



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

MEETING DATE	AGENDA ITEM NUMBER
July 11, 2017	

TO: Mayor Benetti and City Councilors

FROM: Jim Hossley, Public Works and Community Development Director 

THROUGH: Rodger Craddock, City Manager 

ISSUE: Englewood Dike Discussion with Coos County Commissioner John Sweet

**SUMMARY:**

Coos County Commissioner John Sweet will attend this meeting for discussions regarding the Englewood dike. Commissioner Sweet was involved in discussions last year with Englewood Diking District members, and City staff about the condition of the existing dike a possible remedies. The City Council previously discussed issues related to the condition of the Englewood dike at the April 25, 2017 work session. Council gave staff direction to focus on protection of City infrastructure first and pursue improvements to the dike at a future date.

**ACTION REQUESTED:**

After discussion of the issue with Commissioner Sweet, direct staff how Council desires to proceed.

**BACKGROUND:**

Additional information can be found in the attached report from April 25<sup>th</sup>.

**BUDGET IMPLICATIONS:**

None at this time.

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MEETING DATE	AGENDA ITEM NUMBER
April 25 2017	

TO: Mayor Benetti and City Councilors

FROM: Randy Dixon, Operations Administrator

THROUGH: Rodger Craddock, City Manager  
Jim Hossley, Public Works and Community Development Director

ISSUE: Potential Projects for Old Wireless Lane and Englewood Dike

**SUMMARY:**

Due to repetitive flooding issues, using FEMA funding, the City has been able to acquire all the property along Old Wireless Lane off Southwest Boulevard. City staff met with Oregon Department of Fish and Wildlife (ODFW) personnel about possible redevelopment options for Old Wireless property. If the City considered applying for Restoration and Enhancement grant (R&E) through ODFW there is no match, it is 100% funded. The only catch to the grant is that Old Wireless Lane property would be redeveloped into a recreational Boat Ramp facility, including restrooms, parking lot, and boat ramp. There may be other grant funding opportunities through Oregon Parks and Recreation Department to create pedestrian improvements to the top of the dike while also making repairs to the dike itself.

**ACTION REQUESTED:**

Staff is seeking Council's direction regarding the use of staff resources to pursue grants to make recreational improvements along Old Wireless Lane and the Englewood Dike.

**BACKGROUND:**

The Englewood Diking District encompasses property in the County and City of Coos Bay. The dike protecting properties in the District is primarily within the County. The dike was constructed in 1856. The dike has experienced several overtopping events and significant leaks over the last few decades. With the assistance of FEMA funding, the City has purchased all the flood prone homes along Old Wireless Lane. Abutting the City owned Old Wireless Lane property is a small portion of the dike belonging to the Englewood Diking District. There are approximately 21 property owners within the diking district, including the City. Over the years, the diking district has struggled to maintain the dike. Members just recently raised their annual maintenance assessment to \$50.00 annually.

The Englewood Dike is of great value to citizens of both the City and County. If the dike breaches, significant damage to property and City infrastructure is likely. Loss of life is also possible. Homes will be unfit to live in and several that are above the floodwaters will be inaccessible due to

inundated roads. Two City of Coos Bay pump stations would be overwhelmed and damaged, and 1.5 miles of sanitary sewer main would be flooded limiting service to residence. Southwest Boulevard runs parallel to the dike. If the dike breached, Southwest Blvd could become impassable due to floodwater. Travel by residents, workers, school buses, and emergency service equipment would need to detour using Shinglehouse Road, Hwy 101, or Libby Lane to Cape Arago to get to or from downtown Coos Bay.

As mentioned previously, the diking district has struggled to maintain the dike. The diking district approached the City in January 2015, seeking assistance. Staff performed an assessment of the dike, which was completed in March 2015. City staff approached FEMA with the dike assessment in hopes to secure a grant to cover cost for design and construction. FEMA approved a \$125,000 grant to address 687 LF of the dike for design/engineering. A construction grant would be approved after design was completed. This was presented to the Englewood Diking District members in December 2016, at which time the District informed City staff that the District could not cover the cost of match.

