

**City of Reedsport
City Council Work Session
and
Regular Meeting**

AMENDED AGENDA

Urban Renewal Quarterly Budget Meeting, 6:00 p.m.
Quarterly Budget Meeting, 6:30 p.m.
City Council Regular Session, 7:00 p.m.
451 Winchester Avenue
Monday, February 5, 2024

In accordance with HB2560, the City of Reedsport, to extent reasonably possible, will make all meetings accessible remotely via Zoom and provide the opportunity for citizens to submit oral testimony during the meeting and written testimony by emailing ccrockett@cityofreedsport.org by 4:00 p.m. on the day of each regularly scheduled council meeting.

Zoom Link: <https://us02web.zoom.us/j/88258659119?pwd=SkhkNHhrOUk2eUhud00rS1pVa1BmUT09>

6:00 p.m. Urban Renewal Quarterly Budget Committee Meeting: Separate agenda

6:30 p.m. Quarterly Budget Committee Meeting: Separate agenda

7:00 p.m. Regular Meeting:

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. CITIZEN COMMENTS

This time is reserved for citizens to comment on items that are not on the Agenda. Maximum of five minutes per item, please.

3. PRESENTATIONS, PROCLAMATIONS, AWARDS

A. Receive 2023 Reedsport/Winchester Bay Chamber of Commerce Advertisement Report.

4. APPROVAL OF THE AGENDA

5. CONSENT AGENDA

Routine items of business that require a vote but are not expected to require discussion by the Council are placed on the Consent Agenda and voted upon as one item. In the event that a Councilor or citizen requests that an item be discussed, it will be removed from the Consent Agenda and placed under General Business.

A. Approve minutes of the work session of January 8, 2024

B. Approve minutes of the regular session of January 8, 2024.

The Council meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting, to Deputy City Recorder Christina Crockett at (541) 271-3603.

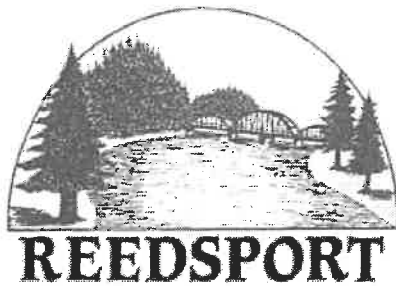
- C. Accept Quarterly Financial Report.
- D. Motion to approve the Consent Agenda.

6. GENERAL BUSINESS

- A. Shall the City Council appoint a person to City Council Position #2 for a term ending December 31, 2024? (Council Letter 024-007) (Applicant Interviews; Oath of Office)
- B. Shall the City Council select a proposal and negotiate a contract for City Attorney Services? (Council Letter 024-008)

7. MISCELLANEOUS ITEMS
(Mayor, Councilors, City Manager, City Attorney)

8. ADJOURN



Reedsport Urban Renewal District Budget Committee AGENDA

Council Chambers
451 Winchester Avenue
Monday, February 5, 2024 at 6:00 pm

In accordance with HB2560, the City of Reedsport, to extent reasonably possible, will make all meetings accessible remotely via Zoom and provide the opportunity for citizens to submit oral testimony during the meeting and written testimony by emailing ccrockett@cityofreedsport.org by 4:00 p.m. on the day of each regularly scheduled council meeting.

Zoom Link: <https://us02web.zoom.us/j/88258659119?pwd=SkhkNHhrOUk2eUhud00rS1pVa1BmUT09>

6:00 p.m. Urban Renewal Budget Meeting:

1. CALL TO ORDER
2. CITIZEN COMMENTS
This time is reserved for citizens to comment. Maximum of five minutes per item, please.
3. APPROVAL OF THE AGENDA
4. APPROVAL OF THE MINUTES : November 6, 2023
5. GENERAL BUSINESS
 - A. Election of Committee Chair and Vice Chair for 2024 Calendar Year.
 - B. Presentation of Financial Report – 2nd Quarter FY 23-24.
 - C. Urban Renewal District Plan Amendment
6. MISCELLANEOUS ITEMS
(Budget Committee Members, City Staff)
7. ADJOURN

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting, to Deputy City Recorder Christina Crockett at 271-3603.

MINUTES OF THE BUDGET COMMITTEE OF THE REEDSPORT URBAN RENEWAL DISTRICT
NOVEMBER 06, 2023 AT 6:00 P.M.

PRESENT: Mayor Linda McCollum, Councilors Debby Turner, Rich Patten, Allen Teitzel, Chuck Miller and Rob Wright.

Committee Members: Debbie Yates, Lee Bridge, Laura McCorkle and Bob Gray

ABSENT: Budget Committee Member John Moore and Chris Adamsom

OTHERS PRESENT: City Manager Deanna Schafer, Michelle Fraley, Kim Clardy, Diane Novak, John Carter and Christina Crockett.

CALL TO ORDER: The meeting began at 6:00 pm.

CITIZEN COMMENTS: None

APPROVAL OF THE AGENDA: November 6, 2023

Lee Bridge moved that the Urban Renewal Budget Committee approve the agenda.

Linda McCollum seconded the motion.

MOTION:

that the Urban Renewal Budget Committee approve the agenda of November 6, 2023.

VOTE:

A vote was taken on the motion with the following results:

AYES _____ 10 _____ NAYS _____ 0 _____

(McCollum, Turner, Patten, Teitzel, Miller, Wright, Bridge, Gray, McCorkle and Yates voted in favor of the motion.)

The motion passed unanimously.

APPROVAL OF THE MINUTES: May 22, 2023 as amended.

Allen Teitzel moved that the Urban Renewal Budget Committee approve the Minutes of May 22, 2023.

Lee Bridge seconded the motion.

MOTION:

that the Urban Renewal Budget Committee approve the minutes of May 22, 2023.

VOTE:

A vote was taken on the motion with the following results:

AYES 10 NAYS 0

(McCollum, Turner, Teitzel, Patten, Miller, Wright, Bridge, Gray, McCorkle and Yates voted in favor of the motion.)

The motion passed unanimously.

GENERAL BUSINESS:

Presentation of Financial Report: 4th Quarter FY22/23

Presentation of Financial Report: 1st Quarter FY 23/24

MISCELLANEOUS: City Manager Deanna Schafer updated on the outdoor and recreation presentation and tour of our area. Some highlighted areas are the Big Fish and the renovations and the opening of the restaurant during Covid. Also highlighted was our boat launches and ADA improvements. They also toured the Discovery Center which some of the participants did not realize we had this facility. We have some upcoming events on November 25th is Small Business Saturday and our Annual Tree Lighting Ceremony. There will also be a Holiday Lighting Contest which is in its 2nd year.

ADJOURN: The meeting was adjourned at 6:14 pm.

Debby Yates, Chairperson

ATTEST:

Deanna Schafer, City Recorder

Financial Report - February 5, 2024 Urban Renewal District Meeting

Period ending 12.31.2023

Q2 (2023/24) Target: 50%

Reedsport Urban Renewal District. Fund 150				
	Budget	Actual		
Beginning Fund Balance	\$308,000	\$336,351	109%	
Revenue	\$514,300	\$214,135	42%	Rcv
*Expenditures	\$822,300	\$105,878	13%	Exp
URD MainStreet Fund 151				
	Budget	Actual		
Beginning Fund Balance	\$36,000	\$32,013	89%	
Revenue	\$494,515	\$141,637	29%	Rcv
*Expenditures	\$530,515	\$132,216	25%	Exp

DRAFT

REEDSPORT
URBAN RENEWAL DISTRICT
REPORT

ON THE
RENEWAL PLAN

ADOPTED JUNE 2007
(AMENDED 2019, 2024)



ACKNOWLEDGEMENTS

Reedsport City Council, and Urban Renewal Advisory Board

-

Planning Commission

-

City of Reedsport Staff

- Deanna Schafer, City Manager
- Hailey Sheldon, Contract City Planner
- Cindy Phillips, Planning Technician

Prepared by:

JOHNSON ECONOMICS, LLC

THE BENKENDORF ASSOCIATES CORP (2007)

Adopted by Ordinance No. 2007-1075 by the Reedsport City Council on July 9, 2007.

Amended by Ordinance No. UR2019-003 by the Reedsport City Council on December 2, 2019.

Substantial Amendment Adopted by Ordinance [TBD] by the Reedsport City Council on [TBD].

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I. INTRODUCTION

This Urban Renewal Report (Report) accompanies the Reedsport Urban Renewal Plan (Plan) and has been prepared to provide background information on the Plan to the Reedsport Urban Renewal Agency, the City of Reedsport (City) Planning Commission and City Council, and the community. The Report has been prepared to comply with State law regarding Urban Renewal (ORS 457.085) and provides supporting documentation to the Reedsport Urban Renewal Plan.

The Plan and Report were adopted in 2007, amended in 2019, and amended in 2023. The 2019 amendment added 2 acres to the west of 16th Street to the Urban Renewal Area (URA) boundary; as an addition of less than 1% of the URA land area, this was adopted as a Minor Amendment. The 2024 Substantial Amendment extended the plan period, revised the Plan project list, revised the Urban Renewal Area boundary, and adjusted the maximum indebtedness.

II. DESCRIPTION OF EXISTING CONDITIONS

The Reedsport Urban Renewal Area (URA or Area) boundary is shown in Figure 1.

EXHIBIT 1: REEDSPORT URBAN RENEWAL AREA



Source: City of Reedsport, Douglas County, JOHNSON ECONOMICS LLC

Reedsport's Urban Renewal Area encompasses a majority of downtown, all of Old Town, and all of the waterfront.

Exhibit 1 shows the Area as originally adopted in 2007 (in yellow), the area added through amendment to the Plan in 2019 (in orange), and the expansion area added through amendment to the Plan in 2024 (in blue).

A. Physical Conditions

1. GENERAL DESCRIPTION

The Area, as amended, encompasses a total of 0.55 square miles (including existing public street rights of way and waterways) or 351.5 acres and includes 543 tax lots. All of the Renewal Area is within the Reedsport city limits.

The Renewal Area is located as depicted in Exhibit 1.

2. EXISTING LAND USE

The land uses within the Urban Renewal Area vary and include a range of commercial, industrial, residential, and governmental uses. Most of the land within the Area is utilized by commercial and industrial entities (including Old Town commercial businesses and waterfront tourist-commercial and industrial businesses). There are also residential neighborhoods within the Area, mostly located between Winchester and 101, in the 8th and 9th Street areas. And governmental offices, including City Hall and the Reedsport police and downtown fire station.

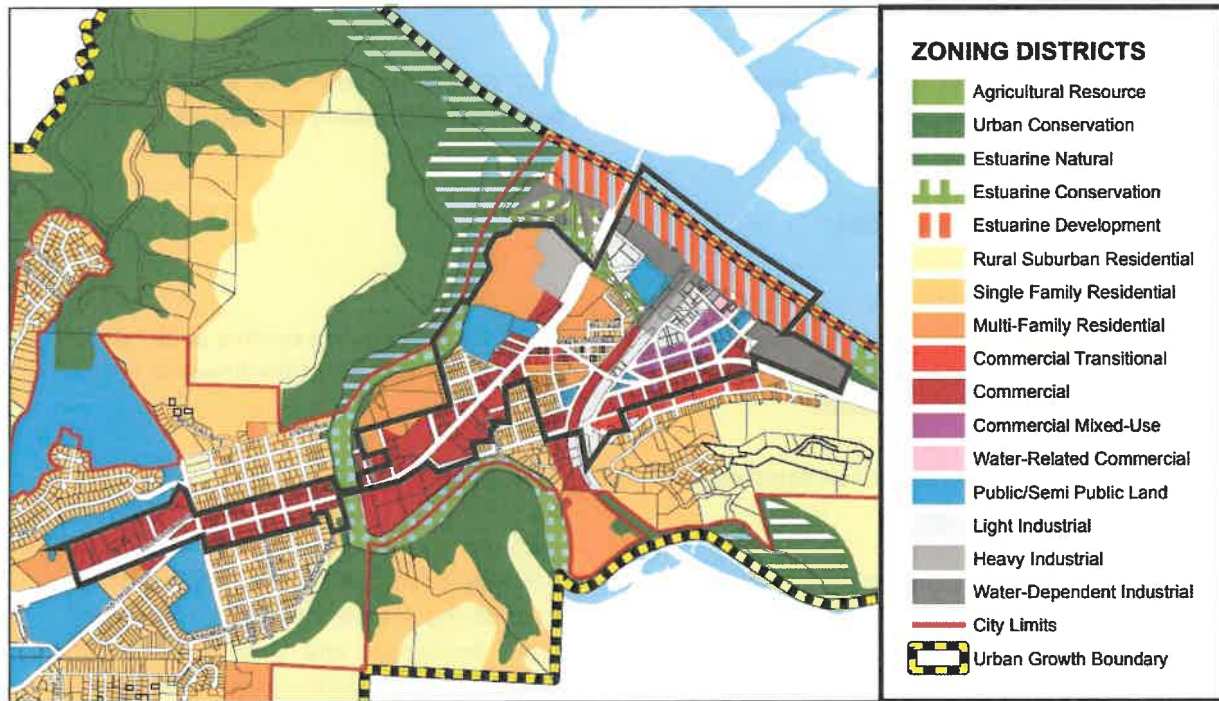
3. COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

The City's Comprehensive Plan, 2013 Waterfront and Downtown Plan, and Municipal Code contain plans and policies which apply to the properties within the Renewal Area. These plans and policies generally envision commercial, tourist commercial, and mixed-use (commercial-residential) use within the Renewal Area.

It should be noted that in 2013, the City amended its Comprehensive Plan text, zoning map, and Municipal Code text, to (a) incorporate the 2013 Waterfront and Downtown Plan policies and (b) re-zone properties from industrial and commercial to Commercial Mixed Use. These amendments were, in part, in pursuit of the goals of the Urban Renewal District Plan (specifically eliminating code-based barriers to revitalizing the downtown and waterfront for commercial, tourist commercial, and mixed use commercial-residential use).

All of the Urban Renewal Area is located within the City limits, and all of it is located within the City of Reedsport Urban Growth Boundary (UGB). The City of Reedsport has designated the land uses for the entire area within its UGB in its Comprehensive Plan. (See Exhibit 2 – URA Zoning Designations.)

EXHIBIT 2: REEDSPORT URA - ZONING DESIGNATIONS



Source: City of Reedsport, JOHNSON ECONOMICS LLC

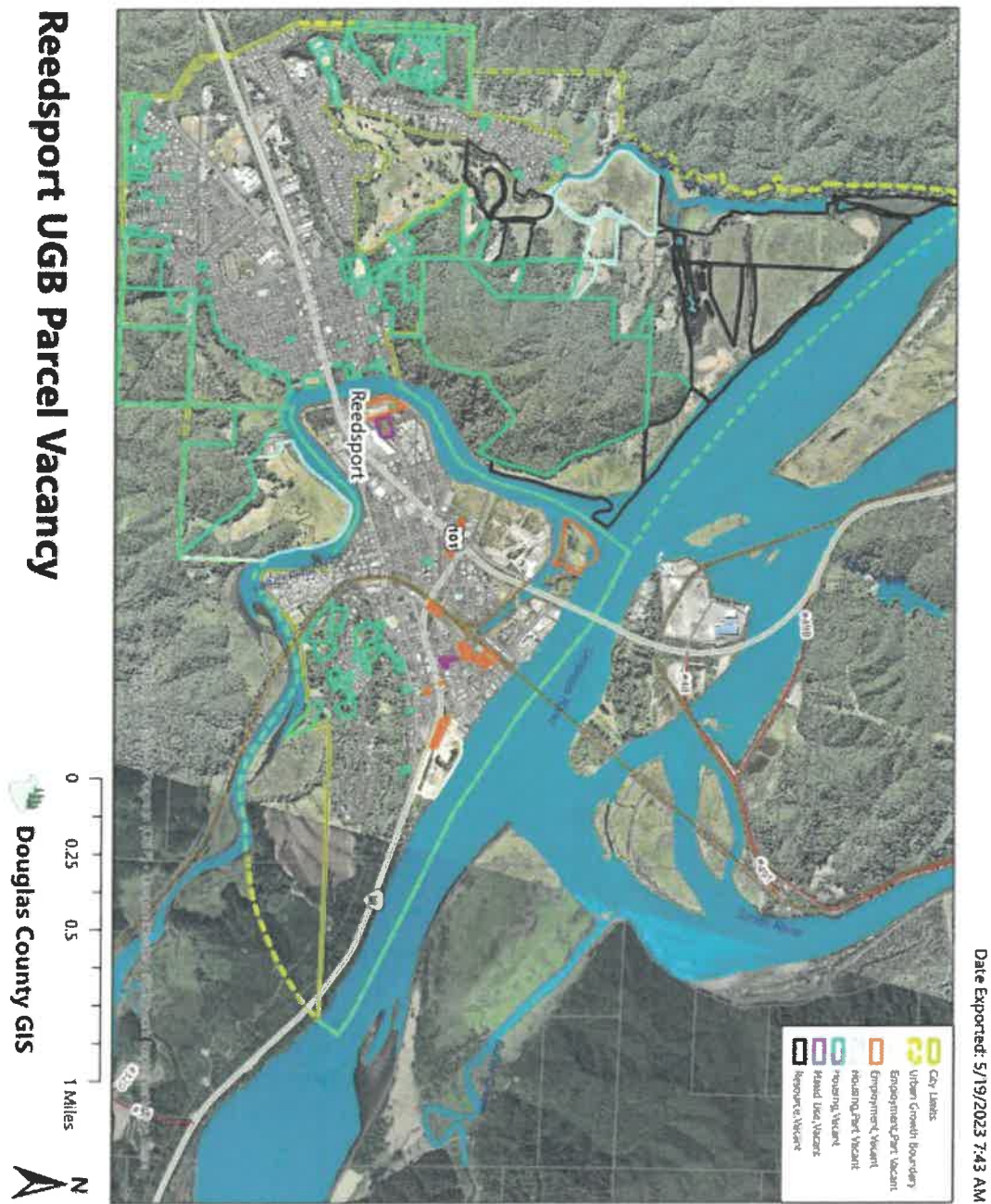
4. LAND USE ANALYSIS

In general: the areas along Hwy 101 and Winchester are used for commercial and light-industrial uses, the lands behind those corridors are used for residential uses, and the downtown and waterfront are used for a combination of commercial and industrial uses. Many of the industrial lands are not utilized to the extent they were in the past; former waterfront industrial uses have ceased and/or been replaced by reduced-scale industrial uses.

Underutilized and Vacant Land:

There exists a significant amount of vacant and under-utilized land within the District. Exhibit 3 (following page) depicts vacant and part-vacant land identified for potential residential and/or mixed-use development or redevelopment, as of the time of the 2023 Reedsport Buildable Land Inventory (BLI). Many of the remaining buildable parcels fall within the URA boundary.

EXHIBIT 3: REEDSPORT URA – BUILDABLE LAND INVENTORY (2023)



Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

Incompatible Uses:

In some areas within the District (depicted below in pink) there exist incompatible uses. Post 2013, these areas are zoned in such a way as to enable the eventual transition of these areas to commercial and commercial mixed use.

EXHIBIT 4: REEDSPORT URA – AREAS WITH SOME IDENTIFIED INCOMPATIBLE USES, CENTRAL REEDSPORT



Source: City of Reedsport

B. Social and Economic Conditions

The following section provides an overview of current demographic and economic data in the Area. The social and economic conditions of the community were drawn from the Housing Needs Analysis prepared in 2023 by FCS Group, at the time of Substantial Amendment to the Plan. Other data is drawn from the 2020 Decennial Census, or the most recently available Census American Community Survey (5-year data, 2017-2021).

1. POPULATION

In 2022, the City of Reedsport's population was 4,324 (July 1 estimate by Portland State University Population Research Center). The City's population growth has remained relatively flat over the past two decades but has seen an uptick since 2010 (Exhibit 5).

