

**CITY OF COOS BAY
JOINT CITY COUNCIL / URA WORK SESSION
Agenda Staff Report**

MEETING DATE January 31, 2017	AGENDA ITEM NUMBER
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TO: URA Chair Kramer and Board Members

FROM: Jim Hossley, Public Works Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Hollering Place Erosion Protection of West Property Boundary

BACKGROUND:

To ensure clear title for the City owned Hollering Place property, City staff negotiated the location of the termination of the west boundary of the property with the Oregon Department of State Lands (DSL). The City DSL agreed that the Mean High Tide Line (MHTL) is the boundary between the City's property and DSL's ownership of the Hollering Place property. Quit Claim documents were signed by both entities and were recorded with the County.

The City contracted with the local engineering firm SHN to engage their surveyor to describe the MHTL, map it, and prepare documentation for a property line adjustment. SHN determined the MHTL is not a straight line. The MHTL meanders on either side of the existing/remnant retaining wall on the westerly side of the City's property. SHN met with DSL property ownership staff on November 15, 2016. DSL staff is amenable to describing the City's west property line along the relatively straight retaining wall. The DSL wants the line to be on the upland side of the wall, with the wall itself remaining on DSL ownership. DSL wants the existing culvert outfall and associated rip/rap at the northwest corner of the property within an easement on DSL land. The City could then either register the wall with DSL or have an easement for the wall. In either case the City has the right to (and responsibility for) maintenance of the wall. If we register, the registration cost is \$0 and good for 5 years. If we have an easement for the wall, there is a cost and it is good for 30 years.

The wooden seawall on the western edge of the Hollering Place has started to fail and resulted in significant erosion to the western edge of the property. Randy Dixon, Public Works Operations Administrator, met with US Army Corps, DSL, and National Marine Fisheries Service (NMFS) permitting staff to discuss reestablishing bank protection on the western side of the City property. If we reestablish the wall along the alignment of the existing/remnant seawall, we'd build something with a significant footing to maximize the life span of the wall. Doing this would reclaim approximately 3,300 square feet (4%) of property out of a total of 82,000 square feet. The permitting process would take 12 to 18 months. We would likely be required to mitigate by removing some portion of the off shore piles/dock.

As an alternative, if we install bank protection along the ragged existing edge of the western bank of the property, NMFS would potentially be amenable, subject to internal review, to the City discharging

rock to stabilize the upper extent of the bank line if the rock was kept to the upper extent of tidal influence and the existing structures and debris (piling, dilapidated retaining wall, concrete rubble, etc.) were removed. The NMFS staff person said they don't usually allow rip/rap, but in this particular type of situation they do. To NMFS it makes sense to install a solid toe to build up from. The City can slope the bank back and add some sort of plantings that will provide additional environmental benefit. We will need a surveyor to confirm ground points, and provide elevations. Per their discussion, this is kind of a meet-in-the-middle approach to minimize impact to Endangered Species Act listed species and their habitat while providing long-term bank stabilization for the City's property. The permitting will be 3 to 6 months. No requirement to mitigate off shore piles/dock is expected.

Rebuilding the wall on the existing alignment would be much more expensive than rip/rap on the existing bank. Rebuilding on the existing alignment with sheet pile is estimated to be \$600,000 while rip/rap along the eroded edge is estimated to be \$320,000. The cost of remediation for building the sheet pile seawall on the existing alignment is unknown.

Staff contacted the City's Realtor of record, Randy Hoffine, to provide us with an estimated value of the land lost to erosion above the MHTL. Randy estimated the value to be \$11,550.

ADVANTAGES:

Rebuilding a seawall will stop the erosion to and loss of property on the west boundary of the Hollering Place property and may help maintain the value of the property.

DISADVANTAGES:

Cost is the major disadvantage. The URA may not recover its investment in the seawall with the sale of the property

BUDGET IMPLICATIONS:

The cost of the project is dependent upon the course of action taken. The minimum cost is expected to be \$320,000. However, there will likely be additional design and remediation costs.

