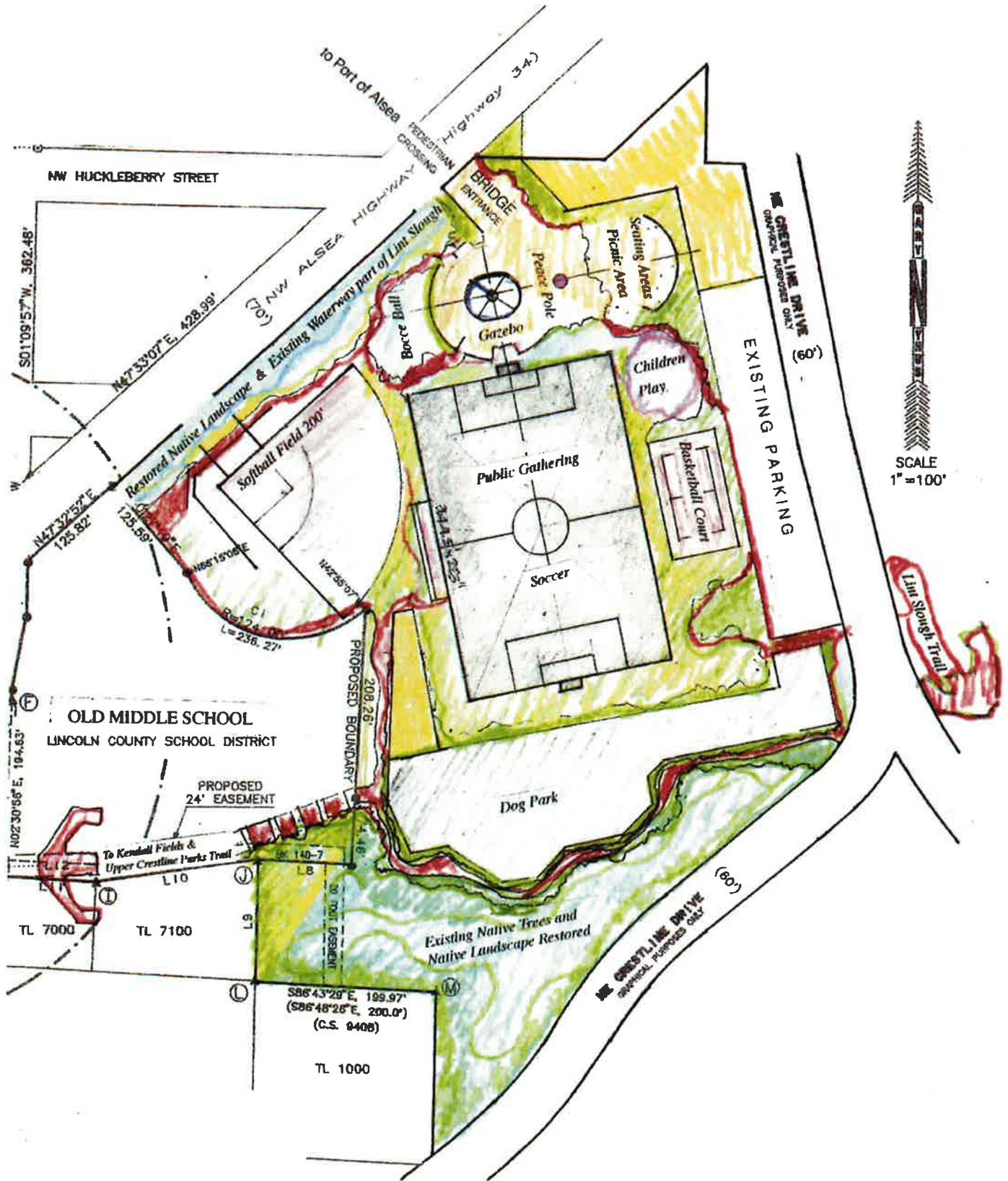
CHECKED BY: GKN
 DRAWN BY: GAM
 DATE: JULY 2014
 SCALE: 1" = 60'
 PROJECT: 14095