City staff met with Oregon Department Fish and Wildlife (ODFW) about possible redevelopment options for Old Wireless property. If the City considered applying for Restoration and Enhancement grant (R&E) through ODFW there is no match, it is 100% funded. The only catch to the grant is that Old Wireless Lane property would be redeveloped in to a recreational boat ramp facility, including restrooms, parking lot, and boat ramp.

There is also a possibility for a recreational grant through Oregon Parks and Recreation Department to construct a walking path on top of the dike from Old Wireless Lane perhaps to California Avenue. As part of constructing the path, the dike would be renovated/repared. It may be possible to use the boat ramp facility improvements as the match for the path.

#### **BUDGET IMPLICATIONS:**

There would be significant staff time necessary in developing grants and negotiating with various partners. Depending upon our success with grants, there could be 0% to 20% grant match for the dike repair and trail. The cost of the match could be in the vicinity of \$300,000.

#### **ATTACHMENTS:**

City of Coos Bay Utility Map (Sanitary Sewer)  
Englewood Dike Floodplain Map (Impacted Areas if Breached)



## **City Council and URA Work Session Minutes – April 25, 2017**

Environmental Quality (DEQ) to discuss the design requirements as part of their preparation of scope and fee without charge to the City. It was suggested there were several different reasons only one submittal was received: there was a limited number of consultants with experience designing upgrades for anaerobic digesters, there were numerous projects ongoing throughout the state and consultants were very busy, and the negative impacts from the Plant 2 process. Temporary Chair Kramer questioned if the upgrade to WWTP#1 would be a full or partial rebuild. City Manager Rodger Craddock suggested a full rebuild would be required if the treatment process was changed. Steve Majors stated it was unclear if DEQ would allow the plant to continue with existing process of blending flows when high volumes of inflow and infiltration were received and if analysis of the outfall and mixing zone would be required. These decisions would affect how the facility plan was prepared. Final determination by DEQ would be needed as to whether a new facility plan or amendment would be allowed, which would significantly impact the scope and fee.

Councilor Marler clarified the purpose of the facility plan was to hire someone to develop an overall plan. Mr. Hossley stated that was correct, then the next step would be preliminary planning, and final design. Mr. Major noted any project costing over \$10 million in construction costs typically had to go through the value engineering process; noted for WWTP#2 the City conducted a value engineering and value analysis process. The purpose of the value analysis was to evaluate best method and value engineering evaluated constructability. Councilor Kilmer expressed the importance of the value analysis and engineering process. Mr. Major noted CH2M had proven success with the Plant 2 project, was qualified with extensive experience in wastewater, and had a team with years of experience working together. Councilor Marler mentioned the CH2M proposal included two sub consultants to provide additional financial and operational experience.

### **Proposed Ordinance to Vacate a Portion of Division Avenue Between North Empire Boulevard and North Marple Street**

Public Works and Community Development Director Jim Hossley stated a vacation of a portion of Division Avenue between North Empire Blvd and North Marple Street was proposed. The proposed vacation was initiated by Council motion on March 21, 2017 at the request of the applicant. After the hearing on April 11, 2017, the Planning Commission voted unanimously to recommend approval of the proposal to vacate the portion of Division Avenue between North Empire Boulevard and North Marple Street, found in Section 17CD, Township 25, Range 13 West of the Willamette Meridian, Coos County, Oregon. The City owned the property south of the proposed right-of-way vacation. The applicants were interested in purchasing the property but due to the topography, would like to incorporate the Division Avenue right-of-way for improved residential development potential. City Manager Craddock stated the platted Division Avenue right-of-way terminated at North Empire Blvd.