ACTION REQUESTED:

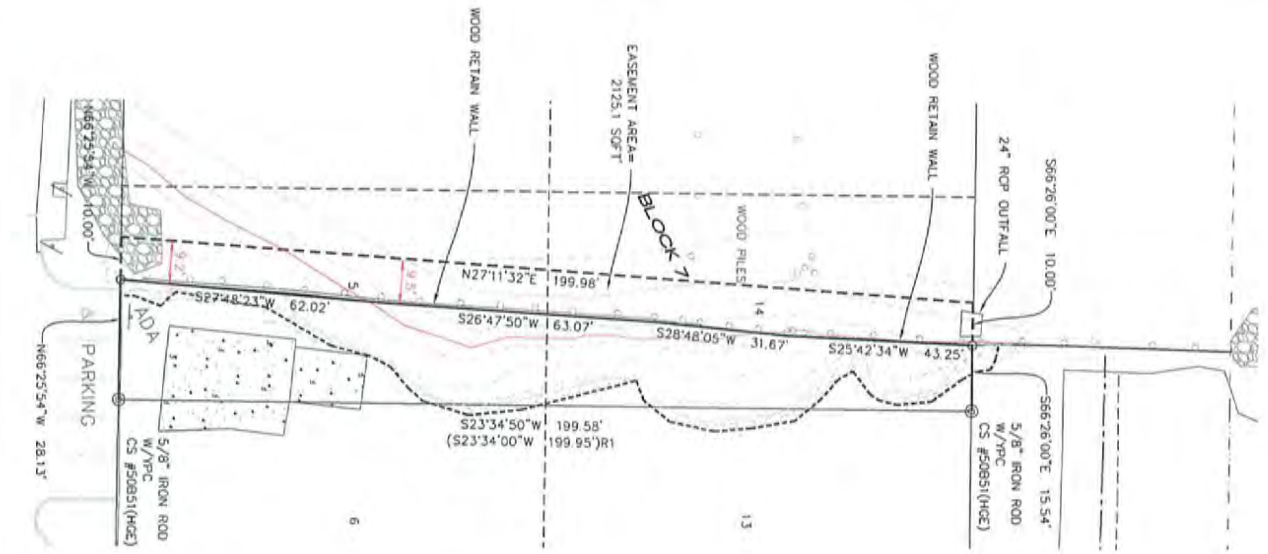
Provide staff with the Urban Renewal Agency's preferred course of action.

PROPERTY LINE ADJUSTMENT SURVEY
 LOCATED IN A PORTION OF BLOCK 7 OF THE PLAT OF BELT LINE
 RAILWAY ADDITION TO EMPIRE CITY

STATE OF OREGON QUIT CLAIM DEED NO: 2016-
 CITY OF COOS BAY QUIT CLAIM DEED NO: 2016-
 COOS COUNTY SURVEY NUMBER CS _____

COOS COUNTY SURVEYOR
 DATE APPROVED: _____
 DATE FILED: _____
 COOS COUNTY SURVEYOR

Agenda Item #2h



- LEGEND**
- SYMBOL INDICATES
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - LOT LINES
 - MEAN HIGH TIDE (MHT) 6:55'
 - FOUND MONUMENTS AS NOTED
 - SET 5/8" IRON ROD W/ YELLOW PLASTIC CAP MMD "SHN 55547"
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - WOOD PILING
 - (M) RECORD PER COOS COUNTY SURVEY CS# 50851(HCE)