DRAWN BY: G4 MAPPING -GREG MURRY- (541) 574-6566 / 46VTOPO

LEGEND

- CONTOURS AT 0.5' INTERVALS
 ELEVATIONS BASED ON NAVD 1988
 BENCHMARK X79 ELEVATION 16 18'
- | | |
|---------------------|--------------------------|
| CONC CONCRETE PAD | PHONE PED |
| ① DRAIN | TV PED |
| ▲ FOUND: MONUMENT | ⊕ SIGN POST |
| SS SANITARY MANHOLE | ⊙ POLE / NEST |
| (SD) STORM MANHOLE | ☼ LIGHT POLE |
| ⊕ POWER POLE | ☼ CATCH BASIN |
| ⊕ POWER VAULT / BOX | ☼ CATCH BASIN LARGE SIZE |
| ⊕ WATER VALVE | ☼ SPRUCE TREE |
| ⊕ WATER METER | ☼ SHORE PINE TREE |
| ⊕ FIRE HYDRANT | ☼ CEDAR TREE |
| ⊕ PHONE VAULT | ⊕ MUDLOCK TREE |
| X SPOT ELEVATIONS | |

WALDPORT COMMUNITY OPEN SPACE PARK



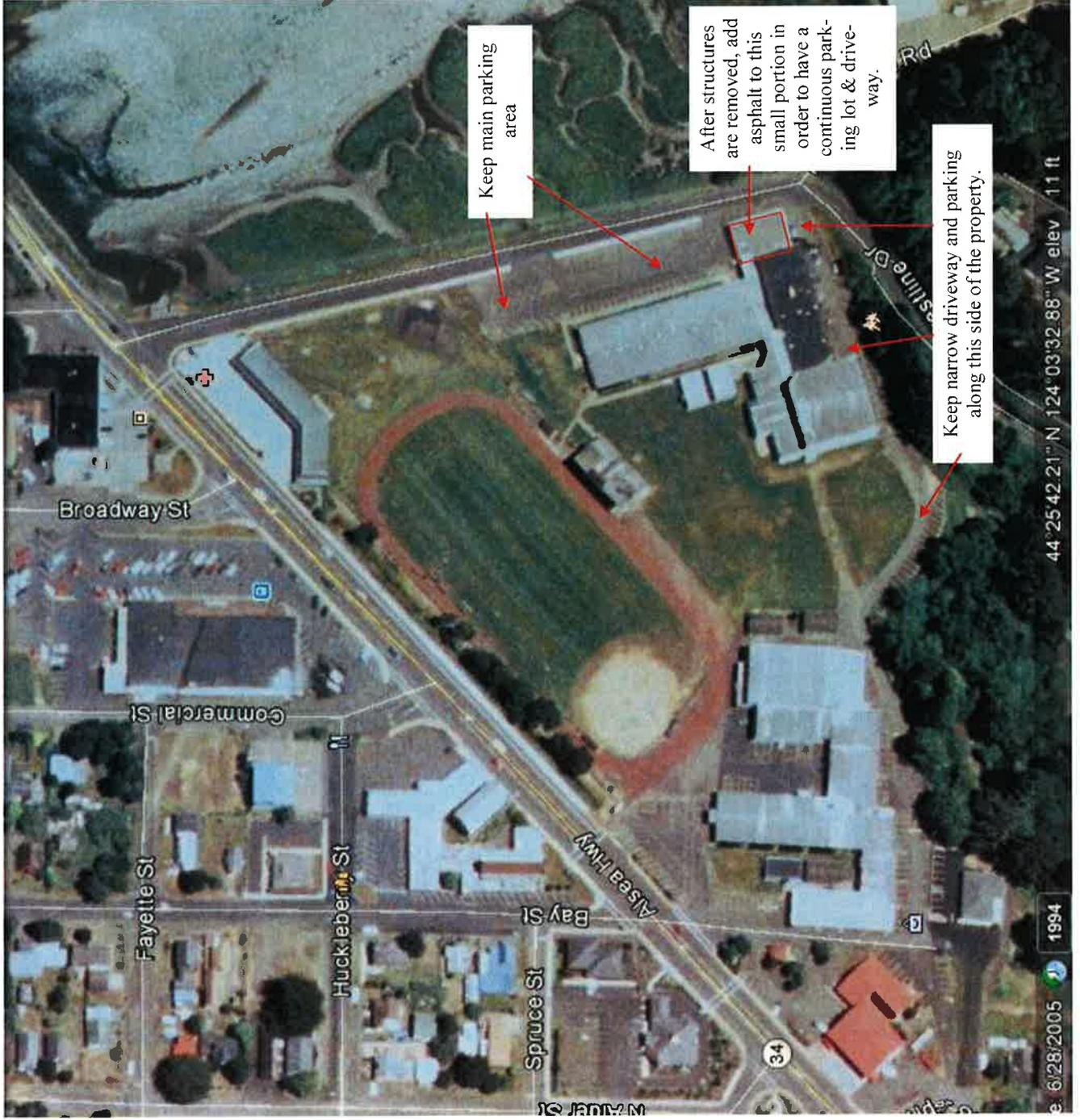
The Property Boundaries are based on the Survey prepared by registered professional land surveyor Gary Keith Nyhus filed on 15 December 2011 with the Lincoln County Surveyor Office C.S. # 18913 p. 1 of 2.