EXHIBIT 5: POPULATION TRENDS (2000-2022)

	2000	2010	2022	2000-2022 AGR
Douglas County	100,399	107,667	111,716	0.49%
City of Reedsport	4,378	4,154	4,324	-0.06%

Source: Population Research Center, Portland State University, April 15, 2020

Note: AGR stands for Annual Growth Rate

Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

PSU forecasts forty-four net new residents will be added to the Reedsport Urban Growth Boundary (UGB) over the next 20 years (see Exhibit 6).

EXHIBIT 6: POPULATION PROJECTIONS (2023-2043): DOUGLAS COUNTY AND REEDSPORT UGB

	2023	2043	2023-2043 Change	AGR
Douglas County	111,717	116,147	4,430	0.19%
Reedsport UGB	4,480	4,524	44	0.05%

Sources: Population Research Center, Portland State University

Note: AGR stands for Annual Growth Rate

Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

The age characteristics of the population are described in the following table.

EXHIBIT 7: POPULATION BY AGE GROUP

<u>Age</u>	<u>Percent</u>
Under 18 years	20%
18 to 24 years	7%
25 to 64 years	43%
65 years and over	30%
<u>Median age (years)</u>	
Reedsport	51.1
Douglas County	47.0
Oregon	39.3

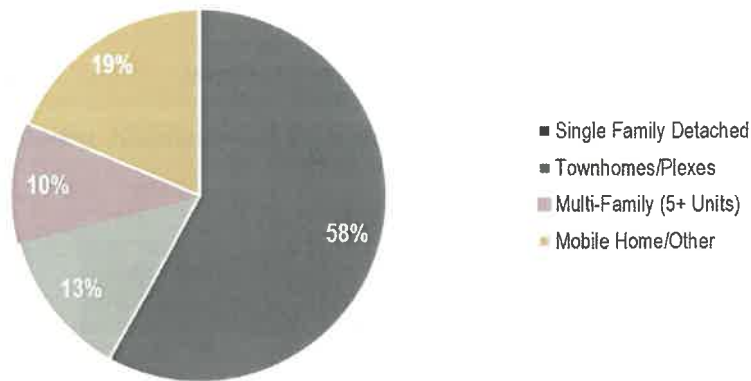
Source: American Community Survey, 2021

2. HOUSING

In 2020, there were 2,028 housing units in the City of Reedsport of which 1,797 units were classified as occupied and 231 units were classified as vacant or used for seasonal use only.

Single-family detached housing is the most prevalent housing type, representing 58% of the existing housing inventory within the City. The remaining housing inventory includes mobile homes (19%), townhomes and -plexes (13%), and multi-family (10%) as shown in Exhibit 7.

EXHIBIT 8: EXISTING HOUSING MIX AND TENANCY, 2020, CITY OF REEDSPORT
Housing Units by Housing Type, Reedsport, 2020



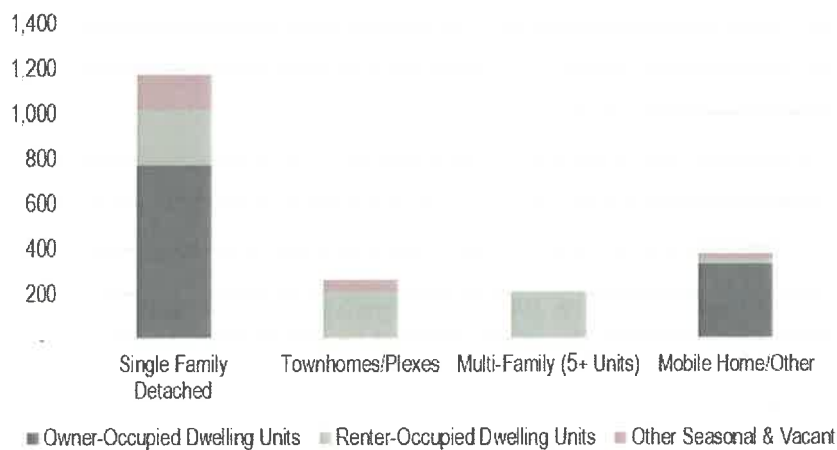
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B25012)

Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

Owner-occupied housing represents 55% of the housing inventory and renter-occupied housing accounts for 34% of the inventory. The remaining 11% of the inventory is classified as vacant or used for seasonal use (Exhibit 8). Vacancy, as defined by the Census, includes vacant dwellings as well as units used for seasonal and occasional occupation (for example: second homes). Seasonal occupancy is not synonymous with vacation rentals; vacation rentals may exist across all housing unit types.

EXHIBIT 9: EXISTING HOUSING MIX AND TENURE, CITY OF REEDSPORT

Housing Units by Tenure, Reedsport, 2020



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Tables B25032 & B25044)

Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

INCOME

The following table illustrates estimated household income groups in Reedsport, as of 2021. The median household income is \$42,340, which is roughly 60% of the statewide median.

EXHIBIT 10: HOUSEHOLD INCOME, CITY OF REEDSPORT

Income Groups	Percent
Less than \$10,000	6.6%
\$10,000 to \$14,999	6.1%
\$15,000 to \$24,999	22.2%
\$25,000 to \$34,999	8.7%
\$35,000 to \$49,999	11.8%
\$50,000 to \$74,999	18.5%
\$75,000 to \$99,999	8.2%
\$100,000 to \$149,999	11.0%
\$150,000 to \$199,999	6.2%
\$200,000 or more	0.7%
Median income (dollars)	\$42,340
Mean income (dollars)	\$59,345

Source: American Community Survey, 2021

EMPLOYMENT

Jobs and payroll have both shown positive gains in the City of Reedsport, since 2015. Total estimated 2022 employment stands at 1,174, up from 1,098 in 2015 (an increase of 74 new jobs between 2022 and 2015). As shown in Exhibit 11, most job gains have been in the services sector, which includes health care (e.g., clinics, hospital, doctors), business services (e.g., accounting and law firms) and personal services (e.g., salons and day care centers).

For comparison: more recent Oregon Employment Department data indicates that total non-farm employment within Douglas County increased by approximately 10 jobs between July 2021 and July 2022.

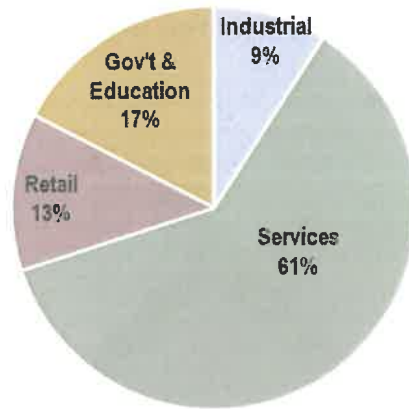
EXHIBIT 11: ANNUAL EMPLOYMENT ESTIMATES, CITY OF REEDSPORT, 2015-2022

Sector	2005	2010	2015	2019	2022 est.
Industrial	274	214	237	103	106
Services	684	643	581	676	716
Retail	145	110	130	144	148
Govt & Education	189	187	150	197	204
Total	1,292	1,154	1,098	1,120	1,174

U.S. Census On the Map data 2005-2019, extrapolated to 2022.

Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

EXHIBIT 12: EMPLOYMENT BY SECTOR, CITY OF REEDSPORT, 2022 EST.



Source: City of Reedsport Economic Opportunities and Housing Needs Analysis, FCS Group

As indicated in Exhibit 9, the current mix of employment within the City of Reedsport is dominated by services (61%) followed by government/education (17%), retail (13%) and industrial jobs (9%).

C. Renewal Area Qualifications

1) The City's urban renewal area may not exceed 25% of the City's land area in total (ORS 457.420).

The Area (as amended in 2024) is approximately 351.5 acres. There are approximately 1,432 acres inside Reedsport city limits, according to County data. Thus, the amended Urban Renewal Area represents 24.5% of the total area in Reedsport, within the 25% acreage limitation allowed to urban renewal areas under state statute.

2) The City's urban renewal area may not exceed 25% of the City's assessed value (ORS 457.420). According to the latest available data from the Douglas County Assessor:

- The City of Reedsport contained a total taxable assessed value (TAV) is an estimated \$308.9 million in the 2023/24 tax year.
- The Urban Renewal Area (as amended in 2024) contains a frozen base TAV was \$61.1 million as of 2023/24. (The total estimated TAV (frozen base plus incremental) was \$75.1 million.)
- The resulting URA share of total City TAV is 24.3%.

The Plan meets the statutory qualifications for acreage and assessed value.

D. Impacts on City Services and Costs

The Plan establishes a framework for encouraging private development and redevelopment of land and rehabilitation of buildings within the Area. Service needs and costs are based on the land use designations contained in the Comprehensive Plan, and it is not anticipated that Plan activities will increase growth beyond what is already allowed for under current designations. Therefore, the Plan is not expected to result in service demands or costs beyond what is already envisioned by the City for the Area.

In general, implementation of the Plan should have a positive impact on the cost-effective delivery of municipal services. Redevelopment within the Area is expected to increase the permanent taxable value of the area, providing Tax Increment Financing (TIF) revenue for the district to provide for new and reconstructed infrastructure during the life the plan, and ongoing city revenue after expiration of the plan.

The impacts of the Tax Increment Financing (TIF) mechanism on the City of Reedsport and other taxing jurisdictions are detailed in Section VIII of this report.

III. REASONS FOR SELECTION OF THE RENEWAL AREA

The following presents the reasons the Urban Renewal Area was selected in 2007 and the reasons the amended Area was selected in 2023. Progress has been made on many of these issues since 2007; that progress is planned to continue through ongoing implementation of this plan.

A. Reasons for Selection of Area

The geographic area of the City was selected for an Urban Renewal District to eliminate the inhibiting conditions to economic development and improve the condition and quality of the businesses and residences. The major conditions limiting the productive use of this area for urban purposes are described below.

The 2007 analysis revealed the following conditions which constitute “blight” within the boundary; these conditions remain in 2023:

1. Depreciated Values and Reduced Utilization of the Area

There are vacant and partially vacant properties throughout the urban renewal area which represents a stagnant and unproductive condition of land which has the potential for contributing to the economic health of the City.

2. Incompatible Land Uses and Vacant Land

A portion of the urban renewal area has a mix of incompatible land uses, as depicted by Exhibit 4.

3. Inadequate Storm Drainage, Water, and Sewer

The aging infrastructure in the downtown area contributes to the cost of redevelopment and therefore can deter private investment in the area. The Capital Improvement Plan (CIP) identifies the need to replace water, sewer, and stormwater infrastructure throughout the Area.

4. Obsolete and deteriorated buildings

There are a substantial number of structures (residential, commercial, and industrial) in the Area which are deteriorated and would benefit from minor and major rehabilitation.

5. Unimproved Streets and Sidewalks

There are many streets in the Area that are substandard. These streets lack curbs, gutters, and sidewalks. Several of these streets are also in need of resurfacing. The (CIP) has also identified the need for bicycle pathways and proper bike path signing, striping and symbols alerting automobile drivers.

TIF is a viable funding source to address these challenges and provides a dependable source of financing to bring new and expanded infrastructure into the Area. This financing tool also allows for investments in public improvements across the Area. Ideally, these types of public improvement projects can be planned and phased to set the stage for future private redevelopment.

At the time of the amendment to the Plan (2024), TIF has proven successful in portions of the original boundary but is needed to facilitate the continued improvements.

B. Addressing Conditions of Eligibility for Urban Renewal

ORS 457.010 defines conditions that must be present in order for an area to be eligible to adopt an urban renewal program. The Area meets the statutory definition of need and eligibility in the following ways:

- Existing conditions within the Area include significant obstacles to the successful development of a thriving town center for residents, employers, and visitors. Achieving this transformation is in keeping with adopted local plans. Some local buildings feature deterioration, obsolete design, and condition (ORS 457.010(1)(a)).
- The Area currently features some areas where lot patterns and lay outs will inhibit the efficient division or aggregation of the properties into usable medium to large development sites (ORS 457.010(1)(c)).
- Area-wide solutions to storm water and flood management and community open space are necessary to unencumber some redevelopment sites. These conditions demonstrate the laying out of property or lots in disregard to contours, drainage, or other physical conditions of the terrain (ORS 457.010(1)(d)).
- The Area features inadequate or improper public infrastructure to meet anticipated needs of development. It is highly unlikely that private developers can provide the needed improvements to infrastructure and will need public investment to help serve new projects. There is a demonstrated persistence of inadequate transportation facilities and utilities to meet public benefit and add value. (ORS 457.010(1)(e)).
- The existence of properties or lots or other areas that are subject to inundation by water. (ORS 457.010(1)(f)).
- There are properties under-developed to an extent that tax receipts are inadequate for the cost of infrastructure and public improvements that are needed to fulfill the redevelopment policy direction, contained in the adopted local plans and zoning districts (ORS 457.010(1)(g)).
- The Area has a lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare (ORS 457.010(1)(h)).

IV. RELATIONSHIP BETWEEN PROJECTS TO BE UNDERTAKEN AND EXISTING CONDITIONS IN THE AREA

The following project categories are designed to address the existing conditions in the Area and alleviate conditions of “blight” as defined above and in accordance with ORS 457.010. The types of projects include:

- Transportation improvements
- Water, sewer, and stormwater improvements
- Other public infrastructure or facilities
- Property acquisition and disposition
- Technical and financial assistance for property owners
- Area planning and administrative costs

These projects are directly related to overcoming the limitations of existing conditions, in order to prepare for and facilitate new development in the Area as envisioned in local objectives. Existing conditions hamper this development with inadequate infrastructure; deteriorating and/or underutilized properties; flood and stormwater challenges; and other deficiencies. The projects are meant to preemptively address a range of issues, so that properties are closer to development-ready for residents and employers.

Some improvements may extend outside of the boundaries of the Area to the extent that the improvements are necessary to meet the service needs of the Area as it redevelops in accordance with the Plan, or to alleviate the external impacts generated from the development envisioned within the Area.

Other project categories provide for potential public facilities to serve the Area, technical assistance to businesses and developers, and the Urban Renewal Agency’s administrative costs. These categories are related to assisting the build-out of the Area as envisioned and ensuring local land users have sufficient services.

The Agency, or its approved designee, will be responsible for managing the projects and programs throughout the Area. Administrative costs reflect the projected expense over the life of the Plan.

V. PROJECT COSTS & TIMING

The Report accompanying the Plan must identify anticipated projects including estimated costs and timeline for completion. Estimated budget and project timelines represent best and good faith estimates at the time of adoption/amendment. These estimates may change due to changing market or economic conditions over the life of the Plan. Because engaging in many of the Plan projects will be timed to coordinate directly to private investments, the schedule for projects is speculative.

The primary anticipated source of funding for carrying out this Plan and its projects, in part or in whole, is Tax Increment Financing as authorized in Section 1c, Article IX of the Oregon Constitution and ORS 457. In addition, the Agency may borrow money and accept advances, loans, grants, and any other form of financial assistance from the federal government, the state, the county or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out the projects and intents of the Plan. The Plan also authorizes any other financing methods, public or private, allowed to an Urban Renewal Agency under ORS 457.

The following is a description of each of the possible project categories, with estimated budget and completion date. This is a non-exclusive list of *potential* projects. The Agency reserves the right to ultimately not pursue any or all of the listed projects in response to changing circumstances, priorities, or resources. The Agency also may at any time add projects that otherwise qualify as Urban Renewal activities under ORS 457. The estimated budget was adjusted at the time of amendment (2023) to reflect inflation as measured by CPI, and additional projects in the boundary.

1) TRANSPORTATION PROJECTS

Physical road improvements and related improvements to increase accessibility, allow sufficient traffic circulation, improve mobility, and reduce congestion from existing and new development. Projects may include right-of-way acquisition, and the construction, extension, improvement, or other physical changes to transportation infrastructure including but not limited to streets, intersections, bike facilities, sidewalks, lighting, signaling, signage, landscaping, access and other improvements.

Specific identified projects include, but are not limited to:

- Improve Port Dock Road, as identified in the Waterfront and Downtown Plan (including sidewalks)
- Resurface Winchester Avenue between the railroad crossing and N 6th Street
- Install quiet zone railroad crossing gates to the railroad crossings on Winchester and Hwy 38

Estimated Project Costs: \$2,000,000
Estimated Project Timeline: In phases over life of district.

2) WATER, SEWER, AND STORMWATER PROJECTS

Physical improvements which improve, extend, or increase capacity of public utilities and utility-related land, easements, and facilities in order to serve the Area and/or accompany transportation improvements as appropriate. Projects may include, but are not limited to, physical above- or below-ground improvements which facilitate the provision of water, storm water, sewer, and other public services to the Area, including regional storm water solutions.

Specific identified projects include, but are not limited to:

- Stormwater
 - Replace all stormwater catch basins within the URD
 - Replace the Elm Street stormwater pump station and outflow(s)
 - Replace stormwater main lines under Winchester and Elm Streets, between the City shop (near 7th & Winchester) to the Elm Street pump station
- Wastewater
 - Upgrade 12th & Juniper wastewater pump station
 - Reconstruct wastewater main under Myrtle and Laurel Streets
 - Repair wastewater main between the Schofield Bridge and Riverfront Way
 - Study the feasibility of constructing a new wastewater line near E Railroad
- Water
 - Replace water valves throughout the URD
 - Replace fire hydrants throughout the URD

Estimated Project Costs: \$3,700,000
Estimated Project Timeline: In phases over life of district

3) OTHER PUBLIC INFRASTRUCTURE & FACILITIES IMPROVEMENTS

Projects involving the improvement of other public properties, facilities and right of way for the purposes of facilitating tourism, open space, wayfinding, and beautification. This category also involves contributions to levy construction and riverfront improvements.

Specific identified projects include, but are not limited to:

- Improve Port Dock Road, as identified in the Waterfront and Downtown Plan (including landscaping, signage, and other tourism related improvements)
- Construct new public restroom in Rainbow Plaza

- Improve “Gateway to the Dunes” signage and landscaping at intersection of Port Dock Road, OR Hwy 38, and US Hwy 101
- Design and install wayfinding signs (tourism-related)
- Complete the levee improvement projects designed by Anderson Perry and funded in part by FEMA and the State of Oregon (in progress as of the date of this report); gain U.S. Army Corps of Engineers certification for the levee

Estimated Project Costs: \$3,000,000
Estimated Project Timeline: In phases over life of district

4) PROPERTY ACQUISITION

Acquisition of key property within the Area in the furtherance of Plan goals and objectives and to accomplish the categories of projects described in this section. Properties in this category will be acquired from willing sellers for uses such as assembling larger opportunity sites for development or “banking” key properties for later development. These projects may include, but are not limited to, funding the costs of purchase, lease, or option, and transactional costs of negotiation, purchase, carrying costs, financing, planning, improving, marketing and/or selling, leasing, optioning, or other disposition of the property.

Estimated Project Costs: \$1,000,000
Estimated Project Timeline: Life of district

5) URBAN RENEWAL PLANNING AND ADMINISTRATIVE

Funding to pay for the on-going administrative costs of the Plan including but not limited to management, public outreach, finance and budgeting, and all other administrative costs associated with implementing the Plan. In addition, administrative costs may include but are not limited to, additional planning processes, technical studies, architectural, engineering, design, and economic services, marketing materials, and other processes required to procure these services.

Technical and financial assistance for redevelopment and development in the form of site, market, and feasibility studies; predevelopment analyses; engineering, planning, and/or design activities; environmental assessments; and/or investigation of barriers to redevelopment in support of the goals of the Plan.