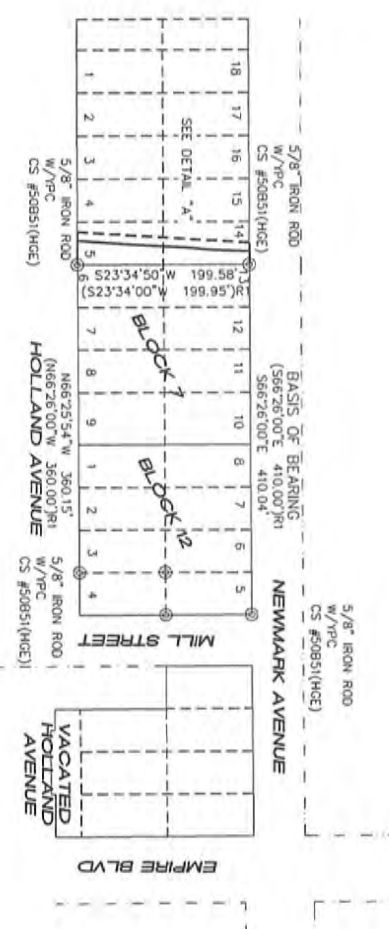
STW CONSULTING ENGINEERS
 275 Market Avenue
 Coos Bay, OR 97420
 (541) 266-8990
 Fax (541) 266-9898

Date: November 2016 Scale: Varies Sheet 1 of 1 616111

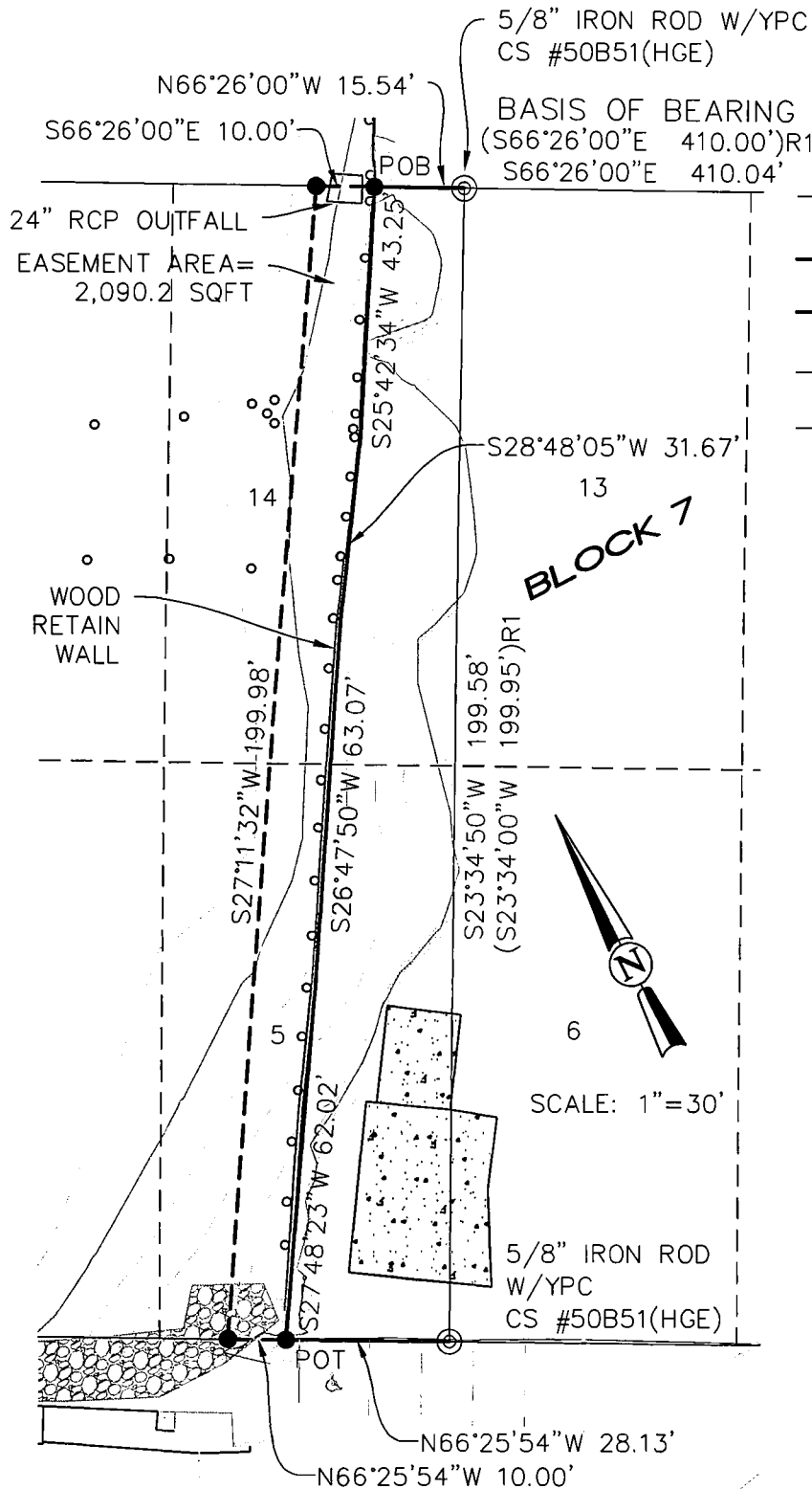
REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF OREGON
 DATE OF THIS SURVEY: NOVEMBER 2016
 NUMBER: 55547
 EXP. 6/30/14