Conceptual Illustrative Site Plan

Oct 15 2013



Waldport High School, 320 Lower Crestline Drive, Waldport, Oregon
Hardscape Proposal 2/26/13



**Community Open Space Meeting
Waldport Community Center ~ October 16, 2013**

Attendance

Tom Rinearson, Superintendent
Rich Belloni, Director of Support Services
Sue Graves, Safety Coordinator
Jean Turner, former School Board Member

Susan Woodruff, Waldport Mayor
Nancy Leonard, Waldport City Manager
And approximately 35 Community members
attended and participated in the conversation

Agenda/Notes

1. Updates/Clarifications

- a. Grant – What the district is doing with the money?
 - i. FEMA purchased the development rights of the WHS property. We in turn have to remove all the structures, level the ground and plant grass seed – essentially bringing it back to an open space use.
 - ii. We are currently using funds from the grant for Waldport High School, Taft Elementary School, and the old Waldport Middle School. All three of these schools are in the tsunami zone, are vacant, cost us money to maintain, and are a liability for us. Once these are dealt with, we'll see how much money we have left over and what might be used for "open space" development.
- b. Ford Family Foundation:
 - i. They are interested in helping the open space project once we're farther along in the process.
 - ii. Tom talked about the value of the community "struggling" with the planning, dreaming and design of the open space. He encouraged everyone to suspend judgment as people share concepts and ideas...listen and talk to each other.

2. Information from Interest Groups

- a. Debbie from the softball group announced that Jr. League sports is collaborating with the Waldport ASA, working together to fix the existing fields...and they have a dream to have 3 more fields.
- b. The soccer group supports the current site plan that the "Ad Hoc" group presented.
- c. The dog park group wanted to know if there would be a fee for dog owners to use the dog park area with the Ad Hoc groups proposed plan. The answer was no.

3. Community "Ad Hoc" Group

- a. Annie McHale shared that an Ad Hoc group consisting of 7 people have been meeting and created a conceptual master plan which takes into consideration the Waldport 2005 Parks & Recreation plan, utilizing the WHS open space site. The plan calls for leasing the space from the property owner. There would be user fees for organized activities, which is a self-sustaining income flow without a tax increase. Residents would have a lower fee than non-residents. The plan is just in draft stage the ad hoc group invited everyone to participate in the group, join their email list, check for updates on facebook, etc.
- b. Email: communityopenspace@gmail.com
- c. Facebook: Waldport Community Open Space
- d. Conceptual Illustrative Site Plan – was shared as a first offering. The group would like to have a meeting with a large poster of the site and all the different elements to scale that could be taped up in different configurations and different ideas could be explored and considered.
- e. Meetings: Each Wednesday from 8:00 – 10:00 am.

4. Next Steps

- a. Email list to get information
- b. Hoping ownership/liability issue is settled by first of year
- c. Aim for 2nd or 3rd week of January for next large group meeting.

5. Questions/Answers

Q: Aren't we putting the cart before the horse by designing things before we know how to pay for it?

A: If we brainstorm to see what the needs of the community are, then we'll see what the cost is and who will pay for it.

Q: Who will own/manage the property?

A: This is up for discussion. The end goal is for the site not to be a cost burden for the school district. We are not in the parks and recreation business...we are in the business of educating kids. Tom really wants to see great stuff for Waldport to happen here.

Q: Is the school board under pressure to make money on the Waldport Middle School site?

A: The school district has a fiduciary responsibility...we are interested in not having the liability of it. The school board has been generous over the last 4-5 years wanting to work with local communities for their benefit. An example was the Mary Harrison School in Toledo.

Q: Is LCSD in the business of educating adults?

