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Focus on Florence

A Newsletter from the City of Florence

Siuslaw Bridge photo courtesy of Joshua Greene, © 2011 All Rights Reserved

November 2011

Improvement Projects Keep Public Works Crews Busy

Submitted by Public Works Department

Since August, Florence Public Works has been busy managing four major capital improvement projects around town. With fall finally upon us, it is a great time to update our community on these projects.

We'll start our construction roundup with the airport apron expansion project. Although the project was awarded to Wildish Construction in May, it took us several months to secure our total funding package from the Federal Aviation Administration (FAA). One of the delays was due to negotiating with Lakeview County to utilize their FAA non-priority entitle-



The City secured a zero interest loan in order to replace its existing trunk sewer line.

ment funds (also known as Airport Improvement Program) from the Lakeview airport. Airports receive an annual allotment from the FAA (non-priority entitlement funds) and can accumulate a maximum of three year's worth of entitlement funds in order to complete large scale projects.

If an airport doesn't utilize

the funds within the rolling three year time frame, they lose the funding. Lakeview was in jeopardy of losing its allocations and it didn't have any major capital projects ready for construction. The City of Florence entered into an agreement to "borrow" Lakeview's FAA allocations in exchange

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National Economic Conditions Create Local Challenges

Submitted by Paul Holman, Florence City Councilor

We are in the middle of a challenging housing market here in western Lane County. Not only is it challenging for those looking to buy or sell a home; but to almost everyone who live here as well.

The dilemma is that most people tend to follow the news that makes headlines and the general news in the housing



Florence City Councilor Paul Holman.

market has not been all that good. There have been a lot of housing foreclosure and short

sales both here and elsewhere. That is not good but it should not affect everyone.

We are a retirement and tourist based community. This is true of Florence and the surrounding areas. As such, we can draw some conclusions that are verified by the numbers. Most people in our area pay for their home with a larger than normal down payment and pay the

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for sending our FAA allocations starting in 2012 to Lakeview. By using Lakeview's FAA non-priority entitlement funds of \$450,000 along with Florence's \$584,505 available FAA funding, and a small grant for Connect Oregon III Rural Airports, we were able to undertake the apron expansion project at the Florence airport. Oh, and did we mention that the FAA staff was on furlough for almost three weeks before we could give the contractor the notice to proceed (notice to start construction).

Wildish Construction has been very busy since August 22nd on this \$912,723 airport improvement project. The apron (area where aircraft park) has been expanded and the old apron area has undergone a complete grind and overlay. New drainage improvements have been completed; a new fence has been installed replacing the existing 4-foot fence with a 8-foot fence to prevent deer from getting on the runway; replaced and upgraded the entrance gates; completed the new markings for the aircraft parking areas; a dedicated helicopter parking area has been constructed; a new



Numerous improvements have been taking place at the Florence Municipal Airport.

wind cone and segmented circle installed; along with the relocation of the fuel lines so that the fueling island can be relocated in the future. Due to the lead time for getting the actual tower, the removal and replacement of the beacon tower will be completed in the next six weeks.

Florence Justice Center re-roof and HVAC (Heating, Ventilation and Air Conditioning) unit replacement.

If you drove past the Florence Justice Center in September, you may have noticed the large crane lifting new HVAC units to the roof. The Justice Center has been experiencing a number of mechanical problems with their existing HVAC units and leaks in the roof. This \$560,416 project replaces the old heating and air conditioning roof top mounted units with high efficiency institutional grade heat pumps. These new heat pumps have factory applied coatings to fend off the harsh marine air and coastal rains. With proper maintenance, these new units should have a 25-30 year life.

The other major component to this project was the total re-roof of the existing membrane roofing system. As one would expect with the leaks that had been occurring in the past, we would

discover areas of water intrusion. In two different locations we had to replace a total of 15 panels of 4'x8' fiber board underlayment. Luckily none of the insulation board was water logged and had to be replaced. We also corrected the flashing detail along the top of the parapet wall. Now the roof membrane goes up and over the parapet wall with a stainless steel flashing fitted over the top to provide a water tight seal. The new membrane roof should provide a water tight roofing system that will last 30 plus years.

This project is funded through a capital improvement bond that the City obtained in 2010.



New HVAC units installed at the Justice Center will have a 25 to 30 year lifespan.

Florence Trunk Sewer Replacement Project, Phase 2.