FOR: CITY OF COOS BAY
 500 CENTRAL AVENUE
 COOS BAY, OR 97420

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN THE STATE OF OREGON/DEPARTMENT OF STATE LANDS AND THAT PROPERTY AS DESCRIBED IN COOS COUNTY DEED REFERENCE #2001-8389. I FOUND AND HELD THE MONUMENTS AS SHOWN ON COOS COUNTY SURVEY CS 50851. THE BASIS OF BEARING IS BETWEEN FOUND MONUMENTS ALONG NEWMARK AVENUE PER THE PLAT OF BELT LINE RAILWAY ADDITION TO EMPIRE CITY. I ANALYZED DATA FROM TOTAL STATION 5452780, CHANGES OF COURSE, TO DETERMINE THE MEAN HIGH TIDE (MHT) LOCATION AND TO CORRECT FOR CURVATURE OF THE EARTH. THE DEPARTMENT OF STATE LANDS REQUESTED THAT I DETERMINE THE PROPERTY LINE AS SHOWN ON THIS MAP DUE TO THE LACK OF HAVING A DEED FOR STATE OWNERSHIP FOR THIS PROJECT. THIS PROPERTY LINE ADJUSTMENT MAP WILL BE RECORDED WITH QUIT CLAIM DEEDS INSTEAD OF THE STANDARD PROPERTY LINE ADJUSTMENT DEED.
 THE FIELD WORK FOR THIS SURVEY BEGAN IN OCTOBER 2016.
 A TRIMBLE S6 ROBOTIC TOTAL STATION WITH TSC3 DATA COLLECTOR WERE USED FOR THIS SURVEY.



EASEMENT LOCATED IN A PORTION OF BLOCK 7 OF THE PLAT OF BELT LINE RAILWAY ADDITION TO EMPIRE CITY



LEGEND

SYMBOL	INDICATES
	EXISTING PROPERTY LINE
	PROPERTY LINE
	EASEMENT LINE
	LOT LINES
	BLOCK LINES
	FOUND MONUMENTS AS NOTED
	SET 5/8" IRON ROD W/ YELLOW PLASTIC CAP MKD "SHN 55547"
	CALCULATED POSITION, NOTHING FOUND OR SET
	WOOD PILING
() R1	RECORD PER COOS COUNTY SURVEY CS# 50B51(HGE)
POB	POINT OF BEGINNING
POT	POINT OF TERMINATION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 09, 2002
Walter E. White
55547

EXPIRES 6/30/14

FOR:
CITY OF COOS BAY
500 CENTRAL AVENUE
COOS BAY, OR 97420

\\coosbay\vr1\projects\2016\616111-Hollering\pic\Drawings\SAVED: 11/22/2016 8:58 AM WWHITE, PLOTTED: 11/22/2016 9:30 AM, WALTER WHITE



City of Coos Bay
Hollering Place
Coos Bay, Oregon

November 2016 616111V

Easement and Adjusted Line
Legal Description Exhibit "B"
SHN 616111

Figure 1