A: No. We are primarily K-12, but are reaching down into some preschool ages.

Q: What about Waldport Middle School? And aren't the gym & cafeteria old?

A: There are currently some discussions in Executive Session about possible sales...cannot share publically. However, we want to have an open discussion about other possible uses and how it might enhance the open space project. For instance, saving the gym, stage and cafeteria could be an asset to the community. The gym is in relatively good shape but has some minor roof leakage issues in one area. The locker rooms are in bad shape. The Ad Hoc committee wants to talk about the possibility of repurposing parts of the building.

The Ad Hoc committee had Tom read this Anagram for "Open Space," written by Deni Kaiser:

One alone cannot make it happen

Parks are for everyone and the successful creation of a park needs everyone

Enjoy the collaborative process

New ideas are worthy of discussion

Some discussions will be heated

Passion is volatile and necessary

Angst is inevitable in the process of creation

Creativity can be joyful and painful

Everyone brings a special skill and talent to our process

Summary of Suggestions/Comments about Waldport High School "Open Space"

As of 7/18/13

- Community park with playground equipment for families and outdoor fitness/workout equipment.
- Sports Complex, including softball, soccer, tennis, basketball, shuffleboard, roller skating, volleyball, dodge ball, mini skateboard park, disc golf course, horseshoes, bocce ball, etc.
- Music venue, outdoor theater.
- Gardens: educational demonstration garden with free food; community garden plots, fenced with permaculture design for landscaping.
- Park with trees, landscaping and meandering walking paths.
- Bike, foot, and water trails.
- Existing creek and natural area partially restored and an interpretive panel installed.
- Educational opportunities for children.
- Playground.
- Dog park, fenced.
- Gazebo, cook-out and picnic area, group seating areas.
- Pavilion made from repurposed gym, ping-pong picnic pavilion.
- Basic needs: restrooms, adequate lighting, signage to advertise events, possibly an electronic reader board.
- Maintenance shed on neighboring school property.
- Soup kitchen.
- Railroad track and car – historical, eye-catching.
- Include a map of the downtown area with business names and contact information.
- Tear down Waldport Middle School and keep gym and kitchen for indoor activities as part of a multi-complex park; any structures (concessions, storage shed, etc.) could be built on that property since it's not under the "open-space" restriction.
- Create two softball diamonds on a portion of the property for local softball games and as a site for American Softball Association sanctioned tournaments; these fields can be converted into soccer use for adult or youth leagues.
- Use site for community festivals or extension of big events such as Beachcomber Days, bike races, etc. Adequate parking would be needed for big events.
- This area will be a wonderful thing for Waldport and will help with the town's beautification.
- *Farm to school program (OSU Sustainable Communities) - 1 Acre.*

Appendix B (2005 Parks Plan)

National Recreation and Parks Facility Standards

Activity or Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	Number of Units per Population	Service Radius	Location Notes
Tennis	Min 7,200 sq. ft. single court	36'x78' 12' Clearance	Long axis north/south	1 court per 3,000 population	1/4 mile	Best in batteries of 2 to 4 in a community park, or adjacent to a school site.
Softball	1.5 to 2.0 acre	Baselines: 60' Mound: 46' men, 40' women. Fast pitch field radius from plate: 225' between foul lines. Slow pitch radius: 275' (men) 250' (women)	Locate home so pitches cross sun; batter does not face sun. Line from home plate through pitcher's mound runs east by northeast	1 field per 5,000 population	1/4 mile	Slight difference in dimension for 16" slow pitch. May also be used for youth baseball.
Little League	1.2 acre	Baselines: 60' Pitcher's Mound: 46' Foul Lines: 200' Center Field: 200'	Locate home so pitches cross sun; batter does not face sun. Line from home plate through pitcher's mound runs east by northeast	1 field per 1,500 population	1/4 mile	Part of neighborhood complex. Lighted fields part of community park.
Playground Softball	10,000 sq. ft.	100' x 100'	Locate home so pitches cross sun; batter does not face sun. Line from home plate through pitcher's mound runs east by northeast	1 per 1,500 population	10 min.	Neighborhood Park
Regulation Basketball	5600 to 7980 sq. ft.	50' x 94' w/5' sidelines	Long axis north/south	1 per 6,000 population	1/4 mile	Outdoor courts in neighborhood and community parks; active recreational areas in other parks.
Basketball (high school)	5040 to 7280 sq. ft.	50' x 84' w/5' sidelines	Same	2 courts per high school	Same	Same
Basketball (youth)	2400 to 3060 sq. ft.	46' x 84' w/5' sidelines	Long axis north/south	1 court per middle school	1/4 mile	Outdoor courts in neighborhood and community parks; active recreational areas in other parks.
Basketball (1/2 Court)	1500 sq. ft.	35' x 35'	Basket on north (if poss.)	1 per 2,500	10 min.	Neighborhood Park