Specific identified projects include, but are not limited to:

- Inventory the location/absence and condition of streets, sidewalks, lighting, sanitary sewer, and water lines and prepare a phasing schedule to improve to City standards.
- Maintain the Business Facade Improvement Low Interest Loan/Grant Program

Estimated Project Costs: \$1,200,000
Estimated Project Timeline: Life of district

EXHIBIT 13: SUMMARY OF ESTIMATED PROJECT COSTS

<u>Project Category</u>	<u>Cost</u>	
Transportation	\$2,000,000	18%
Water/Sewer/Stormwater	\$3,700,000	34%
Public Infrastructure (Other	\$3,000,000	28%
Property Acquisition	\$1,000,000	9%
Planning	\$1,200,000	11%
	\$10,900,000	

V. CITIZEN PARTICIPATION

The activities and projects identified in the Plan and Report were undertaken with the participation of citizens of the community and businesses within the Renewal Area.

The City staff appointed an Advisory Committee made up of representatives of the City Council, Port of Umpqua, Discovery Center, existing businesses and citizens interested in the future of the City. The Advisory Committee met approximately every month beginning in January through June, 2007. In addition, the City presented the idea and feasibility of an urban renewal district at a public meeting in September 2006 and the proposed district and plan on June 13, 2007.

On June 26th the Reedsport Planning Commission conducted a public meeting and reviewed the Draft Urban Renewal Plan and Report for consistency with the City's Comprehensive Plan and Zoning Ordinance. On July 9th, the Urban Renewal Agency and the City Council conducted public hearings on the Urban Renewal Plan and Report.

In addition, in accordance with ORS 457.120, all property owners of the City of Reedsport were notified in writing by the City of the intent of the City Council to adopt the Urban Renewal Plan and Report on July 9, 2007. The Substantial Amendment (2023) followed the notice and adoption procedures of the original Plan, as required under ORS 457.

VII. RELOCATION REPORT

The Agency does not intend to undertake activities in the Area that would require relocation under ORS 457.087. Therefore, no relocation report is included in this Report.

According to ORS 457.087 (9) a relocation report shall include:

- (a) An Analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170;
- (b) A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the Area in accordance with ORS 35.500 to 35.530; and
- (c) An enumeration, by cost range, of the existing housing units in the Area to be destroyed or altered and new housing units to be added.

If such a necessity arises during the execution of this Plan, all relocation activities will be undertaken, and payments made in accordance with the requirements specified in the ORS 35.500 et seq. If temporary or permanent relocation of residents or businesses are required by action of the Reedsport Urban Renewal Agency under this Plan, the Agency will follow applicable local, state, and federal laws.

VIII. FINANCIAL ANALYSIS OF THE PLAN

A. Anticipated Tax Increment Revenues

The following table presents the estimated projection of Tax Increment Financing (TIF) revenues to the Area over a total 35-year period beginning in the year of Plan adoption 2007/8 (and ending tax year 2043/44 (20 years following Substantial Amendment). This updated forecast period reflects the realized growth of TIF between 2007 and 2023.

The tax increment is the difference between the total assessed value in the Area in a given year, and the total assessed value in the Area at the time the Plan is approved. At the time of approval, ad valorem tax revenue from all applicable taxing jurisdictions is “frozen” at current levels, and all additional revenue which results from growth of assessed value in the Area provides TIF revenue to the Agency to fund activities of the Plan.

The following table (Exhibit 14) presents projected TIF revenue based on a set of assumptions of how the land uses within the Area will develop over time. The value of existing land and improvements is assumed to appreciate at a standard 3% per year for real property.

Under the assumptions for development of the Area and general annual appreciation, TIF revenue is projected to be over \$12.3 million over the life of the district. Revenue sharing with other taxing jurisdictions is mandatory after annual TIF revenue passes 10% of the *initial* adopted maximum indebtedness of the Plan (\$5.62 million) and TIF revenue may not exceed 12.5% of initial maximum indebtedness¹. The revenue sharing is projected to begin in Year 25 (2032/33). Annual TIF revenue is not expected to reach the cap of 12.5% of initial maximum indebtedness during this forecast period.

The forecasted levy rate (17.7729/\$1,000 of Assessed Value) represents the levy which is subject to division of taxes under the Plan. It does not include the rates of exempt local levies and general obligation bonds dating after October 2001, as these are exempt from division of taxes under the urban renewal statutes.

The TIF revenue forecast includes an assumption of reduced revenue due to Measure 5 tax compression. The forecast assumes a loss of revenue to compression equal to the average annual rate of compression experienced since 2008 (-7.2%).

¹ ORS 457.470(2)

**EXHIBIT 14: PROJECTED TAX INCREMENT REVENUE
REEDSPORT URBAN RENEWAL AREA FORECAST**

URA Year	Tax Year	Frozen Base	Incremental Assessed Value	Shared Incremental Value	Annual TIF Revenue	Cummulative TIF Revenue
Base	2007-8 (Adopted)	\$30,843,739	\$0	\$0	\$0	\$0
1	2008-9	\$30,843,739	\$532,372	\$0	\$9,825	\$9,825
2	2009-10	\$30,843,739	\$4,476,549	\$0	\$81,975	\$91,800
3	2010-11	\$30,843,739	\$4,182,493	\$0	\$75,839	\$167,639
4	2011-12	\$30,843,739	\$5,128,924	\$0	\$85,179	\$252,818
5	2012-13	\$30,843,739	\$5,935,981	\$0	\$94,032	\$346,851
6	2013-14	\$30,843,739	\$5,522,274	\$0	\$86,615	\$433,465
7	2014-15	\$30,843,739	\$5,145,500	\$0	\$79,480	\$512,945
8	2015-16	\$30,843,739	\$7,393,721	\$0	\$114,262	\$627,207
9	2016-17	\$30,843,739	\$6,900,155	\$0	\$114,663	\$741,870
10	2017-18	\$30,843,739	\$5,981,748	\$0	\$93,291	\$835,161
11	2018-19	\$30,843,739	\$5,336,153	\$0	\$87,966	\$923,128
12	2019-20	\$30,843,739	\$5,894,872	\$0	\$98,612	\$1,021,740
13	2020-21	\$30,843,739	\$7,983,526	\$0	\$133,803	\$1,155,542
14	2021-22	\$30,922,838	\$8,492,780	\$0	\$126,644	\$1,282,187
15	2022-23	\$30,922,838	\$13,919,119	\$0	\$233,977	\$1,516,163
16	2023-24 (Amended)	\$30,922,838	\$13,968,641	\$0	\$239,828	\$1,755,991
17	2024-25	\$61,122,838	\$16,221,385	\$0	\$267,553	\$2,023,544
18	2025-26	\$61,122,838	\$18,541,712	\$0	\$305,824	\$2,329,367
19	2026-27	\$61,122,838	\$20,931,649	\$0	\$345,243	\$2,674,610
20	2027-28	\$61,122,838	\$23,393,283	\$0	\$385,845	\$3,060,455
21	2028-29	\$61,122,838	\$25,928,767	\$0	\$427,664	\$3,488,119
22	2029-30	\$61,122,838	\$28,540,315	\$0	\$470,739	\$3,958,858
23	2030-31	\$61,122,838	\$31,230,210	\$0	\$515,105	\$4,473,963
24	2031-32	\$61,122,838	\$34,000,801	\$0	\$531,598	\$5,005,562
25	2032-33	\$61,122,838	\$32,943,587	\$3,910,923	\$543,366	\$5,548,927
26	2033-34	\$61,122,838	\$33,678,417	\$6,115,413	\$555,486	\$6,104,413
27	2034-35	\$61,122,838	\$34,435,292	\$8,386,038	\$567,969	\$6,672,383
28	2035-36	\$61,122,838	\$35,214,874	\$10,724,782	\$580,828	\$7,253,210
29	2036-37	\$61,122,838	\$36,017,842	\$13,133,688	\$594,072	\$7,847,282
30	2037-38	\$61,122,838	\$36,844,900	\$15,614,862	\$607,713	\$8,454,995
31	2038-39	\$61,122,838	\$37,696,770	\$18,170,470	\$621,764	\$9,076,759
32	2039-40	\$61,122,838	\$38,574,195	\$20,802,747	\$636,236	\$9,712,995
33	2040-41	\$61,122,838	\$39,477,943	\$23,513,992	\$651,142	\$10,364,137
34	2041-42	\$61,122,838	\$39,549,933	\$27,165,446	\$652,329	\$11,016,466
35	2042-43	\$61,122,838	\$39,549,933	\$31,000,592	\$652,329	\$11,668,796
36	2043-44	\$61,122,838	\$39,549,933	\$34,950,793	\$652,329	\$12,321,125

Source: City of Reedsport, Douglas County Assessor, JOHNSON ECONOMICS LLC

B. Financial Feasibility

Under the assumptions for development of the Area and general annual appreciation, TIF revenue is projected to be over \$12.3 million over the life of the district.

The estimated total cost for the *potential* projects included in the Plan is \$10.9 million (Exhibit 13). TIF revenue may be used to build and/or cover the debt service to fund these projects in part or in whole, over the life of the Plan and until debt service is retired. Other funding sources may be leveraged to assist in completion of Plan projects as allowed by Oregon Revised Statutes (ORS).

The amount of debt assumed by the Area is subject to the maximum indebtedness specified in the Plan (as amended), which is \$9.92 million.

It is projected that the TIF generated in the Area shall be sufficient to service debt undertaken under the Plan up to the maximum indebtedness and to fund a majority of projects included in the Plan. Where TIF revenue of the district is insufficient to cover all potential projects listed in the Report, projects will be prioritized and/or other sources of funding will be sought. The Urban Renewal Agency is not obligated to undertake all potential projects identified in the Plan.

C. Anticipated Year in Which Indebtedness Will Be Retired

The Agency reserves the right to assume new indebtedness, up to the maximum amount stated in the Plan, until the projects in the Plan are complete, which may extend debt payment beyond the period shown in the above table. TIF revenue will be dedicated to retiring the debt service of the Area until no such debt remains.

The duration of indebtedness will depend on the terms of bond issuance during the life of the Plan. If bonds of long-term duration are issued near the time when final Plan projects are completed, the debt service for this issuance may extend into additional years.

Revenue sharing with taxing jurisdictions as required by statute is projected to begin prior to the completion of all Plan projects and the retirement of debt. In the projections shown in Exhibit 14, revenue sharing is projected to begin in Year 25. At the time of completion of all Plan projects, any TIF revenue above and beyond that required for debt service may be shared with taxing jurisdictions.

Any and all of these projections and dates are subject to change based on unforeseen events, changes in market and economic conditions, and policy considerations.

D. Statement of Fiscal Impact on Other Jurisdictions under ORS 457.420-440

Tax increment financing will divert property tax revenue to the Agency from local taxing jurisdictions to support redevelopment in the Area. These jurisdictions experience temporary foregone revenues as property taxes are diverted to pay for projects in the Area. Therefore, the use of tax increment financing creates a fiscal impact on the taxing districts that levy taxes within the Area. In general terms, it can be concluded that the Area will have a negative fiscal impact on affected jurisdictions during the life of the Plan and a positive fiscal impact on these jurisdictions after the Plan is retired.

The amount of time the Area will collect TIF revenues is affected not just by the bond market and real estate cycles, but also by the revenue sharing provisions in ORS 457.470. When certain thresholds of annual tax increment revenue collections are achieved, the division of property taxes is adjusted to share a portion of the revenue with the overlapping taxing jurisdictions. This could have the effect of extending the amount of time it will take for the Area to pay for the project investments, but the shared revenues will lessen impacts that taxing jurisdictions may experience while a portion of the property tax revenues are diverted to pay for Plan projects².

In the case of this plan, revenue sharing with overlapping taxing jurisdictions will begin with annual TIF revenue exceeds 10% of the *initial* adopted maximum indebtedness of the Plan (\$5.62 million) and annual TIF revenue may not exceed 12.5% of initial maximum indebtedness³. Thus, revenue sharing begins in the year following the year that TIF revenue first exceeds \$562,300 (10%), estimated to be year 25 in the forecast presented in Exhibit 14. TIF revenue is not projected to exceed 12.5% of initial maximum indebtedness (\$703k) during the forecast period.

Special conditions for impacts on school districts

School districts are affected differently than other taxing jurisdictions. The State of Oregon manages the State School Fund for all K-12 public schools in the state and allocates monies to districts on a per-pupil basis, not based upon the taxes collected in that district. Therefore, while the Reedsport School District's permanent tax rate is used in the calculation for TIF revenue, the division of taxes does not *directly* affect the district's budget. Property taxes collected on behalf of the Reedsport School District (RSD) and all other Oregon school districts are included in the state funding formula (along with other education revenue sources such as the Oregon Lottery and income tax receipts). The Reedsport Urban Renewal Area will collect tax increment revenues off the RSD divisible rate and could have a marginal impact on the statewide State School Fund but would not directly correlate to revenues forgone by the RSD.

Exhibit 15 (following page) shows the projected impacts on revenue over a 35-year period. This assumes completion of Plan projects and indebtedness by Year 35. This schedule is speculative and may be impacted by borrowing decisions, amendments to the projects or other elements of

² ORS 457 contains provisions by which taxing districts may collectively waive their rights to share in tax increment revenues.

³ ORS 457.470(2)

the Plan, and other unforeseen factors. (See Appendix 1 for annual estimates of fiscal impact by taxing jurisdiction.)

- Exhibit 15 shows the taxing jurisdictions of the Area and their current permanent tax rates and any temporary levies from prior to October 2001. These rates do not include local levies adopted and general obligation bonds issued since October 2001, which are exempt from division of taxes under the urban renewal statutes. Taxing jurisdictions will continue to receive revenue from these exempt sources from the Area, including sharing the benefits of any growth to taxable assessed value resulting from redevelopment in the Area.

EXHIBIT 15: FORECASTED ANNUAL REVENUE TO TAXING JURISDICTIONS, LIFE OF DISTRICT

Taxing Jurisdiction	Divisible Tax Rate (per 1,000)	% of Total Consolidated Rate	1	2			3	
			Estimated On-Going Revenue (Frozen Base) ¹	Revenue After Expiration			Revenue Foregone	
				Annual (Assuming end of debt service)		Growth in Annual Rev.	Total Over Life of District	Average Annual
Douglas County	1.1124	6.3%	\$68,000	\$155,400	+	\$87,400	-\$789,300	-\$22,600
City of Reedsport	6.1882	34.8%	\$378,200	\$864,400	+	\$486,200	-\$4,390,900	-\$125,500
Port of Umpqua	0.3441	1.9%	\$21,000	\$48,100	+	\$27,100	-\$244,200	-\$7,000
Lower Umpqua Hospital	3.9729	22.4%	\$242,800	\$555,000	+	\$312,200	-\$2,819,000	-\$80,500
Lower Umpqua Parks & I	0.2416	1.4%	\$14,800	\$33,700	+	\$18,900	-\$171,400	-\$4,900
Lower Umpqua Library	0.3900	2.2%	\$23,800	\$54,500	+	\$30,700	-\$276,700	-\$7,900
South Coast Edu. District	0.4432	2.5%	\$27,100	\$61,900	+	\$34,800	-\$314,500	-\$9,000
Reedsport School District	4.3788	24.6%	\$267,600	\$611,700	+	\$344,100	-\$3,107,100	-\$88,800
SW Oregon Community	0.7017	3.9%	\$42,900	\$98,000	+	\$55,100	-\$497,900	-\$14,200
Totals:	17.7729	100%	\$1,086,200	\$2,482,700	+	\$1,396,500	-\$12,611,000	-\$360,400

Sources: Douglas County Assessor, Johnson Economics LLC

¹ Frozen Base does not include post-10/2001 levies and general obligation bonds which are exempt from division of taxes for urban renewal. Revenue from these exempt sources will continue to accrue to the taxing jurisdictions, including any increases from projected development resulting from urban renewal projects and activities.

² School district funding is pooled at the state level in the State School Fund. Funding is apportioned back to the local school district on a per-pupil basis. The revenue impacts presented here for the school district is projected to have a marginal impact on the statewide school fund, but a very small direct impact on the amount of funding per pupil reapportioned to the local district.

NOTE: All assumptions regarding how and when the Area will develop with new taxable land uses are by definition speculative. The estimates presented here represent good faith estimates of impacts. The actual growth of TIF revenues and impacts on taxing jurisdictions will be more or less than the estimates presented here.

- Column 1 in Exhibit 15 shows the estimated “frozen base” revenue that taxing jurisdictions will continue to receive over the duration of the Plan, based on assessed value at the time of amendment (2023). In total, the frozen base amounts to an estimated \$550k in annual revenue that the taxing jurisdictions will continue to receive each year over the duration of the Plan.

- Column 2 shows the projected total revenue that would result after district expiration based on the TIF projections shown in Exhibit 14. Based on the projected build-out of the Area resulting from Plan activities, annual revenue to the taxing jurisdictions would total a combined \$2.48 million, or \$1.4 million higher than in the base year. If realized, this would be over a 2.5-fold increase in annual tax revenue over the assessed value at the time of adoption (in 2023 dollars).
- Column 3 shows the estimated total fiscal impact on taxing jurisdictions over the life of district. (Note that the figures in Columns 1 and 2 are annual, and Column 3 presents 35-year total and average annual figures.) The estimated impact is \$12.6 million over this period. Roughly 35% of this impact is anticipated from the school district's divisible levy rate. As noted above, the impacts on the Reedsport School District will be considerably mitigated due to the statewide school funding mechanism.

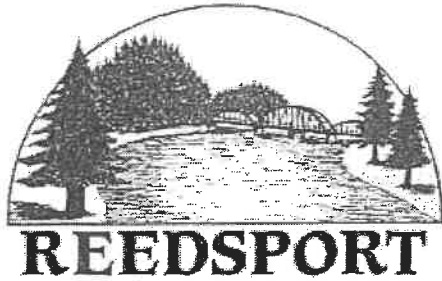
There is an important caveat to Column 3. The projection presented in Column 3 *assumes the successful build-out of the Area as envisioned by the Plan and dependent on Plan projects and activities*. In other words, the projected revenues foregone are significantly higher *because of* the projected positive impacts of redevelopment. In the absence of tax increment financing afforded under the Plan, the growth in tax revenue from the Area would presumably be much less under the conditions of the Area prior to adoption.