### **Discussion of Potential Recreation Projects for Old Wireless Lane and Englewood Dike**

Public Works and Community Development Director Jim Hossley provided a brief history on the Old Wireless property and Englewood Diking district area noting the area was protected by the Englewood dike which was built in 1856. The Englewood Diking District encompassed property in the County and City of Coos Bay. Over the last few decades the dike had not been adequately maintained and experienced several overtopping events with significant leaks. This

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past year City staff was successful in negotiation with Federal Emergency Management Agency (FEMA) to secure a \$125,000 grant with a required 20% grant match to draft and design a repair. The diking district declined the grant because they did not have the 20% grant match. Coos County declined to upfront the match citing concerns over a partial fix for the dike. Mr. Hossley stated there were multiple challenges and noted if the dike failed the City was potentially liable to make significant repairs to the dike infrastructure.

City staff met with the Oregon Department of Fish and Wildlife (ODFW) to explore redevelopment options for the property. The ODFW Restoration and Enhancement grant (R&E) was a 100% grant and would redevelop the Old Wireless Lane property into a recreational boat ramp facility (restrooms, parking lot, and boat ramp), no match would be required. Another possible recreational grant would be through Oregon Parks and Recreation Department to construct a walking path on top of the dike from Old Wireless Lane to California Avenue. The dike would be renovated or repaired as part of constructing the path and it might be possible to use the boat ramp facility improvements as the match for the path. Staff asked for Council consideration on the proposal and questioned if they wanted to put City resources into seeking these grants as they would require significant staff time to develop and negotiate with various partners. Depending upon the outcome, there could be a 20% grant match for the dike repair and trail of approximately \$300,000. If City did not fix the dike, something would need to be done to protect City assets which could mean having to raise Southwest Blvd and flood proof existing wastewater infrastructure. Councilor Kilmer questioned if there had been an analysis of the entire dike whereby Mr. Hossley stated the entire dike was in need of repair.