This is the second phase of a three phase project which is funded through a loan from the Oregon Department of Environmental Quality (DEQ) Clean Water State Revolving Fund (CWSRF). This zero interest loan is allowing the City to replace its existing trunk sewer line with one that will eliminate what has been termed as the "Hwy 101 sewer bottleneck" and provide enough sewer capacity for north Florence now and into the future.

This \$1,234,021 sewer project started where the phase 1 left off. At the end of August the contractor began installing the new 18-inch sewer line at 22nd and Oak Street and is continuing north along Oak Street. At the end of October, the project is almost to 35th Street. The phase 2 project will continue along Oak Street to 43rd Street and then east on 43rd Street to Highway 101. This phase of the project consists of approximately 9,350 feet of PVC sewer pipe, ranging in size from 15-inch to 18-inch, including new manholes, sewer laterals (service lines) and trench patching.

The project, which is currently on schedule, is expected to reach Hwy 101 and 43rd Street by the end of December. The next phase (Phase 3) will start at Hwy 101 and 43rd Street and finish at Hwy 101 and Munsel Lake Road. Phase 3 is expected to start construction in spring 2012.

Munsel Creek Relief Stormwater Project – 40th to Outfall.

After many years of making great efforts in permitting and funding constraints, this project is finally under construction. This

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balance quicker than required. People living here do so out of choice rather than for job or career reasons. Residents in this area are older and have fewer children living at home. Many have supplemental income to make ends meet rather than a hourly or salary job income needed to pay the way.

Because of those dynamics, we are based on a different set of criteria than other communities. Our news, however, comes from Eugene, Portland and other large cities. We hear of foreclosures and high unemployment and we tend to think that could be us. It is not!

According to Tawfik Ahdab, a residential Appraiser with Pacific Valuation Group, a review of recent data from Lane County shows that there is no evidence that the Florence area is dominated by duress sales such as foreclosures and short sales.

There are many things that have affected this area that should not have but they did none-the-less. One example is the lending ability of local community banks and credit unions. Our community got hit with the broad brush of the Federal government in their attempt at controlling big banks. Local community banks are being told that they will be required to have more than the normal amount of reserves on hand, thus reducing the amount available to fund local lending.

Local homebuilders are retiring or moving to other areas in

order to find work. Related trades are thinning their ranks. What we are really witnessing is the return to times more like before the run-up in housing prices before the balloon burst. We are adjusting to today's new reality. When I say "we", I mean not just the residents of this area but also the businesses and city government.

We need to play catch-up in some cases, and in others, we need to play hurry-up. Sometimes we need to put on the brakes and sometimes we need to hit the gas. We need to adjust to our own reality, not that of Washington D.C. or elsewhere.

The city currently has some challenges that threaten our plans for our future. One is the bonding for the repair of our streets, primarily Rhododendron Drive. And another is funding of our city parks. In simple language our streets need a substantial bit of work or they could fail and our parks need constant landscaping in order to keep them open.

Residents of this area are seeing growing costs. Those wishing to sell their current residence and move elsewhere or those just trying to downsize are finding it difficult.

Businesses are likewise seeing increasing costs and decreasing demand.

Our challenges are real but different than the rest of the country is experiencing. We need to come together and work together on solving our problems and let someone else solve the Nation's or the State's problems.

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segment (from 40th Street west of Spruce to the outfall into Munsel Creek at 38th Street) completes the stormwater project that was started with the original Spruce Street Local Improvement District (LID) projects. The primary goal of this project is to reduce localized flooding and limit the impacts of the stormwater entering Munsel Creek.

In 2010, the City constructed the new outfall (connection to Munsel Creek) at Munsel Creek which changed the stormwater flow direction so it went with the creek instead of discharging against the directional flow of the creek. The Munsel Creek Relief Stormwater project, at a construction cost of \$228,445, consists of 920 feet of 42-inch diameter reinforced concrete storm drain pipe. Individual property owners whose property abuts the stormwater project will be allowed to make connection to the new pipe to provide positive drainage for roof drains and foundation (crawl space) drainage. Homes in this

immediate area have suffered from extreme high groundwater and managing the effects from the groundwater has been difficult.

This project is being funded through a capital improvement bond the City obtained in 2010.



The Munsel Creek Relief Stormwater Project will limit the impacts of stormwater entering Munsel Creek.

Upcoming Projects.