Activity or Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	Number of Units per Population	Service Radius	Location Notes
Soccer	1.7 to 2.1 acre	195' to 226' x 330' to 360' 6 min clearance all sides	Long axis from northwest to southeast	1 per 10,000	1 mile	Number of units depends on populatrrity. Youth soccer on smaller fields adjacent to schools or in neighborhood or community parks.
Football	1.5 acre	160' x 360' 6' min clearance on all sides	Same	1 per 20,000	10 min.	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Track, 1/4 mile	4.3 acres	276' overall width; 600' length; 32' for 8 lanes	Long axis in sector from north to south to northwest/southeast with finish line at northerly end	1 per school	Same	Usually part of high school or in community park complex in combination with football soccer, etc.
Swimming Pool	Varies; usually 1 1/2 to 2 acres.	25 yd x 45' for teaching pool. 3' to 4' min. depth	None	1 per community up to 16,500 population	Same	Pools for community use should be planned for teaching, competitive, and recreational purposes. Locate in community park or school site.
Outdoor Shelters	Varies	None	None	1 per 10,000	10 min.	Community Park
Recreation Center	up to 1 sq. ft. per person	None	None	1 per 5,000 to 15,000 residents	5 miles	Community Park
Volleyball	2500 sq. ft.	30' x 60' per court	None	1 per 5,000	Same	Community or Neighborhood Park
Horseshoe Pits	1000 sq. ft.	10' x 50' per court (normally groups of 24)	None	1 per 2,500	10 min.	Community or Neighborhood Park



City of Waldport

P.O. Box 1120

Waldport, Oregon 97394

Phone: (541) 264-7417 Fax: (541) 264-7418

TTY: (800)735-2900

Proclamation

*****HEAR YE*****HEAR YE*****HEAR YE*****

WHEREAS, ON THE 11th DAY OF JUNE, 2015, THERE WAS HELD IN THE CITY OF WALDPOR, LINCOLN COUNTY, OREGON, A COUNCIL MEETING AT WHICH THERE WAS SUBMITTED TO THE MAYOR OF THE CITY OF WALDPOR, THE FOLLOWING EVENT...TO WIT:

59TH ANNUAL BEACHCOMBER DAYS CELEBRATION

AND WHEREAS, A CONCERNED COUNCIL HAS DETERMINED THAT A BEACHCOMBER DAYS CELEBRATION WAS DESIRABLE, AND

WHEREAS, THE BEACHCOMBER DAYS COMMITTEE HAS ALREADY ORGANIZED SUCH A CELEBRATION, WITH JURISDICTION OVER SAID CELEBRATION,

NOW THEREFORE, I, SUSAN WOODRUFF, HONORABLE MAYOR, DO HEREBY **PROCLAIM THE FOLLOWING**;

THAT, THE PERIOD OF TIME OF JUNE 19, 20 AND 21, 2015 SHALL HEREBY BE KNOWN AS THE **59TH ANNUAL WALDPOR BEACHCOMBER DAYS CELEBRATION**, AND,

FURTHER PROCLAIM, THAT THIS PROCLAMATION BE POSTED IN AT LEAST TEN (10) PUBLIC PLACES IN THE CITY OF WALDPOR TO ENCOURAGE ALL CITIZENS TO PARTICIPATE IN THE FOREGOING:

59TH ANNUAL BEACHCOMBER DAYS CELEBRATION

SIGNED, THIS 11TH DAY OF JUNE, TWO THOUSAND AND FIFTEEN.

SUSAN WOODRUFF, MAYOR

The City of Waldport is an equal opportunity employer and a drug-free workplace



Public Works Department Report for the month of May 2015

Water Treatment Plant

Plant Production:	<u>6.56</u>	MG
Rainfall:	<u>1.9</u>	inches

Wastewater Treatment Facility

Effluent Flow:	<u>4.2</u>	MG
Rainfall:	<u>2.1</u>	Inches

Public Works Dept.