APPENDIX 1

APPENDIX 1: ESTIMATED FISCAL IMPACTS ON TAXING JURISDICTIONS FROM TIF REVENUES, YEARS 1 - 35

Base	3.0% TAV Growth	Douglas County			City of Reedsport			Port of Umqua			Lower Umqua Hospital			Lower Umqua Utility			Lower Umqua & NIS			South Coast Edu.			Reedsport School District			SW Oregon Community College		
		Divisible		Revenue	Divisible		Revenue	Divisible		Revenue	Divisible		Revenue	Divisible		Revenue	Divisible		Revenue	Divisible		Revenue	Divisible		Revenue	Divisible		Revenue
		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate		Tax Rate	Rate	
1	2007-8	1.1124	\$592	6.1882	\$3,294	0.3441	\$183	3.9729	\$2,115	0.2416	\$129	0.39	\$208	0.4432	\$236	0.4432	\$236	0.4432	\$236	4.3788	\$2,331	0.7017	\$374	0.7017	\$374			
2	2009-10	1.1124	\$4,980	6.1882	\$27,702	0.3441	\$1,540	3.9729	\$17,785	0.2416	\$1,082	0.39	\$1,746	0.4432	\$1,984	0.4432	\$1,984	0.4432	\$1,984	4.3788	\$19,602	0.7017	\$3,141	0.7017	\$3,141			
3	2010-11	1.1124	\$4,653	6.1882	\$25,882	0.3441	\$1,439	3.9729	\$16,617	0.2416	\$1,010	0.39	\$1,631	0.4432	\$1,854	0.4432	\$1,854	0.4432	\$1,854	4.3788	\$18,314	0.7017	\$2,935	0.7017	\$2,935			
4	2011-12	1.1124	\$5,705	6.1882	\$31,739	0.3441	\$1,765	3.9729	\$20,377	0.2416	\$1,239	0.39	\$2,000	0.4432	\$2,273	0.4432	\$2,273	0.4432	\$2,273	4.3788	\$22,459	0.7017	\$3,599	0.7017	\$3,599			
5	2012-13	1.1124	\$6,603	6.1882	\$36,733	0.3441	\$2,043	3.9729	\$23,583	0.2416	\$1,434	0.39	\$2,315	0.4432	\$2,631	0.4432	\$2,631	0.4432	\$2,631	4.3788	\$25,992	0.7017	\$4,165	0.7017	\$4,165			
6	2013-14	1.1124	\$6,143	6.1882	\$34,173	0.3441	\$1,900	3.9729	\$21,939	0.2416	\$1,334	0.39	\$2,154	0.4432	\$2,447	0.4432	\$2,447	0.4432	\$2,447	4.3788	\$24,181	0.7017	\$3,875	0.7017	\$3,875			
7	2014-15	1.1124	\$5,724	6.1882	\$31,841	0.3441	\$1,771	3.9729	\$20,443	0.2416	\$1,243	0.39	\$2,007	0.4432	\$2,280	0.4432	\$2,280	0.4432	\$2,280	4.3788	\$22,531	0.7017	\$3,611	0.7017	\$3,611			
8	2015-16	1.1124	\$8,225	6.1882	\$45,754	0.3441	\$2,544	3.9729	\$29,375	0.2416	\$1,786	0.39	\$2,884	0.4432	\$3,277	0.4432	\$3,277	0.4432	\$3,277	4.3788	\$32,376	0.7017	\$5,188	0.7017	\$5,188			
9	2016-17	1.1124	\$7,676	6.1882	\$42,700	0.3441	\$2,374	3.9729	\$27,414	0.2416	\$1,657	0.39	\$2,691	0.4432	\$3,058	0.4432	\$3,058	0.4432	\$3,058	4.3788	\$30,214	0.7017	\$4,842	0.7017	\$4,842			
10	2017-18	1.1124	\$6,654	6.1882	\$37,016	0.3441	\$2,058	3.9729	\$23,765	0.2416	\$1,445	0.39	\$2,333	0.4432	\$2,651	0.4432	\$2,651	0.4432	\$2,651	4.3788	\$26,193	0.7017	\$4,197	0.7017	\$4,197			
11	2018-19	1.1124	\$5,935	6.1882	\$33,021	0.3441	\$1,836	3.9729	\$21,200	0.2416	\$1,289	0.39	\$2,081	0.4432	\$2,365	0.4432	\$2,365	0.4432	\$2,365	4.3788	\$23,366	0.7017	\$3,744	0.7017	\$3,744			
12	2019-20	1.1124	\$6,557	6.1882	\$36,479	0.3441	\$2,028	3.9729	\$23,420	0.2416	\$1,424	0.39	\$2,299	0.4432	\$2,613	0.4432	\$2,613	0.4432	\$2,613	4.3788	\$25,812	0.7017	\$4,136	0.7017	\$4,136			
13	2020-21	1.1124	\$8,881	6.1882	\$49,404	0.3441	\$2,747	3.9729	\$31,718	0.2416	\$1,929	0.39	\$3,114	0.4432	\$3,538	0.4432	\$3,538	0.4432	\$3,538	4.3788	\$34,958	0.7017	\$5,602	0.7017	\$5,602			
14	2021-22	1.1124	\$9,447	6.1882	\$52,555	0.3441	\$2,922	3.9729	\$33,741	0.2416	\$2,052	0.39	\$3,312	0.4432	\$3,764	0.4432	\$3,764	0.4432	\$3,764	4.3788	\$37,188	0.7017	\$5,959	0.7017	\$5,959			
15	2022-23	1.1124	\$15,484	6.1882	\$86,134	0.3441	\$4,790	3.9729	\$55,299	0.2416	\$3,363	0.39	\$5,428	0.4432	\$6,159	0.4432	\$6,159	0.4432	\$6,159	4.3788	\$60,949	0.7017	\$9,767	0.7017	\$9,767			
16	2023-24	1.1124	\$15,539	6.1882	\$86,441	0.3441	\$4,807	3.9729	\$55,406	0.2416	\$3,375	0.39	\$5,448	0.4432	\$6,191	0.4432	\$6,191	0.4432	\$6,191	4.3788	\$61,166	0.7017	\$9,802	0.7017	\$9,802			
17	2024-25	1.1124	\$18,045	6.1882	\$100,381	0.3441	\$5,582	3.9729	\$64,446	0.2416	\$3,919	0.39	\$6,326	0.4432	\$7,189	0.4432	\$7,189	0.4432	\$7,189	4.3788	\$71,030	0.7017	\$11,383	0.7017	\$11,383			
18	2025-26	1.1124	\$20,626	6.1882	\$114,740	0.3441	\$6,380	3.9729	\$73,664	0.2416	\$4,480	0.39	\$7,231	0.4432	\$8,218	0.4432	\$8,218	0.4432	\$8,218	4.3788	\$81,190	0.7017	\$14,488	0.7017	\$14,488			
19	2026-27	1.1124	\$23,284	6.1882	\$129,529	0.3441	\$7,303	3.9729	\$83,159	0.2416	\$5,057	0.39	\$8,163	0.4432	\$9,277	0.4432	\$9,277	0.4432	\$9,277	4.3788	\$91,656	0.7017	\$16,415	0.7017	\$16,415			
20	2027-28	1.1124	\$26,023	6.1882	\$144,762	0.3441	\$8,050	3.9729	\$92,939	0.2416	\$5,652	0.39	\$9,123	0.4432	\$10,368	0.4432	\$10,368	0.4432	\$10,368	4.3788	\$102,435	0.7017	\$18,194	0.7017	\$18,194			
21	2028-29	1.1124	\$28,843	6.1882	\$160,452	0.3441	\$8,922	3.9729	\$103,012	0.2416	\$6,264	0.39	\$10,111	0.4432	\$11,492	0.4432	\$11,492	0.4432	\$11,492	4.3788	\$113,537	0.7017	\$20,027	0.7017	\$20,027			
22	2029-30	1.1124	\$31,748	6.1882	\$176,613	0.3441	\$9,821	3.9729	\$113,388	0.2416	\$6,895	0.39	\$11,131	0.4432	\$12,649	0.4432	\$12,649	0.4432	\$12,649	4.3788	\$124,972	0.7017	\$21,914	0.7017	\$21,914			
23	2030-31	1.1124	\$34,740	6.1882	\$193,259	0.3441	\$10,746	3.9729	\$124,074	0.2416	\$7,545	0.39	\$12,180	0.4432	\$13,841	0.4432	\$13,841	0.4432	\$13,841	4.3788	\$136,751	0.7017	\$23,858	0.7017	\$23,858			
24	2031-32	1.1124	\$37,822	6.1882	\$210,404	0.3441	\$11,700	3.9729	\$135,082	0.2416	\$8,215	0.39	\$13,430	0.4432	\$15,069	0.4432	\$15,069	0.4432	\$15,069	4.3788	\$148,883	0.7017	\$26,452	0.7017	\$26,452			
25	2032-33	1.1124	\$36,646	6.1882	\$203,862	0.3441	\$11,336	3.9729	\$130,882	0.2416	\$7,959	0.39	\$12,848	0.4432	\$14,601	0.4432	\$14,601	0.4432	\$14,601	4.3788	\$144,253	0.7017	\$23,117	0.7017	\$23,117			
26	2033-34	1.1124	\$37,464	6.1882	\$208,409	0.3441	\$11,589	3.9729	\$133,801	0.2416	\$8,137	0.39	\$13,135	0.4432	\$14,936	0.4432	\$14,936	0.4432	\$14,936	4.3788	\$147,471	0.7017	\$23,632	0.7017	\$23,632			
27	2034-35	1.1124	\$38,306	6.1882	\$213,092	0.3441	\$11,849	3.9729	\$136,808	0.2416	\$8,320	0.39	\$13,430	0.4432	\$15,262	0.4432	\$15,262	0.4432	\$15,262	4.3788	\$150,785	0.7017	\$24,163	0.7017	\$24,163			
28	2035-36	1.1124	\$39,173	6.1882	\$217,917	0.3441	\$12,117	3.9729	\$139,905	0.2416	\$8,508	0.39	\$13,734	0.4432	\$15,607	0.4432	\$15,607	0.4432	\$15,607	4.3788	\$154,199	0.7017	\$24,710	0.7017	\$24,710			
29	2036-37	1.1124	\$40,066	6.1882	\$222,886	0.3441	\$12,384	3.9729	\$143,095	0.2416	\$8,702	0.39	\$14,047	0.4432	\$15,963	0.4432	\$15,963	0.4432	\$15,963	4.3788	\$157,715	0.7017	\$25,274	0.7017	\$25,274			
30	2037-38	1.1124	\$40,986	6.1882	\$228,004	0.3441	\$12,678	3.9729	\$146,381	0.2416	\$8,902	0.39	\$14,370	0.4432	\$16,330	0.4432	\$16,330	0.4432	\$16,330	4.3788	\$161,336	0.7017	\$26,452	0.7017	\$26,452			
31	2038-39	1.1124	\$41,934	6.1882	\$233,275	0.3441	\$12,971	3.9729	\$149,765	0.2416	\$9,108	0.39	\$14,702	0.4432	\$16,707	0.4432	\$16,707	0.4432	\$16,707	4.3788	\$165,067	0.7017	\$27,068	0.7017	\$27,068			
32	2039-40	1.1124	\$42,910	6.1882	\$238,705	0.3441	\$13,273	3.9729	\$153,251	0.2416	\$9,320	0.39	\$15,044	0.4432	\$17,096	0.4432	\$17,096	0.4432	\$17,096	4.3788	\$168,909	0.7017	\$27,702	0.7017	\$27,702			
33	2040-41	1.1124	\$43,915	6.1882	\$244,297	0.3441	\$13,584	3.9729	\$156,842	0.2416	\$9,538	0.39	\$15,396	0.4432	\$17,497	0.4432	\$17,497	0.4432	\$17,497	4.3788	\$172,866	0.7017	\$27,702	0.7017	\$27,702			
34	2041-42	1.1124	\$43,995	6.1882	\$244,743	0.3441	\$13,609	3.9729	\$157,128	0.2416	\$9,555	0.39	\$15,424	0.4432	\$17,529	0.4432	\$17,529	0.4432	\$17,529	4.3788	\$173,181	0.7017	\$27,752	0.7017	\$27,752			
35	2042-43	1.1124	\$43,995	6.1882	\$244,743	0.3441	\$13,609	3.9729	\$157,128	0.2416	\$9,555	0.39	\$15,424	0.4432	\$17,529	0.4432	\$17,529	0.4432	\$17,529	4.3788	\$173,181	0.7017	\$27,752	0.7017	\$27,752			
Total Fiscal Impact:			\$789,322		\$4,390,940		\$244,162		\$2,819,037		\$171,431		\$276,731		\$314,480		\$276,731		\$314,480		\$3,107,050		\$497,903		\$497,903			
2023 Dollars:			\$380,700		\$2,117,600		\$117,800		\$1,359,500		\$82,700		\$133,500		\$151,700		\$133,500		\$151,700		\$1,498,400		\$240,100		\$240,100			

* All projections are speculative, based upon assumptions of development types and timing used in this analysis. This is a good faith estimate of potential impacts on taxing jurisdictions. Estimates are based on the most recently available certified assessed values at the time of the analysis. Actual realized impacts will be less or more than the figures presented here. Roughly 35% of the projected impact is anticipated from the school district's divisible levy rate. As noted in the Report, the impacts on the Reedsport School District will be considerably mitigated due to the statewide school funding mechanism.



CITY OF REEDSPORT

BUDGET COMMITTEE AGENDA

City Council Chambers

451 Winchester Avenue

Reedsport, OR 97467-1597

Phone (541) 271-3603 | Fax (541) 271-2809

Monday, February 5, 2024 at 6:30 pm

In accordance with HB2560, the City of Reedsport, to extent reasonably possible, will make all meetings accessible remotely via Zoom and provide the opportunity for citizens to submit oral testimony during the meeting and written testimony by emailing ccrockett@cityofreedsport.org by 4:00 p.m. on the day of each regularly scheduled council meeting.

Zoom Link: <https://us02web.zoom.us/j/88258659119?pwd=SkhkNHhrOUk2eUhud00rS1pVa1BmUT09>

6:30 p.m. Quarterly Budget Meeting:

1. CALL TO ORDER
2. CITIZEN COMMENTS
This time is reserved for citizens to comment. Maximum of five minutes per item, please.
3. APPROVAL OF THE AGENDA:
4. APPROVAL OF THE MINUTES
 - A. Minutes of November 6, 2023
5. GENERAL BUSINESS
 - A. Election of Committee Chair and Vice Chair for 2024 Calendar Year.
 - B. Presentation of Financial Report – 2nd Quarter FY 23-24
6. MISCELLANEOUS ITEMS
(Budget Committee Members, City Staff)
7. ADJOURN

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting, to Deputy City Recorder Christina Crockett at 271-3603.

MINUTES OF THE BUDGET COMMITTEE OF THE CITY OF REEDSPORT HELD ON
NOVEMBER 6, 2023 AT 6:15 P.M.

PRESENT: Mayor Linda McCollum, Councilors Debby Turner, Rich Patten, Allen Teitzel, Chuck Miller, Rob Wright and student councilor Hayden Adams.

Committee Members Lee Bridge, Debbie Yates, Laura McCorkle and Bob Gray.

ABSENT: Budget Committee Member John Moore and Chris Adamson

OTHERS PRESENT: City Manager Deanna Schafer, Michelle Fraley, Kim Clardy, Diane Novak, John Carter and Christina Crockett.

CALL TO ORDER: The meeting began at 6:15 pm.

CITIZEN COMMENTS: None

APPROVAL OF THE AGENDA: November 6, 2023

Linda McCollum moved that the Budget Committee approve the agenda.

Lee Bridge seconded the motion.

MOTION:

that the Budget Committee approve the agenda for November 6, 2023.

VOTE:

A vote was taken on the motion with the following results:

AYES _____ 10 _____ NAYS _____ 0 _____

(McCollum, Turner, Patten, Teitzel, Miller, Wright, Bridge, Gray, McCorkle and Yates voted in favor of the motion.)

The motion passed unanimously.

APPROVAL OF THE MINUTES: May 22, 2023 with corrections.

Rich Patten moved that the Budget Committee approve the minutes of May 22, 2023.

Allen Teitzel seconded the motion.

MOTION:

that the Budget Committee approve the minutes of May 22, 2023.

VOTE:

A vote was taken on the motion with the following results:

AYES	10	NAYS	0
------	----	------	---

(McCollum, Turner, Teitzel, Patten, Miller, Wright, Bridge, Gray, McCorkle and Yates voted in favor of the motion.)

The motion passed unanimously.

GENERAL BUSINESS:

Presentation of Financial Report: 4th Quarter FY 22/23

Presentation of Financial Report: 1st Quarter FY 23/24.

MISCELLANEOUS: None

ADJOURN: The meeting was adjourned at 6:40 pm.

Deb Yates, Chairperson

ATTEST:

Deanna Schafer, City Recorder

Financial Report - February 5, 2024 Quarterly Budget Meeting

Period ending 12.31.2023

Q2 (2023/2024) Target: 50%

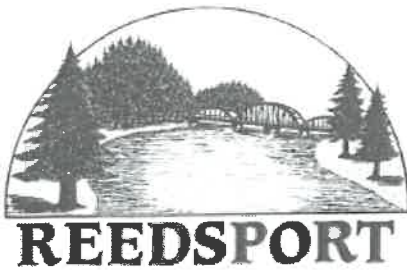
General Fund 001				
	Budget	Actual		
Beginning Fund Balance	\$2,050,200	\$2,360,748	115%	* Audit Adjustment \$2,533,767
Revenue	\$3,073,215	\$2,099,850	68%	Rcv
*Expenditures	\$5,123,415	\$2,122,439	41%	Exp
Street Fund 002				
	Budget	Actual		
Beginning Fund Balance	\$324,874	\$476,340	147%	
Revenue	\$490,850	\$320,897	65%	Rcv
*Expenditures	\$803,724	\$490,181	61%	Exp
Water Utility Fund 003				
	Budget	Actual		
Beginning Fund Balance	\$757,193	\$937,875	124%	* Audit Adjustment \$964,964
Revenue	\$1,040,000	\$523,803	50%	Rcv
*Expenditures	\$1,763,543	\$543,837	31%	Exp
Wastewater Utility 004				
	Budget	Actual		
Beginning Fund Balance	\$1,256,000	\$1,926,515	153%	* Audit Adjustment \$1,955,533
Revenue	\$4,370,613	\$1,405,497	32%	Rcv
*Expenditures	\$5,056,913	\$1,703,932	34%	Exp
Stormwater Utility Fund 005				
	Budget	Actual		
Beginning Fund Balance	\$680,000	\$800,162	118%	* Audit Adjustment \$801,171
Revenue	\$1,644,150	\$555,134	34%	Rcv
*Expenditures	\$2,316,150	\$322,148	14%	Exp
Bicycle/footpath Fund 007				
	Budget	Actual		
Beginning Fund Balance	\$60,140	\$60,118	100%	
Revenue	\$4,625	\$2,939	64%	Rcv
*Expenditures	\$64,765	\$0	0%	Exp
Fire Equipment Fund 014				
	Budget	Actual		
Beginning Fund Balance	\$60,500	\$55,130	91%	* Audit Adjustment \$68,314
Revenue	\$75,400	\$26,998	36%	Rcv
*Expenditures	\$135,900	\$6,571	5%	Exp
Dunes NRA Fund 016				
	Budget	Actual		
Beginning Fund Balance	\$20,000	\$18,985	95%	
Revenue	\$250,500	\$107,322	43%	Rcv
*Expenditures	\$270,500	\$127,026	47%	Exp
Riverfront Fund 017				
	Budget	Actual		
Beginning Fund Balance	\$143,750	\$180,793	126%	
Revenue	\$149,700	\$98,550	66%	Rcv
*Expenditures	\$281,950	\$88,302	31%	Exp

System Development Fund Water 020				
	Budget	Actual		
Beginning Fund Balance	\$137,140	\$128,605	94%	
Revenue	\$27,980	\$6,551	23%	Rcv
*Expenditures	\$165,120	\$0	0%	Exp
Sys. Development Fund Wastewater 021				
	Budget	Actual		
Beginning Fund Balance	\$311,000	\$311,383	100%	
Revenue	\$6,000	\$5,258	88%	Rcv
*Expenditures	\$317,000	\$0	0%	Exp
System Development Fund Stormwater 022				
	Budget	Actual		
Beginning Fund Balance	\$11,000	\$2,415	22%	
Revenue	\$5,343	\$929	17%	Rcv
*Expenditures	\$16,343	\$0	0%	Exp
General Capital Fund 025				
Beginning Fund Balance	\$432,300	\$422,558	98%	
Revenue	\$2,541,420	\$1,569,916	62%	Rcv
*Expenditures	\$2,966,420	\$1,181,534	40%	Exp
Dial-A-Ride Fund 034				
	Budget	Actual		
Beginning Fund Balance	\$1,500	\$5,205	347%	
Revenue	\$43,070	\$10,870	25%	Rcv
*Expenditures	\$43,050	\$29,516	69%	Exp
Animal Shelter Fund 035				
	Budget	Actual		
Beginning Fund Balance	\$25,000	\$31,318	125%	
Revenue	\$65,300	\$11,566	18%	Rcv
*Expenditures	\$90,300	\$9,160	10%	Exp
Library Fund 036				
	Budget	Actual		
Beginning Fund Balance	\$1,000	\$1,479	148%	
Revenue	\$4,600	\$2,401	52%	Rcv
*Expenditures	\$5,600	\$2,463	44%	Exp
Police Capital Fund 037				
	Budget	Actual		
Beginning Fund Balance	\$230,000	\$220,148	96%	
Revenue	\$65,400	\$49,225	75%	Rcv
*Expenditures	\$295,400	\$23,126	8%	Exp
CERT Program Fund 038				
	Budget	Actual		
Beginning Fund Balance	\$1,435	\$1,473	0%	
Revenue	\$510	\$45	9%	Rcv
*Expenditures	\$1,945	\$0	0%	Exp

CITY OF REEDSPORT CASH BALANCE SHEET - DECEMBER 2023

CASH ON DEPOSIT	
FIRST COMM. CREDIT UNION	
UDC Gift Shop	\$ 266,771.64
Municipal Court	\$ 31,301.51
UMPQUA BANK	
Accounts Payable #25-0507709	\$ 96,021.54
Umpqua Bank Certificate of deposit	\$ 1,063,833.34
STATE OF OREGON	
Local Government Investment Pool	\$6,455,916.32
Library	\$ -
FIRST INTERSTATE BANK	
Money Market	\$557,258.13
Savings Account - K9 Fund	\$ -
PETTY CASH	\$150.00
TOTAL CASH BALANCE	\$8,471,252.48

Interest Rate on savings 09.30.2019	Rate	Securities Amount	Maturity Date
First Int. Bank Money Market	0.15%	\$557,258.13	11/15/2024
Local Government Investment Pool	5.00%	\$6,455,916.32	open
Umpqua Bank Certificate of Deposit	2.11%	\$1,063,833.34	6/20/2025
Total		\$7,013,174.45	
Average yield of City Investments	2.42%		



**City of Reedsport
City Council Work Session
and
Regular Meeting**

AMENDED AGENDA

Urban Renewal Quarterly Budget Meeting, 6:00 p.m.

