

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE August 16, 2016	AGENDA ITEM NUMBER
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TO: Mayor Shoji and City Councilors

FROM: Rodger Craddock, City Manager

ISSUE: **Old Wireless Lane Property Purchase**

BACKGROUND:

In 1998, there was an amendment to the City's Urban Growth Boundary (UGB), and a subsequent Annexation of 1.54 acres in the area commonly known as the Old Wireless Lane. At the time there were five dwellings that existed along that street. The request for the expansion of the UGB and Annexation was prompted by the need of the homeowners to connect to the City sewer system as the septic sewer systems in that area were deemed a public health hazard by DEQ.

In January 2006, the area flooded due to a combination of extremely high tides during a storm event; and it breached in the dikes along with Coal Bank Slough. All of the homeowners in the area, with the exception of one, sold their properties through a Voluntary Buyout Program funded by the Federal Emergency Management Agency (FEMA) which is a flood mitigation program designed to buyout properties subject to repeated flooding due to its proximity to the water and other related variables. The City assisted FEMA in the purchasing of those properties which required the demolition of the homes. Those properties are now owned by the City, and the allowed uses on that property are restricted and limited to be compatible with open space, recreational, and wetland management uses including parks for outdoor recreation activities, nature reserves, cultivation, camping, and temporary storage in the open space of open wheel vehicles that are easily movable.

In December 2015, the area was subject to possible flooding once again due to extremely high tides and storms and a compromised diking system. In February 2016, the City was advised that the remaining homeowners, Mr. and Mrs. Wright, had made application to FEMA's Voluntary Buyout Program. After several months of negotiations, there is a tentative agreement to purchase the property for \$125,000 of which FEMA will contribute \$82,500 and the City will contribute \$42,500 if approved by the Council. The City will be responsible for demolition of the home and the associated costs. It's anticipated that we will do what was done back when the previous homes in that area were demolished by the Fire Department as part of their "Burn to Learn" program. If the purchase is approved by the Council, the property will be transferred to the City with the same restrictions as the properties which were purchased after the 2006 flood event.

BUDGET IMPLICATIONS:

While the purchase of this property was not anticipated nor included in the current budget, there are sufficient funds which were gained by a recent sale of a surplus City property in the Empire area to cover the City's contribution to the buyout/purchase of the property.

ADVANTAGES:

Purchasing and removing the home will mitigate the possibility of repeated flood insurance claims and staff resources spent during and after flood events on these claims. In addition, it will allow the City to remove the pump station that now serves this single property. In addition, it is possible that the Old Wireless Lane area could become a recreational boat launch facility or another open space recreational area in the future.

DISADVANTAGES:

None

ACTION REQUESTED:

If it pleases the Council, approved the contribution of \$42,500 to the purchase of tax lots 900 and 1000 located on Old Wireless Lane.



SUBJECT PROPERTIES

OLD WIRELESS LN

SOUTHWEST BLVD

PENNSYLVANIA AVE

IOWA AVE

S 15TH ST



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community