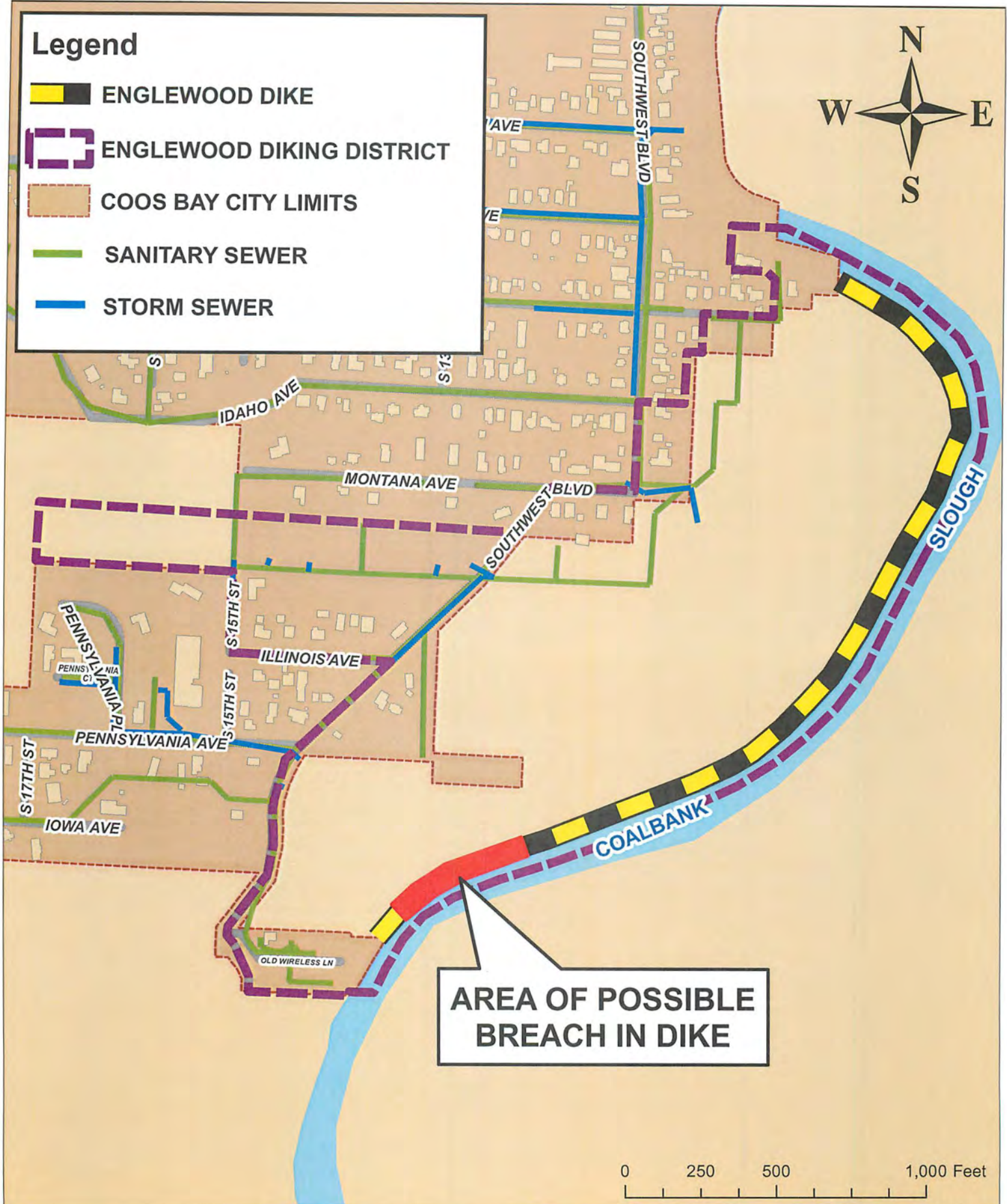
Over recent years, due to repetitive flooding issues and Federal Emergency Management Agency (FEMA) funding, the City acquired all the property along Old Wireless Lane off Southwest Boulevard. City Manager Craddock stated over the years, the diking district struggled to maintain the dike noting they collected less than \$3,000 annually for maintenance assessment. Councilor Marler questioned what part of the wastewater system would be affected should the levy fail. Mr. Hossley stated the "state-named" street properties (California, Montana, etc.) would be impacted. Councilor Marler suggested spending the FEMA dollars to improve Southwest Blvd and improve the City's sewer system to protect Coos Bay property owners; if City did work on dike and something did happen, City could be liable. City Manager Craddock suggested there were two issues for consideration: boat launch and dike repair. Councilor Marler noted the Old Wireless Lane properties (six houses) were annexed to the City when their septic tanks failed and DEQ would not authorize their replacement and they needed a sewer system. The City went to the expense of building a pump station when the properties were annexed and now all of the houses had been demolished. Councilor Marler suggested the area was a money pit. Councilor Marler questioned if the State Marine Board was interested in some other option; questioned if the State could own the boat launch. City Manager Craddock stated typically boat launches were owned by municipalities. City Attorney stated the ODFW grant could not be used to fix Southwest Blvd.

City Manager Craddock stated Council could recommend staff make repair of Southwest Blvd a priority and consider installation of boat ramp at future date; suggested walking trail could eventually connect to the Boardwalk in downtown. Councilor Kilmer pointed out that creating recreational opportunities was a council goal. City Manager Craddock noted boat ramp project would be funded by ODWF but preparation and oversight would require a significant amount of staff time.