Quarterly Budget Meeting, 6:30 p.m.

City Council Regular Session, 7:00 p.m.

451 Winchester Avenue

Monday, February 5, 2024

In accordance with HB2560, the City of Reedsport, to extent reasonably possible, will make all meetings accessible remotely via Zoom and provide the opportunity for citizens to submit oral testimony during the meeting and written testimony by emailing ccrockett@cityofreedsport.org by 4:00 p.m. on the day of each regularly scheduled council meeting.

Zoom Link: <https://us02web.zoom.us/j/88258659119?pwd=SkhkNHhrOUk2eUhud00rS1pVa1BmUT09>

6:00 p.m. Urban Renewal Quarterly Budget Committee Meeting: Separate agenda

6:30 p.m. Quarterly Budget Committee Meeting: Separate agenda

7:00 p.m. Regular Meeting:

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. CITIZEN COMMENTS

This time is reserved for citizens to comment on items that are not on the Agenda. Maximum of five minutes per item, please.

3. PRESENTATIONS, PROCLAMATIONS, AWARDS

A. Receive 2023 Reedsport/Winchester Bay Chamber of Commerce Advertisement Report.

4. APPROVAL OF THE AGENDA

5. CONSENT AGENDA

Routine items of business that require a vote but are not expected to require discussion by the Council are placed on the Consent Agenda and voted upon as one item. In the event that a Councilor or citizen requests that an item be discussed, it will be removed from the Consent Agenda and placed under General Business.

A. Approve minutes of the work session of January 8, 2024

B. Approve minutes of the regular session of January 8, 2024.

The Council meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting, to Deputy City Recorder Christina Crockett at (541) 271-3603.

- C. Accept Quarterly Financial Report.
- D. Motion to approve the Consent Agenda.

6. GENERAL BUSINESS

- A. Shall the City Council appoint a person to City Council Position #2 for a term ending December 31, 2024? (Council Letter 024-007) (Applicant Interviews; Oath of Office)
- B. Shall the City Council select a proposal and negotiate a contract for City Attorney Services? (Council Letter 024-008)

7. MISCELLANEOUS ITEMS
(Mayor, Councilors, City Manager, City Attorney)

8. ADJOURN

January 3, 2024

Re: City of Reedsport Annual Bed Tax Report from the Reedsport / Winchester Bay Chamber of Commerce

The Reedsport / Winchester Bay Chamber of Commerce began fiscal year 2023 with an Ad account balance of \$323,897.30 at First Interstate Bank in Reedsport.

In 2023 there was a total of \$111,292.51 collected from bed tax monies. Because of the way funds were received, this represents a total of three quarters worth of income. The numbers below reflect the fourth quarter from 2022 as well as the first and second quarter of 2023.

\$38,952.37 (35%) was costed to the General fund per the bed tax contract.

\$72,340.14 (65%) was deposited to Ad fund per the bed tax contract.

From the \$111,292.51 that was collected in 2023, there was a reimbursement to the City of Reedsport totaling \$33,297.90 for an overpayment adjustment. That was \$21,643.63 from the Ad fund and \$11,654.27 from the General Fund.

After that deduction, the total monies deposited to the Ad fund for 2023 was \$50,696.51 and this is how that money was spent:

- **Electronic Media Contractor - \$20,750.00**
(PAC Creative Agency (formerly Pacwest Drone Service) for materials collected and created for, and posted to, Reedsport / Winchester Bay social media accounts)
- **Website Development and Maintenance - \$15,965.24**
(The completion of the new and improved website, Reedsportcc.org as well as domain renewals, page hosting and a monthly maintenance fee for Reedsportcc.org)
- **Winchester Bay Signage - \$11,234.00**
(50% down payment for two large new signs to be installed on Highway 101)
- **Event Advertising - \$12,151.75**
(Advertisement for Chainsaw, Kool Coastal Nights and Memorial Day)
- **Oregon Coast Magazine - \$7,660.80**
(Inside front cover of Mile by Mile)
- **Oregon Coast Visitors Association and Travel Oregon - \$4,055.00**
(Back Cover of Official Travel Southern Oregon Coast Guide and quarterly web ads)
- **101 Things to Do - \$10,000.00**
(Two full page color ads plus written features in 101 Things To Do and mention on front cover)
- **Douglas County Visitor Guide - \$2,196.48**
(Full page ad in the Douglas County Visitor Guide)
- **Advertising Other - \$12,451.00**
(Advertising on mugs in cities from Brookings to Eugene, full page in Northwest Travel & Life Magazine, co-op seasonal advertising with Travel Southern Oregon Coast, radio advertising for the Friday vendor pop-up markets)
- **Printed Materials - \$4,366.21**
(Printing of event calendars, Winchester Bay walking maps and a down payment on upgraded maps to distribute to businesses and visitors)

- **Postage / Dues / Subscriptions / Software - \$1,134.53**
(Mailing visitor packets, OFEA and OCVA dues, Adobe programs)
- **Readerboard - \$760.07**
(Monthly fee for electrical as well as repairs)

A total of \$102,725.08 was spent on advertising in 2023.

The Reedsport / Winchester Bay Chamber of Commerce is starting fiscal year 2024 with an Ad account balance of \$271,868.73.

In the beginning of 2023 Douglas County terminated the Intergovernmental Agreement that provided Transient Room Tax dollars from Winchester Bay campgrounds. Even with this loss in revenue, the advertising dollars spent increased nearly \$20,000.

The new Reedsportcc.org has been up and running for a few months. With a fresh and inviting appearance and a more user-friendly site we have seen an increase in web traffic. Many advertisements spread far into Oregon, California, Washington and beyond; it is advantageous to have a website that is both beautiful and functional. With PAC Creative Agency that has been achieved.

One of the most successful campaigns was the result of a partnership with Travel Southern Oregon Coast. During the summer they did a Relax, Refuel, Refresh campaign, and the winter brought Eat, Drink and Be Merry. All of these ads were liked and shared widely across social media platforms.

It's been over a year long process, but the Winchester Bay signage is completed. Once the Chamber is able to coordinate with Douglas County, ODOT and Art Signs those signs will be installed both north and south of Winchester Bay. There is money in the budget for Reedsport signage as well.

A local favorite for both residents and visitors has been the blue maps for many years. The Chamber is so pleased to be working with Ned Reed to update these maps and have them formatted to a user friendly 11x17 size with permission to copy them as needed.

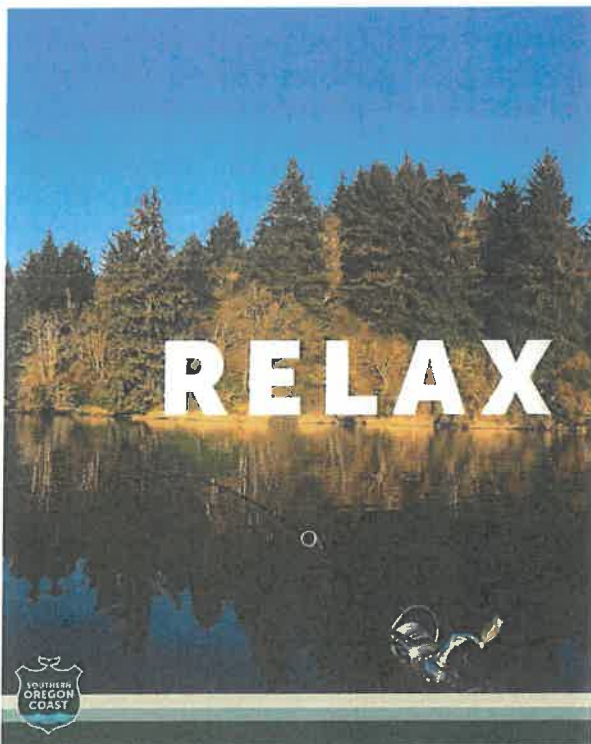
The Chamber looks forward to continuing to serve and share the beauty of Coastal Douglas County.



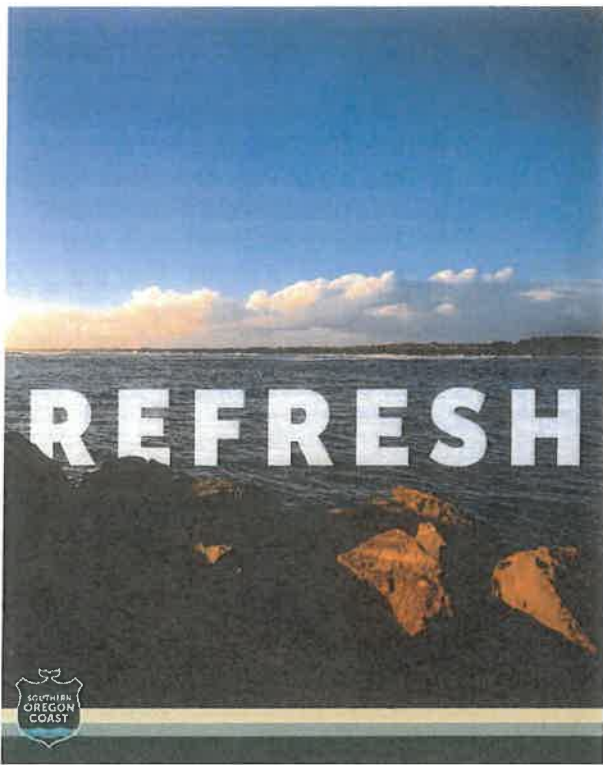
RELAX, REFRESH, REFUEL 2023 – REEDSPORT



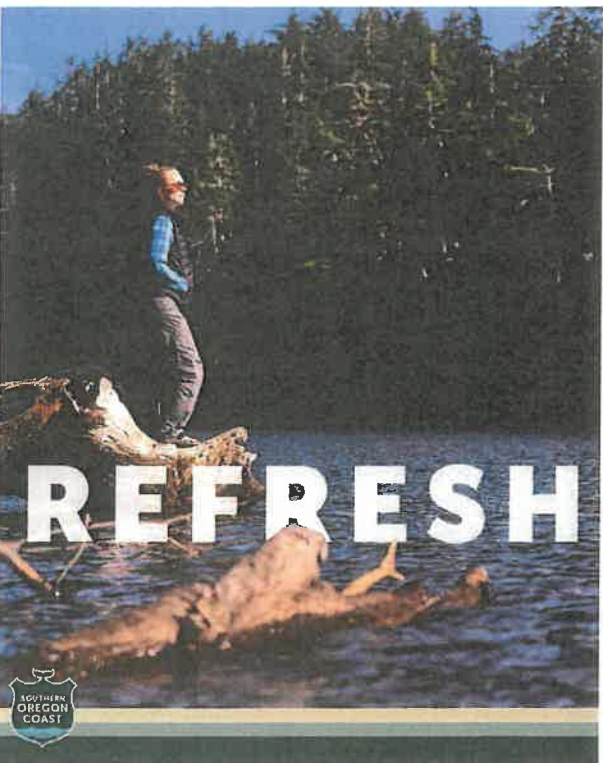
Ready for your next relax-cation? Plan a trip to Winchester Bay, Oregon and truly unwind! Take a leisurely drive over to Lake Marie where you can walk the mild trail around the lake or sit on a bench and enjoy the view with a picnic. Tour the Umpqua River Lighthouse with knowledgeable tour guides that will give you all of the historical info about the lighthouse and the surrounding area. Book a vacation rental and experience coastal living in Winchester Bay! You'll return home feeling relaxed and rejuvenated.



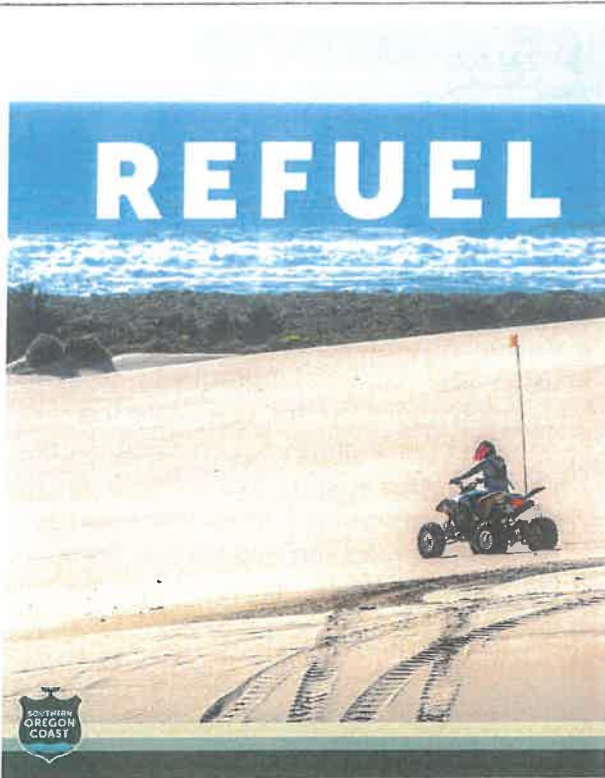
Time for your next relax-cation? Book a weekend – or a week – in Reedsport, Oregon for a relaxing getaway. Throw your line in on the Umpqua River or over at nearby Lake Marie for a relaxing afternoon, waiting for the big one to get hooked. Stroll the little shops and restaurants downtown. Or spend the day at your vacation rental, watching your very own wildlife nature show from the deck. Whatever relax-cation you choose, you're sure to return home from Reedsport feeling refreshed!



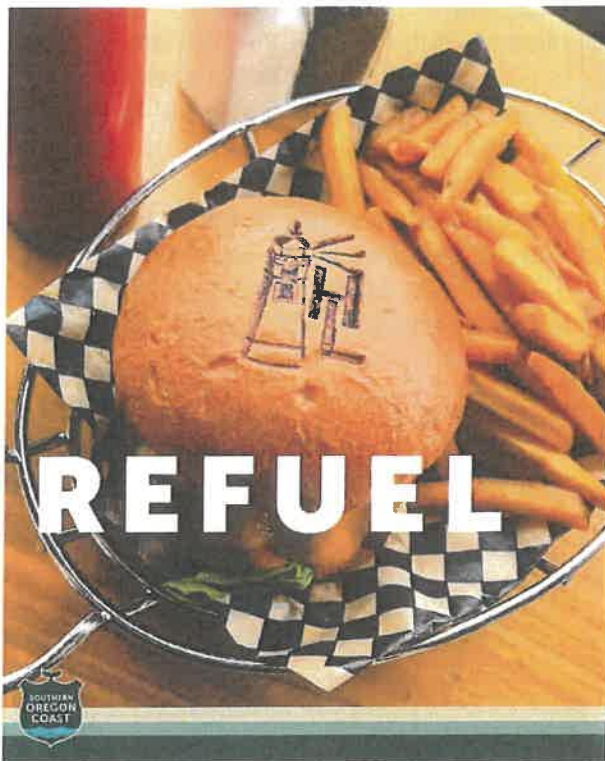
Want to feel the wind in your hair and the ocean breezes on your face? Plan your next vacation in Winchester Bay, Oregon! Book a fishing charter out on the ocean. Bring or rent a crab pot and fish right from the docks. Or simply spend your days walking the miles of sandy beaches. Your vacation in Winchester Bay will leave you feeling refreshed!



Explore nature in Reedsport, Oregon, and get that refresher course in the joy that you've been looking for! Venture out on the wild and scenic Umpqua River or take in the natural beauty of nearby Loon Lake. You'll find magnificent views, breathe clean, fresh air, and experience the wildlife that surrounds you. Book your next trip to Reedsport and return home feeling refreshed and ready for anything!



Head to Winchester Bay, Oregon and refuel your bike and your spirit! Looking for your next big adventure? Winchester Bay has it all - dunes, ocean, forests, and lakes. Spend your days adventuring and your nights by the campfire enjoying beers and good food with friends. Plan your next vacation in Winchester Bay and return home feeling rejuvenated!




You'll find all you need to refuel your mind, body, and spirit in Reedsport, Oregon! Fuel up on nature at the Umpqua River, nearby Lake Marie, or Loon Lake.. You can dine on delicious from-scratch recipes at Harbor Light Restaurant followed by dessert at the famous Sugar Shack. Stay at your favorite hotel or campground or explore the vacation rentals in the area for a whole new experience. Plan your next vacation in Reedsport and return home feeling refreshed!

Hashtags for IG

#southernoregoncoast #reedsportoregon

EAT, DRINK & BE MERRY - Reedsport

harbor light



eat
drink
& be merry!

ON THE SOUTHERN OREGON COAST

Indulge in the tantalizing tastes of the Southern Oregon Coast at Harbor Light Restaurant in Reedsport. Embark on a culinary journey that is guaranteed to satisfy your tastebuds. Dive into a feast of fresh seafood, local ingredients, and delectable dishes that celebrate the coastal charm of the region. Visit Harbor Light for your holiday gathering, a romantic dinner for two, or while you're out shopping for the holidays. A great place to create cherished memories!



club one



eat
drink
& be merry!