One of the most anticipated projects is the water and sewer infrastructure improvement project being funded by the Florence Urban Renewal Agency. The first phase of a multiple phased project is the installation of a new 16-inch water main from Hwy 126 at Quince Street to Harbor and 2nd Street. Along with the water main, a new sewer line will be installed beginning in front of the Florence Events Center to 2nd and Harbor Street. Survey work has recently been completed and Public Works is compiling the ground surface data and creating the alignment and profiles of the proposed water and sewer lines. We anticipate that the project will be going out to bid in December for construction.

It Takes a Village to Raise a Neighborhood

Submitted by Community Development Department

City Proposes New Zoning District

On September 13, 2011 the Florence Planning Commission recommended approval of a new "Coast Village Zoning District" that allows a variety of residential housing options on all of the lots located in Coast Village. Coast Village is unique -- originally developed as a campground in 1970, it evolved over the decades from recreational vehicle use to a year-round residential community for many of its residents. Of the 259 Coast Village lots, 186 (71 percent) are presently unbuildable. They were originally platted as campsites and do not meet the minimum 6,000 sq. ft. lot size required by the Single-Family Residential Zoning District. The proposed zone change opens the doors for lot owners to construct or place a permanent home on their lot regardless of the lot size or simply keep using their lot recreationally.

Why a New Zoning District?

The proposed zoning code changes to the Coast Village neighborhood came about collaboratively. Some lot owners had come to the city wanting to construct a standard site-built home on their lot, while some wanted to place a manufactured home on their lot. Others wanted to stay in their RV or park-model throughout the year. The existing Single-Family zone prohibits these options for most Coast Village Residents. The Home Owners Association (HOA) and city planners recognized that Coast Village is one example of affordable housing for many individuals living in that community. The City Council established a goal in 2009 (and carried it forward in 2010 and 2011) to amend City Code to create affordable housing opportunities through code amendments. Staff and Coast Village representatives started working together approximately a year ago to write new code language for the district. The result is a new zoning district that incorporates HOA Covenants, Conditions and Restrictions and some city policy standards.

What are the Code Changes?

In addition to making lots buildable, other recommended code changes for Coast Village include:

- Permit both temporary recreational uses (motor homes, recreational vehicles and park models) and permanent (site-built, mobile homes, manufactured homes, modular homes, motor homes, recreational vehicles, and park models) with requirements related to foundations, plumbing and wiring.
- Prohibit two or more dwelling units on one lot that are occupied more than 6 months in any 12 month period.
- The following development provisions: Height: 16-foot max, Setbacks-Front: 20-foot, Side: 8-foot, Rear: 10-foot dwelling, 5-foot accessory structures.

- No garage or carport is required, and parking is allowed within the front yard.
- All lots will have 5-foot greenbelts on the sides and rear of their properties.

In addition to the code amendments proposed for Coast Village the following code amendments are proposed to be added and applied city-wide:

- Remove code language about manufactured housing that is inconsistent with state laws.
- Adds Temporary Emergency Housing Options in the event of a disaster.

What was the Process?

The process to change zoning for Coast Village consisted of several steps. After conducting several work sessions with city staff and the lot owners, the Planning Commission held a public hearing and initiated the proposed code changes on June 28, 2011. The Planning Commission held another public hearing on September 13th, inviting testimony from the public. The Planning Commission then recommended approval to the Florence City Council following the public hearing. The next and final step is a City Council Hearing scheduled for December 5, 2011 where once again the public will have the opportunity to state their comments, concerns and recommendations about the proposed code amendments. The proposed code amendments and staff recommendations will be posted to the city website at www.ci.florence.or.us, at least 10 days prior to December 5, 2011. Questions and comments may be directed to city staff Wendy Farley, 541-997-8237 or wendy.farley@ci.florence.or.us.

In Conclusion

John Mawhinney lot owner and HOA representative says this about his experiences with the process, "Coast Village is a great place to live, spend the summer, or just visit, and the former campground has evolved into really pleasant neighborhood. Blending the unique structure of the Village with the City of Florence's Planning and Zoning rules was a real challenge. I was very pleased with the willingness of the Planning and Zoning staff...to listen and accommodate the concerns, questions and needs of the Coast Village community. The Planning Commission and the Staff spent some of their free time visiting and becoming familiar with Coast Village and its residents, and attending meetings in the Village, to answer questions, hear and respond to comments, and to actually help make the end result a combined effort of the City and the Village. Once the New Zoning District is enacted, the Residents of Coast Village will enjoy improved property valuation, clearer and more accommodating Zoning Rules, and a closer and perhaps more fruitful alliance with the City of Florence."