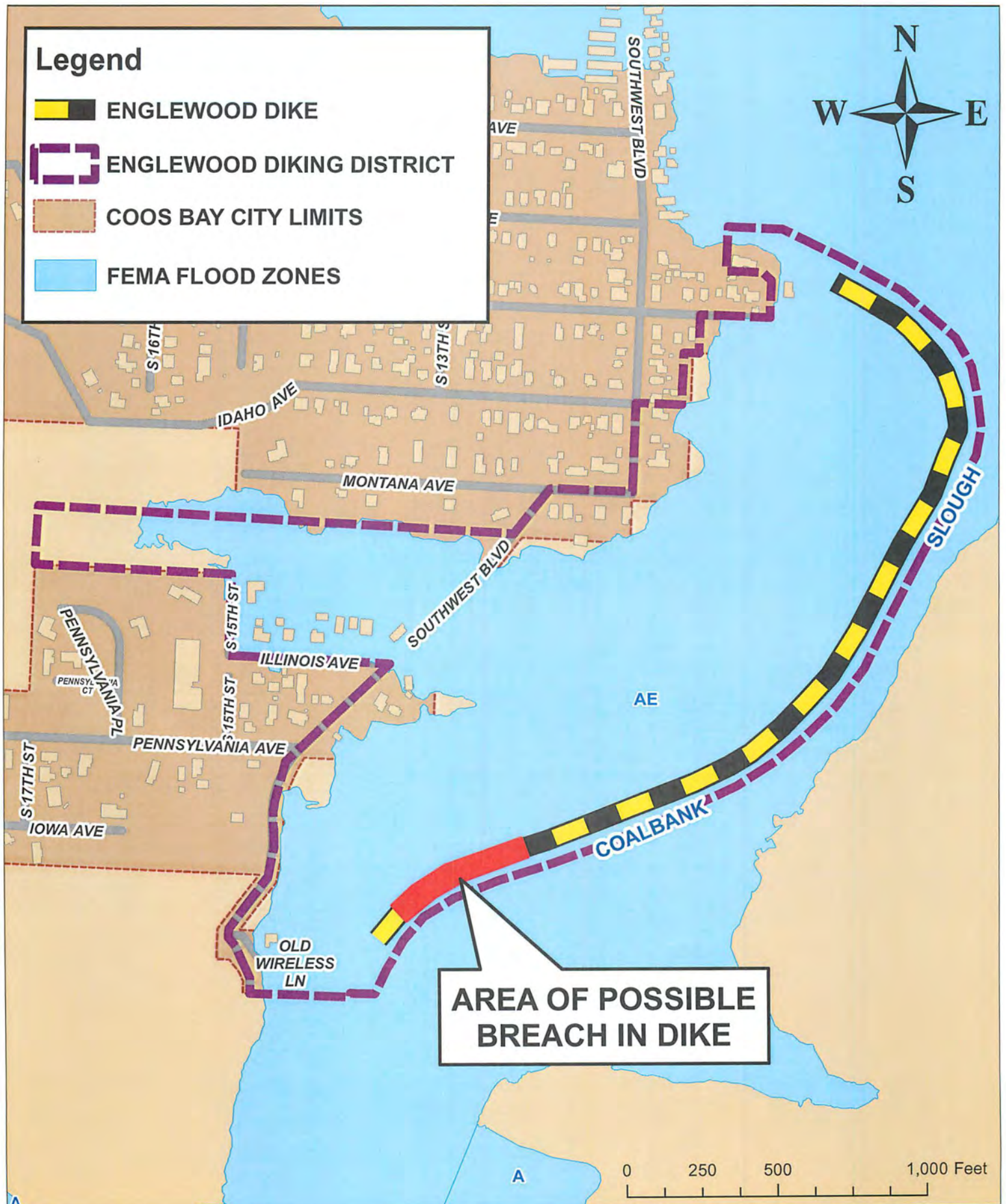
## Legend

- ENGLEWOOD DIKE
- ENGLEWOOD DIKING DISTRICT
- COOS BAY CITY LIMITS
- SANITARY SEWER
- STORM SEWER



## ENGLEWOOD DIKE LOCATION MAP





## ENGLEWOOD DIKE LOCATION MAP