ON THE SOUTHERN OREGON COAST

Discover the perfect recipe for coastal bliss at Club One Restaurant and Lodge in Reedsport. Savor the flavors of the coast, raise your glass to breathtaking sunsets, and relish moments of joy. With delectable dining, handcrafted cocktails, and the Lodge's cozy comfort, your coastal escape awaits. Meet us at the 19th hole for an unforgettable experience at the Reedsport Golf Course. 🌲🍷🍸

two-shy brewing



**eat
drink
& be merry!**

ON THE SOUTHERN OREGON COAST

Raise your glass to happiness at Two Shy Brewing in Reedsport, Oregon. Enjoy the tastes of craft beers that capture the essence of the Southern Oregon Coast. Let the flavors of our brews take you on a journey, while you revel in the joy of great company. Come toast to the coast and experience the perfect blend of craft and camaraderie with friends and loved ones this holiday. 🍷🍺🍻🌲

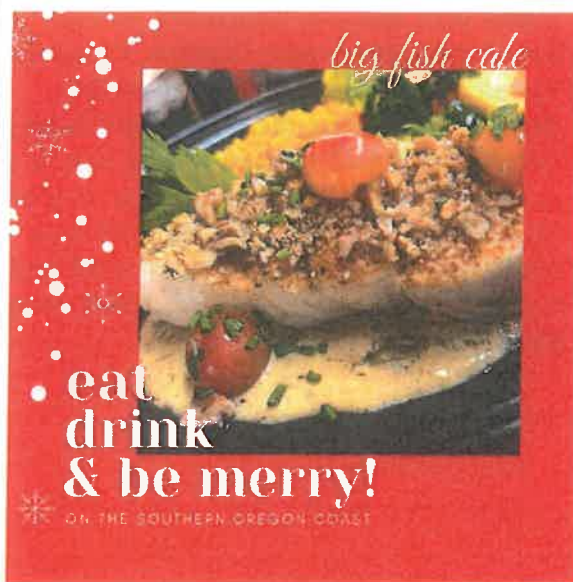
stillwagon distillery



**eat
drink
& be merry!**

ON THE SOUTHERN OREGON COAST

Make your holidays merry and bright on the Southern Oregon Coast with Stillwagon Distillery in Reedsport. Raise a glass to the season with their handcrafted spirits that warm the heart and delight the senses. Drink in the holidays and savor the flavors of the coast while creating cherished memories with friends and family. Join us for a festive sip and/or purchase some of their delightful rums as a gift and experience the true spirit of the season. 🍷🍸🍹🌲



Join us at Big Fish Cafe in Reedsport, Oregon for a delectable "Eat, Drink & Be Merry" experience overlooking the stunning Umpqua River. Indulge in coastal culinary delights and raise a toast to unforgettable moments with friends and loved ones. With fresh seafood, local flavors, and riverfront ambiance, Big Fish is your destination for holiday cheer. Come savor the flavors, clink glasses, and let the good times roll at Big Fish Cafe. 🍷🍽️



Get ready to be merry this holiday season at Crabby's in Winchester Bay on the Southern Oregon Coast. You'll find a cozy atmosphere, mouthwatering cuisine, and the joy of making memories with loved ones at Crabby's. Visit this holiday season for delectable dishes, warm drinks, and the spirit of the season. Share in the merriment and make them a part of your holiday story. 🦀🍷🍽️

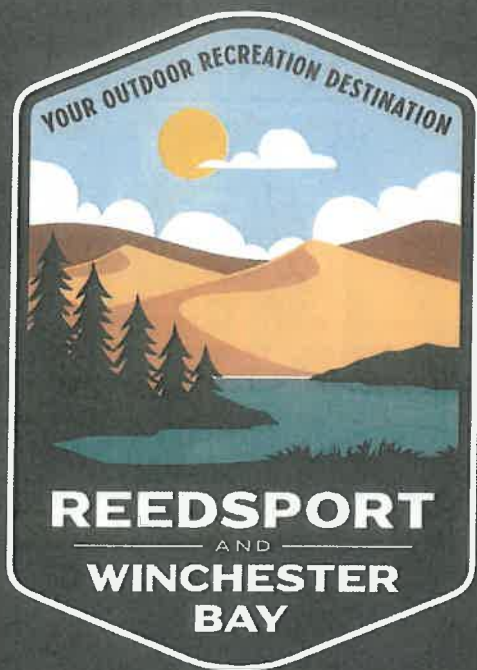


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WINCHESTER BAY**

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OPEN INVITATION

SPONTANEOUS VOYAGERS & METICULOUS PLANNERS



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EXPLORE local favorites your way



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REEDSPORT/WINCHESTER BAY

YOUR OUTDOOR RECREATION DESTINATION!



ELK VIEWING

Elk are visible almost every day of the year! A main viewing area, with an interpretive kiosk and restrooms, offers visitors the chance to learn about the elk and the site heritage.



REEDSPORT GOLF COURSE

This beautiful green 9-hole golf course is open to the public. Rated for several tee combinations for both men and women to meet the needs of all skill levels. The greens are pristine, set amongst mature spruce and alders, is well wind protected. Rental carts available.



UMPQUA DISCOVERY CENTER

Step inside the Umpqua Discovery Center and take a journey through time. Learn about the early explorers, logging, a fish cannery, and a tidewater town. Listen as the pioneers tell their tales. Experience OMSI exhibits on rain, wind and atmosphere. Find educational and unique items in the center gift shop. Fun for all ages.



FISHING

Fishing is a great way to spend a day on the Umpqua River or the Pacific Ocean. Fishing options include Coho Salmon, Chinook Salmon, Pink Fin Perch and crabbing for both Dungeness and Red Rock crab.



HIKING AROUND REEDSPORT

Within a 20-mile radius you can explore an abundance of trails that lead you into the Oregon Coastal region. Experience breathtaking views of waterfalls to the dunes! crabbing for both Dungeness and Red Rock crab.



June 15 – 18, 2023

You know it's Father's Day Weekend when you hear the buzz of more than three dozen chainsaws coming from Rainbow Plaza. Watch as skilled artists transform plain logs into amazing pieces of art over the course of four days.

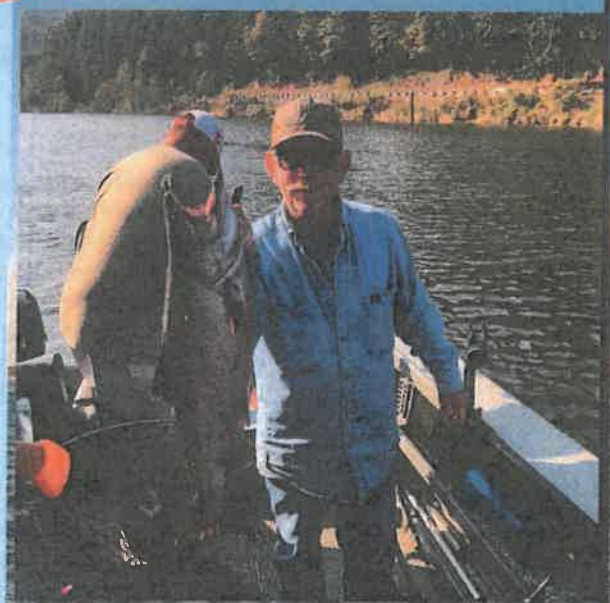
**Reedsport/Winchester Bay
Chamber of Commerce
reedsportcc.org**

541.271.3495 • Mon - Fri • 8am - 5pm

February 25	Lower Umpqua Fly Casters Expo
Late March	Spring Whale Watch
April 9	Lions Annual Easter Egg Hunt
May 13 - 14	Mother's Day Sidewalk Sale
May 28 - 29	Memorial Day Celebration
June 15 - 18	Oregon Divisional Chainsaw Carving Championship
June 16 - 18	Rock & Gem Show and Sale
June 17 - 18	Father's Day Sidewalk Sale
July 6	Riverfront Rhythms Concert
July 8 - 9	Lady & the Tramp Couples Tournament
July 22	Jack Dunn Memorial Golf Tournament
July 22	Junk Refunk Goes to the Beach
July 27	Riverfront Rhythms Concert
August 1	National Night Out
August 8 - 13	DuneFest
August 17	Riverfront Rhythms Concert
August 19	Fish Me Derby
August 19 - 22	Old Time Fiddlers District 5 - Fiddle at the Beach
August 26	Kool Coastal Nights Car Show
September 2	Battle of the Bones BBQ
September 2 - 4	S.T.E.P. Salmon Derby
September 3	Bill Humphrey's Benefit Golf Scramble
November 25	Small Business Saturday
December 1 - 2	Holiday Arts Festival
December 2	Discovery Center Free Admission
December 16	Reedsport Light Parade
Late December	Winter Whale Watch

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MINUTES OF THE REEDSPORT CITY COUNCIL WORK SESSION
JANUARY 8, 2024 AT 6:00 P.M. VIA ZOOM & IN PERSON

PRESENT: Mayor Linda McCollum
Councilors Chuck Miller, Allen Teitzel, Rich Patten, Debby Turner, and Rob Wright
(Student Councilor Hayden Adams was absent)
City Manager Deanna Schafer

OTHERS PRESENT: Dep. City Recorder Christina Crockett, Finance Director Michelle Fraley, Public Works Director Kimberly Clardy, Police Chief John Carter

WORK SESSION: Mayor McCollum opened the work session at 6:00 P.M.

A. City update from City Manager Deanna Schafer.

City Manager Deanna Schafer briefly reviewed projects completed in 2023, projects ongoing into 2024 and future projects intended for 2025. The projects included:

Projects Completed 2023

- Paving projects: 16th Street was fully reconstructed with funds contributed from Urban Renewal District Funds (City) a Douglas County Industrial Development Grant and the Prism Development (Developers of the adjacent apartment complex). Several areas of Maple Ct. were also reconstructed and paved.
- Bumble Bee boat launch improvements continues with this year the Oregon State Marine Board granting funds to enlarge rock and compact the parking area to improve drainage. A mural is in process and the first phase was completed but then delayed by graffiti damage. The perpetrator was caught on camera (one of the previously OSMB funded projects). Discussions have begun to potentially enhance the non-motorized launching ability along with other improvements to the waterfront. Most notable would be restructuring the docks in front of the UDC to incorporate a fishing pier.
- Rainbow Plaza was also graded and rocked as part of the OSMB small grant with funds contributed by the Reedsport Chamber of Commerce as well.
- ODOT ADA improvements are continuing along Highway 101 and appear to be mostly complete. The City has received citizen's comments from the improvements concerning improvement of quality of life.
- The City acquired the lot at 174 N. 18th from Douglas County as a donation. The City completed a Request for Proposal and awarded a project to demo structures, level and rock the lot for future improvements.
- Staff completed the excavation and rocking of Crestview Dr. hill which has caused damage to the road and the drainage gutter as water can pool in certain areas allowing it to cause deterioration. We will continue to monitor

the fix.

- A Business Oregon Seismic Rehabilitation project was completed at the Turner Station Fire Department.
- Staff has been successful in getting two street lights powered on in the Providence Subdivision.
- The City of Reedsport was able to hire a Chief of Police, welcome Chief John Carter and a Lieutenant, Lt. Bill Cutshall which replaces the previous Sgt.
- The City established and passed a 2.5% increase in local Transient Room Tax 30% of which can be retained for City Services and 70% is for tourism promotion.
- Staff was able to create a new position partly funded with **TRT** money and partly Urban Renewal District-Main Street funds. This person will work on compliance with the Oregon Main Street Program and tourism related projects.

Projects Ongoing into 2024

- The City is proposing to enter into a five year lease with Reedsport Collective, formerly Project Blessing for use of the building at Lions Park.
- The City is proposing to enter into a contract for fuel services with Tyree Oil for Cardlock use.
- The fire station addition design was completed by ZCS Engineers & Architects and staff has identified funding sources for the future expansion.
- The acquisition of Crestview Road as identified in the 1976 Covenants and Restrictions for the Alderwood Homeowners Association is awaiting 3 final signatures of the 17 homeowners.
- The Master Height Water Tower was cleared and a road punched in awaiting future funding for completing the project. The next phase will be design of the Water Tower.
- The design of the City Shop expansion is nearly complete and the next phase will be to continue saving and looking at options to fund the project.
- The City received \$3.7 million from Business Oregon for Seismic Rehabilitation Grants for both Police and Fire Departments which also includes some remodeling of the Police Station for modernization.
- The City continues to move forward with the Levee Rehabilitation project. Due to a delay of the County finishing the Natural Hazard Mitigation Plan for the area, the City was not able to obligate the FEMA grant for \$4 million as was awarded in 2023. Now that it is in the final stages of review by DLCD, the City was able to submit a request for an Extraordinary Exception to allow us to finalize the funding request. What this does is give us a year to complete the NHMP.
- The proposed Riverside RV Park on Port Dock Road continues with discussions regarding signage, wastewater capacity, zone changes, and the planning application. The owners are moving forward with the project, it has just taken a little longer than anticipated getting approval from the different agencies.

- Staff has been working with the Planning Commission and the City Council to review the ordinance(s) governing vacation rentals in the City. Now that the Housing Needs Analysis and Buildable Lands Inventory is complete by FCS Group and adopted by reference, the Council will be able to incorporate the results into the Comprehensive Plan. The next step will be to adopt policy revisions to the applicable code and set a fee for the building inspection by resolution.
- Staff continues to review and renew the Comprehensive Plan for future development.
- Staff continues to maintain contact with representatives at DFN for the proposed Fiber Installation across the Umpqua River.
- Staff continues to maintain information on the possible sale and development of the industrial lot in Gardiner that was the former home of the International Paper Mill.
- Staff continues to keep apprised of miscellaneous land acquisition opportunities with redevelopment potential.
- The City received a \$2.3 million dollar CDBG grant for the Forest Hills Pump Station and Force Main Improvements at 22nd Street and Bicentennial Park. The project is underway and anticipate a completion date of early 2025.
- Staff has received authorization for the installation of an ozone treatment that will be used during identified times of turnover to potentially eliminate the taste and odor issues with the City's water. It has been ordered and should arrive shortly.
- The City purchased a new back-up generator for the Clear Lake water plant and is it is all hooked up awaiting an arc flash study that will allow Peterson Cat to complete a startup.
- The City is continuing engineering of a by-pass so that the last Pressure Relief Valve can be rehabilitated and maintained in the future.
- The City engineer of record, Dyer Partnership continues to design a water line system in Winchester Bay. This will accomplish moving services to a new line, increased fire protection on Lighthouse Road and new services out to Triangle Campground. Douglas County is paying for the design and the improvements and anticipates having the project out to bid this spring with fall construction. The City has pledge approximately \$100,000 towards the project that has been estimated at \$5-7 million.
- The ODOT FLAP application to complete the engineering to complete the multi-nodal trail between Deans Creek and Winchester Bay was not selected for award last year and staff will reach out to ODOT and see if they intend to reapply this year.
- Staff has identified several locations that would benefit from a public restrooms including Bicentennial Park and Myrtle Grove Park. The City will submit an application to the Oregon Parks and Recreation Department during the spring 2024 grant cycle. The City had intentions of placing an additional public restroom at Rainbow Plaza, however the City could not utilize OPRD funding for that project since there is already one at the boat launch.
- The 10-year franchise agreement with Charter Communications is set to expire

this year. The City hired outside counsel with expertise in franchise agreements whom determined that the proposed agreement from Charter contained an extensive amount of changes that were not disclosed. This is ongoing and is being dealt with by outside legal services.

- ODOT is continuing the traffic study for the proposed "Fly-Over" on Highway 38 and E. Railroad. ODOT has identified a firm that is completing a traffic study that includes an engagement plan for community involvement which also includes a page on the City website dedicated to project updates and community involvement. This study is almost complete and will include a community open house on February 1, 2024 at 5:00pm.
- ODOT has finished the engineering plans for the proposed construction of the revisions to Highway 101 in uptown. Staff was in contact with ODOT last month whom is still expecting to have the project out to bid by this spring with the striping portion completed before the summer/holiday traffic.
- ODOT has prioritized the installation of the overhead light at Winchester Avenue and allocate the money from the City for those projects. ODOT will incorporate the requested light at 13th and 19th Street into the construction project in uptown.
- Staff was successful in working with Coos Forrest Protective Association and Stunzner Engineering to complete a defensible space survey of diseased, damaged and or dangerous trees on City property adjacent to homes and was awarded an Oregon State Fire Marshall grant. The project is nearly ready for a public kick off and a community meeting will be scheduled soon. The goal is to have the work completed by fire season.
- Staff received a grant from the Oregon Drinking Water Protection Department to conduct a timber survey/appraisal and forest management plan regarding the forests specifically surrounding the water plant due to concerns of the potential devastation to our plant and the watershed itself should a wildfire occur on or adjacent to the water plant. The lone parcel of land that is not owned by the City or other governmental agency will be included to establish a value and recommendations for management should the City be able to negotiate a purchase or conservation easement with the owners.
- Staff is working with a firm to complete a substantial amendment to the Urban Renewal District Plan which will extend the district for additional years in order to complete aspects of the plan that have not yet been finished. The project is nearly complete and is proposed to add commercial property to the district boundary.

Near Future Projects - 2024-26

- Levee Rehabilitation project to be out for bid by the fall of 2024, some in-water work may be completed in November.
- The City's lease with Douglas County for the Landfill is expiring in 2024. The County has a new Public Works Director and the City will negotiate a new lease.
- The City Sewer Master Plan expires in 2024.
- The City Water Master Plan expires in 2026 and City staff will continue working with The Dyer Partnership Engineers and Planners to implement a new plan

that meets state requirements prior to deadlines. This will also include a Water Conservation Management Plan.

- The City will be completing a Utility Rate Study in the near future.
- Staff will continue to advertise for citizen volunteers to complete a committee to begin reviewing the City Charter and recommending revisions to the City Council to be voted upon by the citizens at a future election.
- The City will be completing a Request for Proposals for a City Attorney.
- Three City Council positions and the Mayor positions will be expiring at the end of 2024.
- Side walk and Street Lighting is planned for Rainbow Plaza in the near future.

Mayor McCollum adjourned the work session at 6:55 p.m.

Mayor Linda McCollum

ATTEST:

Deanna Schafer, City Recorder

MINUTES OF THE REEDSPORT CITY COUNCIL JANUARY 8, 2024 AT 7:15 P.M.
CITY COUNCIL SESSION VIA ZOOM & IN PERSON

PRESENT: Mayor Linda McCollum
Councilors Chuck Miller, Rob Wright, Allen Teitzel, Rich Patten and Debby Turner
(Student Council Hayden Adams was absent)
City Manager Deanna Schafer
Interim City Attorney Melissa Cribbins

OTHERS PRESENT: Dep. City Recorder Christina Crockett, Public Works Director Kimberly Clardy, Finance Director Michelle Fraley, Chief Police John Carter, City Planner Hailey Sheldon, Alexander Kuestner, Sandy Donnelly, Robert Gray, Bill Cutshall, Cindy Dyke Janzen, Greg Martens, Molly Anne Hottel representing KDUN 1030 am radio, Joe Hottel, and Susan Martin.

Mayor McCollum called the meeting to order at 7:15 P.M.

1. CITIZEN COMMENTS

This time is reserved for citizens to comment on items that are not on the Agenda. Maximum of five minutes per item, please.

There were no citizen comments.

2. PRESENTATIONS, PROCLAMATIONS, AWARDS

A. Good Friends and Neighbor award – V-Kley's Tree Service LLC

Madam Mayor stated that the recipient of this award, Mr. VanderKley, was not able to attend the meeting on this evening.

B. Good Friends and Neighbor award – Cindy Dyke Janzen

Madam Mayor recognized Cindy Dyke Janzen of her varied and numerous contributions to the community. Cindy assisted Greg every step of the way with the winning ornament for Reedsport's first-ever DIY Holiday Ornament Contest. She helped organize and set-up the painting parties for community volunteers. She ran the painting parties and even donated Sugar Shack donuts for the event. Cindy went above and beyond what we expected and contributed many hours to the project.

C. Good Friends and Neighbor award – Greg Martens

Madam Mayor recognized Greg Martens of his varied and numerous contributions to the Community. Greg submitted the winning ornament for Reedsport's first-ever DIY Holiday

Ornament Contest. After winning, he stayed involved in every step of the process of recreating the ornament. Greg scrubbed and cleaned, applied primer and paint, and stenciled every one of the 58 buoys which decorated the Reedsport Holiday Tree at Lions Park in 2023. In addition, he helped set-up the painting area and added glaze to all of the buoys after the volunteers painted them. Greg went above and beyond what we expected and contributed over 80 hours to the project.

3. APPROVAL OF THE AMENDED AGENDA

The agenda was amended to remove item E from the Consent Agenda and add it to item E of General Business to allow further discussion.

Councilor Teitzel motioned to approve the amended agenda.

Councilor Turner seconded the motion.

MOTION:

that the City Council approve the agenda.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

4. CONSENT AGENDA

Routine items of business that require a vote but are not expected to require discussion by the Council are placed on the Consent Agenda and voted upon as one item. In the event that a Councilor or citizen requests that an item be discussed, it will be removed from the Consent Agenda and placed under General Business.

A. Approve minutes of the work session of December 4, 2023.

B. Approve minutes of the regular session of December 4, 2023

Deanna Schafer added corrected packet pages (37-39): minutes of the regular session of December 4, 2023.