Safely Dispose of Pharmaceuticals at Justice Center

Submitted by the Police Department

Unused drugs kept in medicine cabinets, tossed in the garbage, or flushed down a toilet or drain can be serious threats to human and environmental health. Drugs of concern include controlled and non-controlled prescription drugs, as well as over-the-counter medications. Having a controlled location where these pharmaceuticals can be deposited for proper disposal reduces avoidable poisoning of both children and adults; prevents intentional misuse or abuse of unwanted prescription drugs, especially by teenagers; and protects water quality, fish and other aquatic species.

To mitigate these problems, a pharmaceutical disposal program was developed in partnership with Peace Harbor Hospital, and has been in place in the City of Florence since 2009. A pharmaceutical disposal collection box, similar to a mail deposit box, is located in the lobby of the Florence Justice Center. Members of the community can drop-off outdated or unwanted medications in a secure disposal receptacle under constant video surveillance located inside the Florence Justice Center lobby at 900 Greenwood Street in Florence from 8 am to 5 pm Monday through Friday.



Since 2009, the City has partnered with Peace Harbor Hospital on a pharmaceutical disposal program. A collection box is available at the Justice Center

Prescription medications, including medications classified by the FDA as controlled substances, over-the-counter medication and even pet medications may be disposed of at the collection receptacle. You can bring in pills, liquids, patches, ointments and lotions. You can leave the medication in its original package or put it in a sealable plastic bag before bringing it to the collection receptacle. If you bring in a liquid medication, please put the bottle in a sealable plastic bag to avoid a spill or leakage. Should you want to leave your pharmaceuticals in their original prescriptive containers, you may do so however it is recommended that if people do not want any personal information disclosed, they should remove any personal information from containers.

Items that we do not accept are chemotherapy or radioactive medications, medications contained in aerosolized canisters, diabetic supplies such as syringes, needles, or other such similar medical supplies.

For more information please contact Maurice Sanders, Chief of Police at the Florence Police Department at 541-997-3515 or by email at maurice.sanders@ci.florence.or.us.

Finance Department — Frequently Asked Questions

Submitted by the Finance Department

Q. Where is the Chamber of Commerce or Visitor Information Center?

A. The Florence Area Chamber of Commerce is one block north of City Hall on the east side of Hwy. 101. Their phone number is 541-997-3128.

Q. What are the Mayor and City Council office hours?

A. The Mayor and City Council members are public servants in that they are not compensated for their services. Instead they are volunteers who make themselves available as their schedules allow. To schedule a meeting or submit a message to them we encourage people to call the City Executive Assistant Shawn Penrod at 541-997-3437.

Q. How can I remit my utility payment if City Hall is closed after hours or during the lunch hour?

A. We have two secure utility payment drop-boxes. One is on the South side of the City Hall building parking lot and the other is inside the ADA accessible double doors on the South-West end of the building, as you enter the Finance Department lobby.

Q. What does an average utility bill run?

A. As a Residential Utility Customers you can expect your utility bill to be about \$80 per month throughout most of the year. During the summer months when water consumption typically increases we see anywhere from \$80 to \$200 per month.



From left to right: Councilor Brian Jagoe, Council President Nola Xavier, Mayor Phil Brubaker, Council Vice-President Suzanne Roberts, Councilor Paul Holman

Visit the City of Florence online at www.ci.florence.or.us

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MISSION STATEMENT

The mission of the City of Florence is to meet community expectations for municipal services, provide a vision for civic improvements, maintain a quality environment and position Florence to have an economically viable and sustainable future.

City Calendar

November 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 City Council Meeting 7:00 pm	8 Planning Commission Meeting 7:00 pm	9	10 Transportation PAC Meeting 9:30 am	11 Veterans Day City Hall Closed	12
13	14	15	16	17 Environmental Management Advisory Committee Meeting 2:00 pm	18	19 Yard Debris Disposal 9 am to 2 pm
20	21 City Council Meeting 7:00 pm	22 Planning Commission Meeting 7:00 pm	23	24 Thanksgiving Day City Hall Closed	25	26
27	28	29	30 Florence Urban Renewal Agency Meeting			

For more information about meeting times and locations, contact City Hall at 541-997-3437.