Alarm call outs:	<u>4</u>
Locates:	<u>9</u>
Sewer plugs:	<u>0</u>
Water service installations:	<u>0</u>
Sewer connections:	<u>0</u>
Water Leaks:	<u>3</u>

Department General Overview

The City of Waldport Public Works Department has been continuing their work to serve the tax payers of Waldport. Despite from our current short staffing, we spent May working diligently to ensure water remains clean, equipment is maintained , and streets are kept up to help make Waldport more visually appealing. The grass is growing like crazy and the dry trash is blowing around, keeping the current public works crew busy. Our plant operators are busy learning water treatment techniques from our long-time operator Ty.

Administratively, Mike and I have been working very hard planning our future and direction as a successfully operating department. We have been working with Bee Hive Industries in updating our new mapping system. We are also working with everyone involved to create a good outcome with our 2 million gallon Reservoir project.

**Waldport Public Library
Board of Trustees
Minutes of Regular Meeting April 14, 2015**

Members Present:

Norm Hooker
Vic Bucy
Shirley Hanes
Jan Hansen
Barbara Smith-Huggins

Others Present:

Jill Tierce, Director
Yvonne Zink

Call to Order: The meeting was called to order by Chairman Hooker at 9:30 a.m. All members were present.

Minutes for regular meeting March 10, 2015 were approved with corrections.

Financial The Board reviewed the financial report for March 31. Revenues included \$26,538 for two months of payments from Lincoln County Library District (LCLD) and \$440 in contributions from individuals and the Friends of the Library.

Committee Reports: Friends of the Library. The group held a meeting on April 9. They voted to fund \$600 for prizes for the Young Writers Competition for each of three years. They will use their general fund to support this project. Members of the friends volunteered to provide refreshments for the award night. Others volunteered to assist in the scanning and photocopying of the entries. Eric Parlow offered to prepare a spreadsheet to assist in compiling the judges' scores. The group also agreed to fund Art Rails for up to \$600 from the Sponeburgh gift.

Director's Report: Circulation for March totaled 6,078. The public computers logged 1,197 sessions for the month. The library hosted 10 programs attended by 65 children and 50 adults. The library registered 45 new borrowers. Publicity has included coverage of the Young Writers Competition in local papers and online news. A small ad in Newport News Times was purchased for Library Week but that feature ended up in the sports section.

May themes for Story Times and Family Fun Night include some gardening. Ms. McCrum and Ms. Miner are hoping to incorporate planting activities that could bloom into plants along the back fence to dress up the space for the summer reading program. Board members suggested edibles as well as climbing and trailing flowers.

The director has requested two contractors to update their proposals for the repair of the east wall to include the removal of the door and finishing the interior. The library will be responsible for removing the electric "Exit" sign. Public Works will remove the steps. City Council has transferred \$10,000 from Contingency to the Library Facility account for the repairs. Public Works Director, Scott Andry, has suggested the City contract an evaluation of the building to initiate a review of library facility requirements.

**Waldport Public Library, Board of Trustees
Regular Meeting April 14, 2015**

Old Business: **3.2.2 Patriot Act Advisory** Two revisions were suggested: “Therefore, if requested by Federal authorities **with a proper warrant**, the Library must release a patron’s record to those authorities. And “Limit access to the data to those who must use it in the performance of their **assigned** duties.”

“Walk-about” 2013

New Business: Mandated Reporting, staff training record

Board members concerns: Ms. Smith Huggins voiced her concern over her chairing the Friends Sponenburgh Committee. One member has resigned and the group seems to be stalled. The director is confident this will work out. To minimize delays in completing the art rails and framing of the memorial photo, Ms. Tierce hoped the Board would approve these expenditures from the Sponenburgh funds. Norm Hooker moved to convey authority to approve use of Sponenburgh funds to the Library Director. Seconded by Shirley Hanes and approved by all.

Actions or recommendations to the City Council: none

Public Comment:

Announcements: Family Fun Night, Thursday, April 23, 5:30 pm
Young Writers Competition awards May 7, 5:30 pm, Moore room

Next Regular Meeting: May 12, 2015

Adjournment: The meeting was adjourned at 11:18

Jt: 5/8/15

APPROVED in regular meeting of the Board of Trustees on May 12, 2015.