C. Approve amended minutes of the work session of October 2, 2023.

D. Shall the City Council adopt Resolution 2024-001 adjusting fees?

In January 2010, the City Council was presented a Fee Resolution created to combine all fees charged by the City of Reedsport on to one schedule to be voted on at the beginning of each year.

To ensure that the City is charging a reasonable fee for its services, licenses and permits, a fee which offsets the cost of license issuance and related inspections and enforcement, it is important to periodically review the City's costs as compared to fees.

The attached fee schedule for 2024 identifies any fees that staff recommends to be increased, deleted or added. These new and recommended increased fees are outlined below and are based on comparing current fees with Cities of similar population and facilities.

Police

CD/DVD Copy – Increased from \$15.00 to \$20.00 first, \$10.00 to \$15.00 each additional.

Shelter Impound Fee – Increased from \$10.00 per day to \$20.00 per day

Public Services

Water After Hours Call-Out – Established cost is time and material

Public Works

Vac. Con Rental (Std. rate) Increased from \$110.00 per hour to \$225.00 per hour (includes one operator)

Vac. Con Rental (OT rate) Increased from \$122.00 per hour to \$275.00 per hour (includes one operator)

Backhoe Rental (Std. rate) Increased from \$90.00 per hour to \$112.00 per hour (includes one operator)

Backhoe Rental (OT rate) Increased from \$102.00 per hour to \$132.00 per hour (includes one operator)

Std. Labor Rate per person Increased from \$37.40 per hour to \$40.00 per hour (includes one operator)

OT Labor Rate per person Increased from \$56.11 per hour to \$60.00 per hour (includes one operator)

Dump Truck Rental (Std. rate) Established at \$107.00 per hour (includes one operator)

Dump Truck Rental (OT rate) Established at \$127.00 per hour (includes one operator)

Fork Lift Rental (Std. rate) Established at \$70.00 per hour (includes one operator)

Fork Lift Rental (OT rate) Established at \$90.00 per hour (includes one operator)

Boring Machine Rental (Std. rate) Established at \$225.00 per hour (includes one operator)

Boring Machine Rental (OT rate) Established at \$245.00 per hour (includes one operator)

Wacker Rental (Std. rate) Established at \$55.00 per hour (includes one operator)

Wacker Rental (OT rate) Established at \$75.00 per hour (includes one operator)

Asphalt Cutter Rental (Std. rate) Established at \$45.00 per hour (includes one operator)

Asphalt Cutter Rental (OT rate) Established at \$65.00 per hour (includes one operator)

There is an unknown fiscal impact to the recommended fee adjustments.

1. Adopt Resolution 2024-001 adjusting fees.*

~~E. Shall the City Council extend a Personal Services Contract with Tyree Oil Inc. for 24 hour card lock fuel services? (Moved to item E General Business.)~~

Councilor Teitzel motioned to approve the amended Consent Agenda.

Councilor Wright seconded the motion.

MOTION:

that the City Council approve the amended Consent Agenda.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

5. GENERAL BUSINESS

A. Councilor committee assignments by the Mayor.

City Manager Deanna Schafer stated annually, the Mayor makes assignments from the City Council membership to various Committees, Forums and Associations. The Mayor is being asked to make new assignments for the 2024 calendar year. All assignments with the exception of Council President and Alt. Council President (which hold a 2-year assignment) expire on December 31st of each year.

The following are the current Councilor Committee assignments for the previous year:

Council President

[expires December 2024]

Chuck Miller

Alt. Council President

[expires December 2024]

Allen Teitzel

Council Audit Committee

[meets as required]

Mayor Linda McCollum
Councilor Debby Turner

City Parks and Beautification Committee/City Tree Board

[meets in City Hall as required]

Allen Teitzel

City Attorney Evaluation

Full City Council

City Prosecutor Evaluation

City Manager

City Manager Evaluation

Full City Council

Municipal Judge Evaluation

Full City Council

League of Oregon Cities (LOC), Legislative Committee

[meets in Salem during the Summer before a legislative session]

Mayor Linda McCollum

Lower Umpqua Economic Development Forum

[Currently inactive, City Manager stated there has been discussion of potential future meetings]

Staff: City Manager
Council: Debby Turner

Traffic Safety Advisory Committee

[meets in City Hall on the third Tuesday of each quarter]

Councilor Debby Turner

Umpqua Experience Steering Committee

[meets in the Umpqua Discovery Center]

Mayor Linda McCollum

There is no fiscal impact.

Staff recommended appointing councilors to serve on the Cities boards and committees at the Mayor and Councils own discretion.

Councilor Teitzel motioned that the City Council adopt Councilor committee assignments for the 2024 calendar year.

Councilor Wright seconded the motion.

MOTION:

that the City Council adopt Councilor committee assignments for the 2024 calendar year.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

- B. Shall the City Council authorize a Lease Agreement with Reedsport Collective for a term of 5 years?

City Manager Deanna Schafer stated that the current Director, Susan Martin, is seeking Council approval to lease the Food Pantry building, formerly the Scout Hall at Lions Park, under a new name of The Reedsport Collective (herein referred to as Pantry), formerly under the name Project Blessing. The exclusive use of the premises is for the sole purpose of operating a food pantry on the leased premises, as well as any required administrative offices that solely serve the food pantry. Any other uses are subject to the prior written approval of the Lessor, The City of Reedsport.

The Pantry has undergone many changes since relocating to the Scout Hall in 2013, such as acquiring computer software for tracking food and patrons, office equipment, shelving,

refrigerators, freezers, a box truck for picking up food, which allows for more food to come into the Pantry, etc. The pantry uses the Open Distribution method, which is different than most food pantries. This method allows clients to come when they need and take what they need. The Reedsport Collective is now the only food pantry in Coastal Douglas County. The Pantry operates three days a week as well as online ordering and delivery.

The lease agreement is set to expire on January 1, 2029.

There is no fiscal impact.

Councilor Wright removed himself from any discussion of this item, as he is a board member of Reedsport Collective

Councilor Miller motioned that the City Council authorize the lease agreement with The Reedsport Collective for a term of five years, with the option to be renewed for up to one (1) successive five year period upon written consent of both parties.

Councilor Patten seconded the motion.

MOTION:

that the City Council authorize the lease agreement with The Reedsport Collective for a term of five years, with the option to be renewed for up to one (1) successive five year period upon written consent of both parties.

VOTE:

AYES 5 NAYES 0 ABSTAIN 1

(Mayor McCollum, Councilors Miller, Patten, Teitzel, and Turner voted in favor of the motion; Councilor Wright withheld his vote.)

- C. Shall the City Council adopt Ordinance 2024-1207, to adopt the Reedsport Comprehensive Plan to incorporate the findings of the city's 2023 *Economic Opportunities and Housing Needs Analysis* prepared by FCS Group?

City Planner Hailey Sheldon stated that in December of 2023, the City adopted the 2023 *Economic Opportunities and Housing Needs Analysis* by FCS Group (Ordinance 2023-1206). That document contains a "Housing Needs Analysis (HNA)," "Buildable Lands Inventory (BLI)," and "Economic Opportunities Analysis (EOA)."

The proposed amendments update findings contained in the Comprehensive Plan - specifically findings contained in Chapters V, VI, and VII, which were based on the City's old 2009 HNA, BLI, and EOA, prepared by the Benkendorf Associates Corp. and Johnson Reid, LLC.

The proposed amendments incorporate the findings of the new 2023 HNA, BLI, and EOA findings (alongside the prior 2009 findings, which are not necessarily in conflict) into Chapters V, VI, and VII.

OVERVIEW:

The proposed Comprehensive Plan text amendments include:

Chapter VI Housing and Population Element

1. Update Population section: population, age, and household size Census data
2. Update Housing section:
 - a. Update Housing Inventory subsection: unit type, unit occupancy Census data
 - b. Add Housing Affordability subsection: add housing affordability analysis by FCS Group
 - c. Modify Future Housing Needs subsection to include 2023 strategic housing needs forecast by FCS Group, based on capturing pent up regional demand
 - d. Update Net Buildable Average Needed and Net Buildable Acreage Available subsection: remove detailed findings from this section and refer instead to Chapter VII Land Use and Urbanization Element.

Chapter VII Land Use and Urban Element

1. Existing Development section:
 - a. Residential subsection: update to include recent (past 10 years) multifamily development and to remove juxtaposition between multifamily and mobile home park development.
 - b. Commercial subsection: remove narrative description of where certain commercial use categories are located throughout the city, specifically where tourist-commercial uses are located (to reflect the recent commercial re-growth in Old Town)
2. Future Land Use and Urbanization section:
 - a. Update Residential, Commercial, and Industrial subsections to include tables and findings of 2023 BLI
 - b. Commercial subsection:
 - i. Update to include post-2013 commercial and commercial mixed use zone and code changes.
 - ii. Add reference to 2023 BLI analysis of re-developable commercial land.

Chapter V Economic Element:

1. Update Employment section with 2023 EOA job growth projections
2. No substantial changes to Industry Clusters and Competitive Advantages section (based on 2009 data)

3. Add to Land Needs to Meet Future Opportunities section to include statement that it is uncertain if Reedsport contains sufficient land to accommodate its 20-year employment growth projections and note regarding re-development.
4. Recommendations section: remove outdated/completed recommendation regarding converting / re-zoning vacant residential land to commercial (completed in 2013, with addition of CMU zone).

These proposed amendments do not include policy or goal changes (except to delete policies or goals which have been made/completed/or are otherwise outdated).

There is an unknown fiscal impact.

Councilor Miller motioned that the City Council adopt Ordinance 2024-1207, to amend Reedsport Comprehensive Plan Chapters VI Housing and Population Element, VII Land Use And Urban Element, and V Economic Element, to incorporate the findings of the City's 2023 *Economic Opportunities and Housing Needs Analysis* prepared by FCS Group.

Councilor Turner seconded the motion.

MOTION:

that the City Council adopt Ordinance 2024-1207, to amend Reedsport Comprehensive Plan Chapters VI Housing and Population Element, VII Land Use And Urban Element, and V Economic Element, to incorporate the findings of the City's 2023 *Economic Opportunities and Housing Needs Analysis* prepared by FCS Group.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

- D. Shall City Council adopt Ordinance 2024-1208, amending the Reedsport's Municipal Code Chapters 10.64 Introductory Provisions, 10.72 Use Zones, and Chapter 10.76 Special Provisions and Regulations, to clarify and supplement the standards for vacation rentals?

City Planner Hailey Sheldon stated that in 2020, the Reedsport Planning Commission directed staff to consider the City's vacation rental and short-term rental policies and potential policy changes.

Planning Department staff researched vacation rental policies and prevalence, and presented findings to the Planning Commission and City Council on July 27 and August

2nd 2021, respectively. The City resolved to complete a Housing Needs Analysis to inform subsequent vacation and short-term rental policy changes.

The resulting 2023 Economic Opportunities and Housing Needs Analysis and accompanying Draft Vacation Rental Analysis, both by FCS Group, were researched and drafted between 2022 and 2023.

The 2023 Economic Opportunities and Housing Needs Analysis was presented to the Planning Commission and City Council in a Joint Work Session on August 15, 2023.

The Planning Commission and City Council then held another Joint Work Session on October 2, 2023, to consider the City's vacation rental and short term rental policies and potential policy changes.

The conclusions reached by the Work Session participants are the basis of the proposed municipal code amendments.

On December 28, 2023, the Planning Commission reviewed and recommended the Council adopt the proposed amendments.

The proposed municipal code text amendments are as follows:

1. Remove distinguishment between "vacation rentals" and "short-term rentals"; replace with distinguishment between "hosted" and "un-hosted" vacation rentals
2. Move standards for vacation rentals from Chapter 10.64 Introductory Provisions 10.64.030 Definitions, to a new section under Chapter 10.76 Special Provisions and Regulations: 10.76.170 Vacation Rentals.
3. Add requirement for inspection by the Building Official for compliance with Oregon Building Codes for a dwelling unit
4. Add requirement for assignment of "Local Responsible Person" and submission of Local Responsible Person Authorization and Acknowledgement form
5. Clarify parking and access requirement
6. Change "short term rental" (now "hosted vacation rental") from a permitted use to a conditional use, in the C-1 Commercial Transitional zone.
7. Change "short term rental" and "vacation rental" (now "hosted vacation rental" and "unhosted vacation rental," respectively) from permitted uses to conditional uses, in the CMU Commercial Mixed Use zone.

There is an unknown fiscal impact.

Councilor Patten motioned that the City Council adopt Ordinance 2024-1208, to amend Reedsport Municipal Code Chapters 10.64 Introductory Provisions, 10.72 Use Zones,

and Chapter 10.76 Special Provisions and Regulations, to clarify and supplement the standards for vacation rentals.

Councilor Turner seconded the motion.

MOTION:

that the City Council adopt Ordinance 2024-1208, to amend Reedsport Municipal Code Chapters 10.64 Introductory Provisions, 10.72 Use Zones, and Chapter 10.76 Special Provisions and Regulations, to clarify and supplement the standards for vacation rentals.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

- E. Shall the City Council extend a Personal Services Contract with Tyree Oil Inc. for 24 hour card lock fuel services?

City manager Deanna Schafer stated that On December 31, 2023 the contract to provide fuel services with Tyree Oil Inc. expired. The City has been using Tyree Oil Inc., mainly at the Reedsport Pacific Pride, site for the last ten years and has been pleased with the service provided.

Torrin Torgrimson of Tyree Oil, Inc. has stated that Tyree Oil will renew the contract exactly as it has been previously written between Tyree and the City of Reedsport.

Tyree has asked that the City Council consider a 5 year contract at the time of the previously executed contract. Prior to that, the City has renewed the contract every two years. The City would like to extend the contract for another 5 year contract. For the last several cycles the contract amount has remained the same and is well below the State of Oregon contract price.

The proposal from Tyree Oil, Inc will be comparable to the current price of \$.057 markup above the Eugene OPIS unbranded average rack price per gallon.

Councilor Teitzel motioned that the City Council extend a Personal Services Contract with Tyree Oil Inc. for 24 hour card lock fuel services once the date is updated on the lease agreement.

Councilor Patten seconded the motion.

MOTION:

that the City Council extend a Personal Services Contract with Tyree Oil Inc. for 24 hour card lock fuel services once the date is updated on the lease agreement.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

6. MISCELLANEOUS ITEMS

(Mayor, Councilors, City Manager, City Attorney)

1. Deanna Schafer stated that on February 1st there will be a community open house and semi-final railroad meeting from 5:00 pm to 6:00 pm.
2. Kim Clardy stated that there was a water break and that the vac-con gave way into a ditch, however, necessary repairs were made and nobody was hurt.
3. Kim Clardy stated that the arc-flash study is going to be done this week. Peterson Cat is scheduled to do initial startup on Monday January 15th.
4. Michelle Fraley stated that the audit is pending on GASB 97 from Debt Book.
5. Michelle Fraley announced Steve Miller's memorial services are scheduled on Saturday at the Mindpower Gallery from 1:00 pm to 3:00 pm.
6. Police Chief John Carter stated that there was extra traffic reinforcement on New Year's Eve and reported 19 stops. There were 5 citations and some warnings.
7. Councilor Rob Wright asked the question where City Council Vacancies are posted. Deanna Schafer responded that we post the notices on our website, on the lobby TV, Facebook, Dunes News, and to our press release list of about 48 people representing different news sources in our surrounding areas.
8. Councilor Allen Teitzel asked about when the Small Cities Meeting coming up is scheduled. Deanna Schafer stated that it is on February 22nd at the Umpqua Discovery Center from 11:00 am to 1:00 pm.

7. OPEN SESSION

- A. Shall the City Council authorize the City Manager to negotiate a contract?

Councilor Teitzel motioned that the City Council authorize the City Attorney and the Mayor to negotiate with Deanna Schafer a new contract.

Councilor Miller seconded the motion.

MOTION:

that the City Council authorize the City Attorney and the Mayor to negotiate with Deanna Schafer a new contract.

VOTE:

AYES 6 NAYES 0

(Mayor McCollum, Councilors Miller, Wright, Patten, Teitzel, and Turner voted in favor of the motion)

Linda McCollum, Mayor

ATTEST:

Deanna Schafer, City Recorder

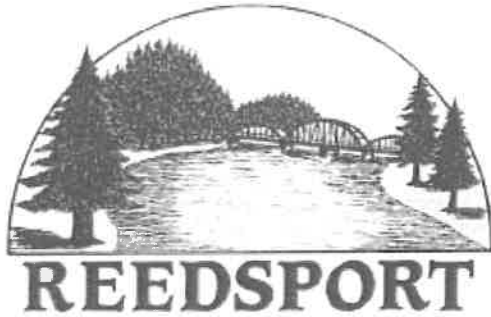
Financial Report - February 5, 2024 Quarterly Budget Meeting

Period ending 12.31.2023

Q2 (2023/2024) Target: 50%

General Fund 001				
	Budget	Actual		
Beginning Fund Balance	\$2,050,200	\$2,360,748	115%	* Audit Adjustment \$2,533,767
Revenue	\$3,073,215	\$2,099,850	68%	Rcv
*Expenditures	\$5,123,415	\$2,122,439	41%	Exp
Street Fund 002				
	Budget	Actual		
Beginning Fund Balance	\$324,874	\$476,340	147%	
Revenue	\$490,850	\$320,897	65%	Rcv
*Expenditures	\$803,724	\$490,181	61%	Exp
Water Utility Fund 003				
	Budget	Actual		
Beginning Fund Balance	\$757,193	\$937,875	124%	* Audit Adjustment \$964,964
Revenue	\$1,040,000	\$523,803	50%	Rcv
*Expenditures	\$1,763,543	\$543,837	31%	Exp
Wastewater Utility 004				
	Budget	Actual		
Beginning Fund Balance	\$1,256,000	\$1,926,515	153%	* Audit Adjustment \$1,955,533
Revenue	\$4,370,613	\$1,405,497	32%	Rcv
*Expenditures	\$5,056,913	\$1,703,932	34%	Exp
Stormwater Utility Fund 005				
	Budget	Actual		
Beginning Fund Balance	\$680,000	\$800,162	118%	* Audit Adjustment \$801,171
Revenue	\$1,644,150	\$555,134	34%	Rcv
*Expenditures	\$2,316,150	\$322,148	14%	Exp
Bicycle/footpath Fund 007				
	Budget	Actual		
Beginning Fund Balance	\$60,140	\$60,118	100%	
Revenue	\$4,625	\$2,939	64%	Rcv
*Expenditures	\$64,765	\$0	0%	Exp
Fire Equipment Fund 014				
	Budget	Actual		
Beginning Fund Balance	\$60,500	\$55,130	91%	* Audit Adjustment \$68,314
Revenue	\$75,400	\$26,998	36%	Rcv
*Expenditures	\$135,900	\$6,571	5%	Exp
Dunes NRA Fund 016				
	Budget	Actual		
Beginning Fund Balance	\$20,000	\$18,985	95%	
Revenue	\$250,500	\$107,322	43%	Rcv
*Expenditures	\$270,500	\$127,026	47%	Exp
Riverfront Fund 017				
	Budget	Actual		
Beginning Fund Balance	\$143,750	\$180,793	126%	
Revenue	\$149,700	\$98,550	66%	Rcv
*Expenditures	\$281,950	\$88,302	31%	Exp

System Development Fund Water 020				
	Budget	Actual		
Beginning Fund Balance	\$137,140	\$128,605	94%	
Revenue	\$27,980	\$6,551	23%	Rcv
*Expenditures	\$165,120	\$0	0%	Exp
Sys. Development Fund Wastewater 021				
	Budget	Actual		
Beginning Fund Balance	\$311,000	\$311,383	100%	
Revenue	\$6,000	\$5,258	88%	Rcv
*Expenditures	\$317,000	\$0	0%	Exp
System Development Fund Stormwater 022				
	Budget	Actual		
Beginning Fund Balance	\$11,000	\$2,415	22%	
Revenue	\$5,343	\$929	17%	Rcv
*Expenditures	\$16,343	\$0	0%	Exp
General Capital Fund 025				
Beginning Fund Balance	\$432,300	\$422,558	98%	
Revenue	\$2,541,420	\$1,569,916	62%	Rcv
*Expenditures	\$2,966,420	\$1,181,534	40%	Exp
Dial-A-Ride Fund 034				
	Budget	Actual		
Beginning Fund Balance	\$1,500	\$5,205	347%	
Revenue	\$43,070	\$10,870	25%	Rcv
*Expenditures	\$43,050	\$29,516	69%	Exp
Animal Shelter Fund 035				
	Budget	Actual		
Beginning Fund Balance	\$25,000	\$31,318	125%	
Revenue	\$65,300	\$11,566	18%	Rcv
*Expenditures	\$90,300	\$9,160	10%	Exp
Library Fund 036				
	Budget	Actual		
Beginning Fund Balance	\$1,000	\$1,479	148%	
Revenue	\$4,600	\$2,401	52%	Rcv
*Expenditures	\$5,600	\$2,463	44%	Exp
Police Capital Fund 037				
	Budget	Actual		
Beginning Fund Balance	\$230,000	\$220,148	96%	
Revenue	\$65,400	\$49,225	75%	Rcv
*Expenditures	\$295,400	\$23,126	8%	Exp
CERT Program Fund 038				
	Budget	Actual		
Beginning Fund Balance	\$1,435	\$1,473	0%	
Revenue	\$510	\$45	9%	Rcv
*Expenditures	\$1,945	\$0	0%	Exp



CITY OF REEDSPORT

**451 Winchester Avenue
Reedsport, OR 97467-1597
Phone (541) 271-3603
Fax (541) 271-2809**

Honorable Mayor and
Members of the City Council
Reedsport, Oregon

Council Letter 024-007
Agenda of February 5, 2024
RE: City Councilor Appointment

ISSUE:

Shall the City Council appoint a person to City Council Position #2 for a term ending December 31, 2024?

