

COOS COUNTY URBAN RENEWAL AGENCY
REGULAR BOARD MEETING
7:30 a.m. Tuesday, September 29, 2020
Port of Coos Bay, 125 Central Avenue, Coos Bay, Oregon 97420
Zoom Webinar

ATTENDANCE

Agency Board Members:

Chairman Todd Goergen, At Large; Eric Farm, Port Commissioner; Howard Graham, City of North Bend; Mike Erbele, City of North Bend; Lucinda DiNovo, City of Coos Bay; Joe Benetti, City of Coos Bay; and Melissa Cribbins, Coos County.

Guests:

John Burns, Port Staff; Lanelle Comstock, Port Staff; Mike Dunning, Port Staff; Margaret Barber, Port Staff; Krystal Moffett, Port Staff; Nathan McClintock, Legal Counsel; and Maeora Mosieur, CCURA Budget Committee.

1. CALL MEETING TO ORDER

Chair Todd Goergen called the meeting to order at 7:32 a.m.

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

A. Approval of June 23, 2020 Board Meeting and Budget Hearing Minutes

Upon a motion by Howard Graham (Second by Mike Erbele), the Agency Board Members voted to approve the June 23, 2020 Board Meeting and Budget Hearing Minutes. **Motion Passed.**

4. ACTION ITEMS

A. Transpacific Parkway Drainage Project – Presented by Mike Dunning

The Port of Coos Bay approached the Coos County Urban Renewal Agency (CCURA) to address drainage issues at the south end of Transpacific Parkway at two specific areas. During periods of high rainfall, the road is overtopped with water and may reach levels in excess of 8” at the crown of the road. Depending on rainfall accumulation and frequency, this water can remain over the road for an extended period of time. This creates hazardous driving conditions and undermines the integrity of the existing road structure.

The Coos County Road Department conducted limited surveys of the southern area where flooding occurs. It is their belief that the area around the roadway historically drained to the south and into the bay, and overtime, natural drainage was affected by the infill and use of the existing sand pits on Port property. This does not necessarily explain the area of flooding immediately to the north.

This is a multi-phased project and each phase will only move forward upon written authorization from the Port. There are multiple wetlands in vicinity of the road, and any drainage improvements will likely require permitting activities. The goal of this project is to keep standing water off the roadway.

Project Scope:

Survey Transpacific Parkway from approximately station 2+50 to 54+50 (Coos County Survey) to establish elevations sufficient to determine alternatives to drain standing water from the roadway and adjacent area (not existing wetlands). The Port believes the drainage issues at areas 1 and 2 are due to improper functioning of the existing culvert at STA. 2+50. Area 3 appears to hold water due to lower elevations between STA. 30+00 and STA. 54+00. This project consists of 3 phases listed below.

Phase 1: Surveys and Alternatives

1. Conduct necessary surveys to develop drainage alternatives.
2. Propose feasible alternatives to drain water away from the road.
3. Develop budget estimates for each proposal:
 - a. 30% design
 - b. 100% design/construction documents
 - c. Construction estimates
 - d. QC/engineering support

Phase 2: 30% Design and Permitting

1. Develop 30% design and engineering for the selected alternative.
2. Provide an estimate for permitting activities.

Phase 3: 100% Design and Engineering/Construction Documents

1. Develop construction documents
2. Develop bid docs
3. Obtain required permits
4. Provide QC/engineering support

The Port provided a Request for Quotes (RFQ) to three engineering firms in Coos Bay/North Bend. Two declined to quote and SHN provided a quote for Phase 1. Once Phase 1 is complete, the Port will evaluate design and budget proposals and reengage CCURA with a proposal to move forward to Phases 2 and 3.

Melissa Cribbins asked for confirmation of the process, that once Phase 1 surveys were complete there would be another Board meeting to evaluate the recommendations before moving forward to Phases 2 and 3. Mike Dunning confirmed.

Upon a motion by Howard Graham (Second by Mike Erbele), the Agency Board Members voted to authorize the Port of Coos Bay to enter into a contract with SHN Consulting Engineers and Geologists, Inc., on behalf of CCURA, for the North Spit Drainage Project Phase 1 Scope of Work (Surveys, Alternatives and Budget Development), in the amount of \$20,300. **Motion Passed.**

B. Oregon Certified Shovel Ready Sites Program – Presented by Margaret Barber

The Port receives inquiries from business interests around the world about potentially siting a facility at the Port of Coos Bay. Many of these are looking for an existing facility that can be repurposed for their intended use. The Port cannot provide this option but there are tremendous opportunities considering the geographic location, Port-owned railroad, close access to open water, and other area advantages. The Port has identified the North Spit as the most appropriate area for future development, in particular the North Bay Industrial Marine Park.

The Port is actively marketing the North Bay Industrial Marine Park for new development opportunities. The Certified Shovel Ready Program through Business Oregon provides an opportunity to increase visibility of the site and assure potential developers of its suitability for future development within a 180-day period. Business Oregon prioritizes marketing of Certified Shovel Ready Sites through its Oregon Prospector site.

The process to become Certified Shovel Ready includes submission of a letter of commitment to Business Oregon, as well as supporting documents. Supporting documents include a Phase I Environmental Site Assessment, an Archaeological Predetermination letter from SHPO, a Title Report, and a DSL approved Wetland Delineation report. Business Oregon offers funding through the Special Public Works Fund to support development of the application materials up to \$60,000, or 85% of the total project cost. The Port has already completed a DSL approved wetland delineation on portions of the site, which would likely reduce the total project cost. The Port is seeking matching funds from CCURA to support certification of the North Bay Industrial Marine Park as shovel ready. The Port will apply for a \$60,000 grant through the State's Special Public Works Fund and is requesting matching dollars from the CCURA of \$9,000.

Howard Graham asked if project development would be dependent on septic or if it would tie into Coos Bay's system. Ms. Barber stated that septic shouldn't affect certification. It would likely be looked at as part of the documentation, but it shouldn't impact whether the site would be certified.

Upon a motion by Mike Erbele (Second by Joe Benetti), the Agency Board Members voted to approve CCURA funds not to exceed \$9,000 to be used as match in certifying the North Bay Industrial Marine Park as an Oregon Certified Shovel Ready Site. **Motion Passed.**

5. DISCUSSION ITEMS

A. Board Vacancies and Term Renewals

Chair Todd Goergen stated Agency Board members will have terms coming for renewal at the end of the year. Those sponsor entities need to make recommendations for their representatives. This

needs to be done in a certain timeframe in order to be approved by the County Commissioners prior to term expiration. John Burns stated the election in about 30 days may have some impact on the representation. Chair Goergen stated that action then needs to be taken after the election; this is just a reminder now.

6. **PUBLIC COMMENT**

7. **SCHEDULE NEXT MEETING DATE** – To Be Determined.

8. **OTHER/ADJOURN**

Todd Goergen adjourned the meeting at 7:49 a.m.