Waldport Public Library
Monthly Circulation 2014-2015

Patron Category	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	TOTAL
LCLD-Adult	3,238	3,152	2,686	2,830	2,615	2,652	2,575	2,443	2,726	2,646	2,416		29,979
LCLD-Youth	167	189	95	71	82	53	63	71	103	67	119		1,080
OCCC	0	1	2	7	10	7	14	6	1	8	6		62
Waldport Adult	2,041	1,895	1,586	1,833	1,856	2,185	2,109	1,803	1,872	1,729	1,785		20,694
Waldport Youth	174	207	122	148	70	41	103	181	127	52	92		1,317
Adult	71	38	43	55	44	59	83	41	91	58	65		648
Youth	0	0	0	4	7	0	0	1	0	0	0		0
Temporary 1-year	69	78	59	102	55	41	17	17	10	21	20		489
Temporary	111	126	19	8	0	0	6	57	24	13	0		364
Oregon Passport	65	41	38	29	27	11	16	21	50	53	109		460
Interlibrary loan out	<u>57</u>	<u>53</u>	<u>47</u>	<u>57</u>	<u>27</u>	<u>46</u>	<u>44</u>	<u>58</u>	<u>91</u>	<u>75</u>	<u>30</u>		<u>585</u>
Chinook Circ	5,993	5,780	4,697	5,144	4,793	5,095	5,030	4,699	5,095	4,722	4,642		55,690
Non-cataloged	563	699	658	814	679	649	594	561	843	788	639		7,487
Library2Go *	<u>162</u>	<u>196</u>	<u>150</u>	<u>181</u>	<u>134</u>	<u>165</u>	<u>159</u>	<u>150</u>	<u>140</u>	<u>137</u>	<u>153</u>		<u>1,727</u>
	725	895	808	995	813	814	753	711	983	925	792		9,214
GRAND TOTAL	6,718	6,675	5,495	6,139	5,606	5,909	5,783	5,410	6,078	5,647	5,434		64,894
<i>Last Year</i>	6,328	6,533	6,053	6,508	6,252	6,343	6,636	5,910	6,087	5836	5,888	6,089	74,463
Interlibrary loan In	43	36	45	34	51	37	42	45	46	48	41		468
Computer Sessions	1,344	1,346	1,193	1,224	1,010	1,038	1,091	1,016	1,197	1,130	1,036		12,625
WiFi estimate	237	251	188	255	178	208	179	164	187	195	211		2,253
Patrons added	30	40	35	33	34	31	32	25	45	19	22		346

*calculated at 44% of month's circ in Chinook public libraries

12 Programs for children & families. Attendance = 72 adults, 84 children & 1 school assembly= ~200
Closure May 25th 9 hours

**City of Waldport
2015 LAND USE / BUILDING PERMIT ACTIVITY**

Date	Application/ Activity	Applicant	Zoning	Tax Map/Lot Location	Description	Status
For the Period <u>May 8, 2015</u> through <u>June 5, 2015</u>						
5/28/15	Planned Development	Weber Investments, LLC	R-1	13-11-19CC/143, 147, 148; South end of Skyline Tr., west side of street	Planned Development for 6 single family dwellings on 2.36 acres	Pending 6/22/15 Planning Commission meeting
6/2/15	Building Permit	John Townley	R-1	13-11-30BB/2500 1565 Ocean Terrace	Deck foundation repair	Approved 6/5/15
6/2/15	Manufactured Home Placement Permit	Northwest Homes	R-2	13-11-30BA/9600	New manufactured home	Approved 6/5/15
6/2/15	Building Permit	Northwest Homes	R-2	13-11-30BA/9600	New attached garage	Approved 6/5/15



City of Waldport

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June 4, 2015

Subject: Monthly Report-May 2015

As of today, there have been 43 ordinance cases opened in 2015. Of these 24 have been worked to completion.

These cases breakdown into the following:

Attractive Nuisances	19 (Misc. junk on property)
Nuisance Vehicles	15 (Unlicensed/Inoperable vehicles left on public streets)
Structure/Buildings	6 (Dilapidated/Improperly Maintained)
Others	3 (Vegetation, Business License, Fences, Zoning, ect)

In addition to this there are still 3 cases open from 2014 for a total of 22 cases being actively worked at this time.

215 NE Willow St.: The City worked with this property owner for nearly a year to remove this structure. Code Enforcement was able to help the property owner take the proper steps before demolition to avoid fines and legal action from DEQ.