BACKGROUND:

Currently the City of Reedsport City Council has a vacancy with a term expiring on December 31, 2024. The applicant appointed to this position will need to run for election in the November 2024 general election if they wish to continue.

Attached you will find three applications for the City of Reedsport City Council. Applicants are listed alphabetically by last name.

Applicant – Sandra Donnelly

Applicant – Alexander Kuestner

Applicant – Cindy Wegner

As directed City staff has prepared a list of questions, each applicant will be asked to respond to during the meeting.

COUNCIL ALTERNATIVES:

1. Appoint a person to City Council Position #2 for a term ending December 31, 2024.
2. Table this issue and instruct staff to advertise for citizens interested in serving on the City of Reedsport City Council.

RECOMMENDATIONS:

Staff recommends appointing a City Councilor at the Mayor and Councils own discretion.

Deanna Schafer
City Manager

RECEIVED

JAN - 5 2024



CITY OF REEDSPORT

451 Winchester Avenue
Reedsport, OR 97467-1597
Phone (541) 271-3603
Fax (541) 271-2809

APPLICATION FOR CITY OF REEDSPORT BOARD/COMMITTEE/COMMISSION

Name: Sandra Rose Donnelly

Address: 157 Surain Ct. (mailing P.O. Box 357)

Home Phone: 541-662-2604 Work Phone: _____

E-Mail Address: sdonnelly26@gmail.com

Please mark all boards and committees to which you are interested in participating with:

- ☐ Parks and Beautification Committee.....(3 year term appointed by Council)
- ☐ Budget Committee.....(3 year term appointed by Council)
- ☐ Dangerous Buildings Abatement Board of Appeals.....(3 year term appointed by Mayor)
- ☐ Planning Commission.....(4 year term appointed by Council)
- ☐ Traffic Safety Advisory Committee.....(3 year term, appointed by Council)
- ☐ Umpqua Experience Steering Committee.....(3 year term appointed by Council)
- ☐ Urban Renewal District Advisory Committee.....(4 year term appointed by Urban
Renewal Agency)
- ☒ Other (Please List): City Council

Please provide an answer to the following questions:

1) I have been a qualified resident since: Sept. (Month) 2012 (Year)

2) Please briefly explain why you wish to serve the community in this capacity:

see attached

3) Please briefly explain what prior experience, community service, or background you have in this area: (Attach additional sheets if necessary.)

See attached

4) Please provide us with a brief biographical outline, topics may include education, employment, etc: (Attach additional sheets if necessary.)

See attached

5) Please provide us with three (3) professional references:

Name: *Mark Bedard* Phone #: *541-662-0543*

Name: *Carol Byron* Phone #: *541-962-9287*

Name: *Darrin Rose* Phone #: *541-707-0219*

Jerry Wling

(208) 827-0208

I affirm that the information provided above is true and correct to the best of my knowledge and request that my application be considered for service on the above-marked board, committee, and/or commission(s).

Signature

Date

2. Please briefly explain why you wish to serve the community in this capacity.

I think I have a unique perspective to offer to the council. I was born in Winchester Bay and graduated from Reedsport High School. I went away to college and returned to Reedsport 45 years later.

This gives me a unique perspective knowing the Reedsport of the 1950s, 60s, and 70s and today.

3. Please briefly explain what prior experiences, community service, or background you have in this area.

I remember Tommy Tymchuk telling me the importance of community service when I was about 14 years old.

He's the reason why I've been a member of the Lions Club for 30 years-First in Island City, Oregon and then here in Reedsport-Where Tom inducted me.

I was a member of the Island City City Council for 2 terms-8 years.

During that time we build a water tower that greatly increased our water capacity.

I was Island City's member on the La Grande Library Committee which spearheaded the construction and opening of a 2 million dollar library that serves the community La Grande and the small communities nearby.

While living in Island City, I also started a community wide event every December that provided food and toys for needy families. The school kids had a competition to provide food, the local businesses (especially the FORD Dealership and Food Warehouse) held toy drives so the children would have gifts under the tree. La Grande Rural Fire Department sorted the items and delivered them. I coordinated this activity for more than 15 years.

When I lived in the Palm Springs Area I was a member of California Retired Teachers-Coachella Valley Chapter.

Since returning to Reedsport I became a member of the Reedsport Area Lions. We raise money to provide glasses and hearing aids to needy people. We also do sight screening, Flags for Firstgraders, and purchase shoes and other clothes for kids.

I also was elected to the Reedsport School Board. I served there for more than 4 years-until I took a position as Counselor at Reedsport Community Charter School.

I have been a volunteer mentor with the ASPIRE program at RCCS. I also have worked with the counselor in a volunteer position on local scholarships.

I was one of the 3 petitioners that got the Lower Umpqua Library bond measure on the ballot. We lobbied the County Commissioners and collected signatures for weeks to get enough to have the measure on the ballot. Our library was the only one in Douglas County that did not close after the commissioners took the funding away. We ran with volunteers until the measure went into effect.

4. Please provide us with a brief biological outline, topics may include education, employment, etc.

I was born in Winchester Bay in 1950. I attended Highland, Pioneer, and Reedsport High School graduating as a member of National Honor Society in 1968. I attended Oregon College of Education, graduating in 1972 with a BS in education. My first teaching position was at Elizabeth Field, South Australia. I returned to American in 1975, finding a teaching position in Coos Bay. At this time I also attended Oregon College of Education-Oregon State University graduating with a MS in Counseling. After being a counselor at Marshfield for one year I accepted a position in La Grande to work with 3 other people to set up and begin an elementary counseling program. I worked in the La Grande School District for 31 years. I was an elementary counselor, high school counselor, and elementary principal. I also taught classes at Eastern Oregon University in education and facilitated Love and Logic Classes with parents and school staff.

I think I have actually retired more times than Jim Wells.

I worked for one year at Mitchell Page Middle School in La Quinta, Ca.

In Reedsport I have worked for a total of almost 3 years (two different times) as the counselor at RCCS.

My husband and I have been members of corvette groups since we lived in La Grande. Currently we are members of the Cascade Corvette Group located in Eugene.

I love football, both Oregon DUCK football, and Westview High School football in San Diego where my son is the coach, and my grandson is a player. I also support Westview High School Volleyball where my granddaughter plays.

And finally, I am a hiker. During 2023 I hiked 900 plus miles. Any day you can find me (with my two partners) on a local trail or street.

2. Please briefly explain why you wish to serve the community in this capacity.

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And finally, I am a hiker. During 2023 I hiked 900 plus miles. Any day you can find me (with my two partners) on a local trail or street.

TASKS

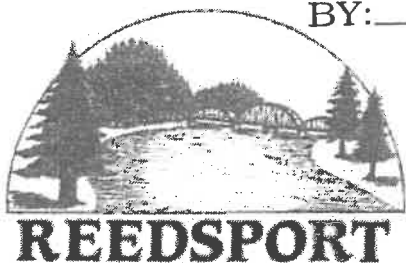
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DEC 29 2023

BY: _____



CITY OF REEDSPORT

451 Winchester Avenue
Reedsport, OR 97467-1597
Phone (541) 271-3603
Fax (541) 271-2809

APPLICATION FOR CITY OF REEDSPORT BOARD/COMMITTEE/COMMISSION

Name: Alexander Rolf Kuestner

Address: 751 Elm Ave, #10 Reedsport, OR 97467

Home Phone: (425) 381-0599 Work Phone: (541) 271-3500

E-Mail Address: arkuestner@gmail.com

Please mark all boards and committees to which you are interested in participating with:

- ☐ Parks and Beautification Committee.....(3 year term appointed by Council)
- ☐ Budget Committee.....(3 year term appointed by Council)
- ☐ Dangerous Buildings Abatement Board of Appeals.....(3 year term appointed by Mayor)
- ☐ Planning Commission.....(4 year term appointed by Council)
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- ☐ Umpqua Experience Steering Committee.....(3 year term appointed by Council)
- ☐ Urban Renewal District Advisory Committee.....(4 year term appointed by Urban
Renewal Agency)
- ☒ Other (Please List): City Council

Please provide an answer to the following questions:

1) I have been a qualified resident since: April (Month) 2022 (Year)

2) Please briefly explain why you wish to serve the community in this capacity:

I have always been very interested in public service and in politics. I want to become more involved in the community here in Reedsport and I like to come up with helpful ideas. Joining the city council seems like a way that I could achieve this.

3) Please briefly explain what prior experience, community service, or background you have in this area: (Attach additional sheets if necessary.)

While this would be my first political position, I have both worked and volunteered in public service positions for almost 20 years, most of which was in libraries. This was in Oregon, Washington, Hawaii, and Texas. I also taught English at a high school in Thailand for one year and volunteered at a genealogical society in Washington for three years.

4) Please provide us with a brief biographical outline, topics may include education, employment, etc: (Attach additional sheets if necessary.)

I have a bachelor's degree in history from the University of Washington, and two master's degrees (Asian studies and library and information science) from the University of Hawaii at Manoa. I am the current director of Lower Umpqua Library District and have served in that role since April 2022. Prior to that, I worked for the Hawaii State Public Library System for six years. I started my first library job in March 2004 and have mostly worked in that field ever since.

5) Please provide us with three (3) professional references:

Name: Christine Thomas Phone #: (916) 893-0761

Name: Ron Eberlein Phone #: (541) 271-5873

Name: Gary Goorhuis Phone #: (541) 290-1599

I affirm that the information provided above is true and correct to the best of my knowledge and request that my application be considered for service on the above-marked board, committee, and/or commission(s).

Alexander Kuestner
Signature

12/28/2023
Date

RECEIVED

DEC 18 2023

BY: _____

CITY OF REEDSPORT

451 Winchester Avenue
Reedsport, OR 97467-1597
Phone (541) 271-3603
Fax (541) 271-2809



APPLICATION FOR CITY OF REEDSPORT BOARD/COMMITTEE/COMMISSION

Name: Cindy Wegner

Address: 100 River Bend Rd Spc 77

Home Phone: 559 269-3702 Work Phone: (retired)

E-Mail Address: cdps1953@gmail.com

Please mark all boards and committees to which you are interested in participating with:

☐ Parks and Beautification Committee.....(3 year term appointed by Council)

☐ Budget Committee.....(3 year term appointed by Council)

☐ Dangerous Buildings Abatement Board of Appeals.....(3 year term appointed by Mayor)

☐ Planning Commission.....(4 year term appointed by Council)

☐ Traffic Safety Advisory Committee.....(3 year term, appointed by Council)

☐ Umpqua Experience Steering Committee.....(3 year term appointed by Council)

☐ Urban Renewal District Advisory Committee.....(4 year term appointed by Urban
Renewal Agency)

☒ Other (Please List): CITY COUNCIL

Please provide an answer to the following questions:

1) I have been a qualified resident since: 08 (Month) 2017 (Year)

Enclosed:

Application
Cindy Wegner Profile
1 Printed Reference

2) Please briefly explain why you wish to serve the community in this capacity:

I began my attached profile with "why I want to run for City Council." To elaborate, I see some real opportunities for better networking and communication within the community about available ways to become more involved and strengthen the community. As a gateway to the Dunes and other recreation, we can work on our draw for visitors. Serious infrastructure and socio-economic concerns need to be prioritized. I am ready to go to work.

3) Please briefly explain what prior experience, community service, or background you have in this area: (Attach additional sheets if necessary.)

Please see profile attached. Page 2

4) Please provide us with a brief biographical outline, topics may include education, employment, etc: (Attach additional sheets if necessary.)

Please see profile attached. Pages 1 and 2.

5) Please provide us with three (3) professional references:

Name: Richard D. Purn Phone #: 541-784-5713

Name: Cruz Ramos Phone #: 559 364-6006

Name: Laura Esburn Phone #: 541 662-0525
Board member Lower Umpqua German and Lapidary Society

I affirm that the information provided above is true and correct to the best of my knowledge and request that my application be considered for service on the above-marked board, committee, and/or commission(s).

Cindy Wegner
Signature

December 16, 2023
Date

Cindy Wegner Profile

ANSWER TO QUESTION 2

Why I want to run for City Council:

I was born and raised in Fresno California, but I spent much of my youth on the Central Coast of California. Reedsport reminds me of the small communities there that meant so much to me as a kid. I felt an immediate attachment when I landed here in 2013. I want to learn more about Reedsport and the surrounding area so that I can give back to the community that welcomed me. I know that inevitable growth and changes will bring even more challenges that need to be met with informed minds dedicated to the best interest of all the people of our town.

ANSWER TO QUESTION 4

Education:

Fresno High School graduate/ Edison High School-took part in pilot integration program

Fresno City College— Started attending at age 16. AA History/2 foreign languages

California State University Fresno —

BA Magna Cum Laude History

Masters with Distinction Tri-Disciplinary Major Political Science, History, and Education

Westland College - Technical degree in computer programming and hardware

Employee of:

Nicola's Restaurant 1976-1988 Daytime Floor Server and trainer for serving staff and management. Freelance private cheffing and private catering. It put me through college!

Professional career:

Co-owner/Officer Complete Computing, Inc 1985-2018 I served as trusted advisor to roughly 60 substantial businesses, placing and maintaining the computer networks upon which their high-end vertical accounting software ran. We were on call 24x7x7 for on-site and remote support. We also had 4 full-time employees. We were UNIX, Microsoft, and HP Partners.

We catered to:

Agriculture-grower/packer/shipper/cold storage/branch location(s) out-of-state

Examples: Dovex, Fruit Patch, Errotabere Ranches, Pappas Family Farms, Vignolo Farms

Small cities like City of San Joaquin, Firebaugh, Jackson, Gridley

Construction Medical Practice 20 Miscellaneous Small Businesses

Community involvement Fresno:

I was involved in local Fresno government through the Republican Central Committee and Republican Women, working on campaigns and editing the latter's newsletter. I volunteered for the MS society. My company offered paid internships for students entering the workforce and technology students headed for graduate work, and my Partner and I did free and fee-based tutoring and counseling for high school students.

After visiting my relatives in Oregon in 2012, I fell in love with the state. After I was widowed, I started traveling back and forth to the Reedsport area and then moved permanently in 2017 when I retired. In 2021, Fred Wegner (a Reedsport resident since 2007) and I were married. We have known each other since High School.

ANSWER TO QUESTION 3

Community involvement Reedsport: I was Secretary of the River Bend Residents Committee. I am a member of the Lower Umpqua Gem and Lapidary Society. I am particularly proud of the permanent collaboration I spearheaded with the Lower Umpqua Library that resulted in a display case and expansion of their resources on related subjects for the kids and adults of Reedsport and surrounding areas. I am a member of the Friends of the Library. I recently joined the Main Street Program. I welcome other opportunities to serve.

Things I like to do in my spare time:

Explore the expanse from North Bend to Florence. Walk the river and beaches and do a little rockhounding. Cook and garden. Read and research.

Keep my long distance relationships with my step-grandkids and grand nieces and nephews going strong.

Thank you for your consideration,

Cindy Wegner



Cruz Ramos Reference for Cindy Wegner

December 15, 2023

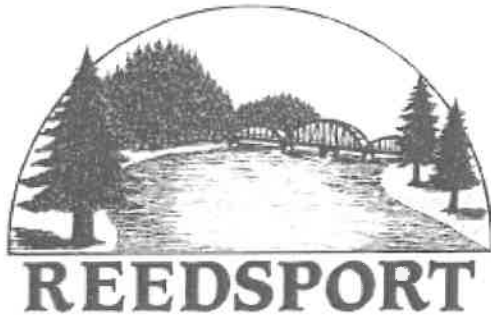
I met Cindy Wegner through my position as City Manager of the City of San Joaquin. Her company provided my computer/IT service. I was so impressed that I referred her to my son's business.

That is where we found we shared many similar thoughts and goals, including those about public service. I have never met a consultant as conscientious, courteous, and thorough as Cindy.

As time passed, we became close friends as well. I trust her wholeheartedly, and I think the town and its residents will be well served having her on the City Council.

Sincerely,

Cruz Ramos



CITY of REEDSPORT

**451 Winchester Avenue
Reedsport, OR 97467-1597
Phone (541) 271-3603
Fax (541) 271-2809**

Honorable Mayor and
Members of the City Council
Reedsport, Oregon

Council Letter 024-008
Agenda of February 5, 2024
RE: City Attorney Services

ISSUE:

Shall the City Council select a proposal and negotiate a contract for City Attorney Services?

BACKGROUND:

Due to unforeseen health reasons and passing of Steve Miller, the City's long-time Attorney of Record, a vacancy was created in City Attorney Services. On January 12, 2024, a Request for Proposals for City Attorney Services were sent out to the Coos and Douglas County Bar Associations, posted on the League of Oregon Cities job board, and the city website. In addition, several area law firms with directly provided with the request.

The city received four proposals by the deadline of January 26th at 4:00 pm. The City Mayor Linda McCollum, Council President Chuck Miller, and City Manager Deanna Schafer scored each proposal on Tuesday January 30th.

Three of the proposals were considered and one was ruled out based on the time allocated in the proposal to spend on City related business was not adequate. Based on the scoring of the remaining proposals it was decided that personal interviews were not warranted. The firm selected with the highest scores, Melissa Cribbins Law, is the firm that has been representing the City as interim City Attorney for several months and has done an outstanding job in filling that vacancy.

FISCAL IMPACT:

The position is budgeted in the proposed 2023-2024 budget.

COUNCIL ALTERNATIVES:

1. Approve a proposal and negotiate a contract with Melissa Cribbins Law firm for City Attorney Services.

2. Decline to approve a proposal and negotiate a contract for City Attorney Services and instruct Staff to solicit new candidates.
3. Table this issue until a determined time.

STAFF RECOMMENDATION:

Staff recommends alternative #1.

Deanna Schafer
City Manager