



CITY COUNCIL REGULAR SESSION AGENDA
Tuesday, September 2, 2025 - 6:00 PM
169 SW Coast Hwy.

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to the City Recorder at 541.574.0613, or cityrecorder@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public Comment

This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others

4. Proclamations, Presentations, and Special Recognitions

Any formal proclamations or recognitions by the Mayor and Council can be placed in this section. Brief presentations to the City Council of five minutes or less are also included in this part of the agenda.

5. Consent Calendar

The consent calendar consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.

5.A Approval of T-hangar 10 Rental Leases, Middle Fork Aviation Inc.

[Staff_report_for_Middle_Fork_Aviation_Inc_T_hangar_10.pdf](#)

[Agreement_XXXX_Middle_Fork_Aviation_T10.pdf](#)

5.B LINKS TO AGENDAS & AUDIO/VIDEO FOR MINUTES TO BE APPROVED

5.C Receipt of Approved Committee Minutes

[PC_Reg_Session_07-28-25_Approved_08-25-25.pdf](#)

[PC_Work_Session_07-28-25_Approved_08-25-25.pdf](#)

5.D Approve City Council Work Session and Regular Meeting Minutes

6. Public Hearing

This is an opportunity for members of the audience to provide testimony/comments on the specific issue being considered by the City Council. Comments will be limited to three (3) minutes per person.

6.A Continued Hearing on Ordinance No. 2025-04, Amending the Newport Comprehensive Plan to Implement the Recommendations of the City Center Revitalization Planning Effort

[Staff Report.pdf](#)

[Ordinance No. 2025-04_draft.pdf](#)

[Draft Memo 6 Public Investment_040725.pdf](#)

[Draft Memo 7 Partnerships-Implementation_050825.pdf](#)

[Draft PC Reg Session 07-28-25 - Approved_08-25-25.pdf](#)

[Public Hearing Notice.pdf](#)

7. Communications

Any agenda items requested by Mayor, City Council Members, City Attorney, or any presentations by boards or commissions, other government agencies, and general public will be placed on this part of the agenda.

8. City Manager's Report

All matters requiring approval of the City Council originating from the City Manager and departments will be included in this section. This section will also include any status reports for the City Council's information.

8.A Authorization to Amend the City of Newport's Airport Lease Agreement with Signal Ventures, LLC to Correct an Error in the Boundary Description

[Staff Report_1.pdf](#)

[Draft second amendment to land lease.pdf](#)

[Illustration of Lease Area.pdf](#)

[Lease Assignment - Instrument No. 2025-02008.PDF](#)
[Lease Amendment - Instrument No. 2023-08201.pdf](#)
[Land Lease - Instrument No. 2021-09125.pdf](#)

8.B City Consent to Assignment and Assumption of a 10.73 Acre Airport Property Land Lease

from Signal Ventures, LLC to SV008, LLC

[Staff Report.pdf](#)

[Draft Assignment and Assumption of Lease to SV008 LLC.pdf](#)

[Lease Assignment - Instrument No. 2025-02008.PDF](#)

[Lease Amendment - Instrument No. 2023-08201.pdf](#)

[Land Lease - Instrument No. 2021-09125.pdf](#)

8.C Authorization to pursue the Oregon Department of Energy (ODOE) Community Renewable Energy Program (CREP) Grant.

[Staff Report.CREP APPLICATION_AUTHORIZATION.2025.pdf](#)

[CREP.Tentative Budget.2025.pdf](#)

[Council.Authorizationtoapply.09022025.pdf](#)

[CREP-R2-FAQ.pdf](#)

8.D Amendment No. 1 to Intergovernmental Agreement Between the City of Newport and Pacific Communities Health District Relating to the Improvement of NW Biggs Street

[Staff Report.pdf](#)

[Draft Amended IGA - Pacific Communities Health District.pdf](#)

[STARS IGA - PCHD City of Newport - Signed 020624.pdf](#)

[NW Biggs Street Change Order Allocation.pdf](#)

8.E Appointment of a City Councilor to Fill a Vacancy

[Staff Report Councilor Vacancy.pdf](#)

9. Local Contract Review Board

9.A Nye Beach Pump Station Capacity Upgrade

[Staff Report - Nye Beach PS Capacity Upgrade.pdf](#)

[RH2 EngineeringProposal - Nye Beach PS Capacity Upgrade.pdf](#)

9.B WTP Clearwell Remediation Project

[Staff Report - WTP Clearwell Remediation.pdf](#)

[Jacobs Engineering Proposal - WTP Clearwell Remediation.pdf](#)

9.C Northside WWTP Improvements

[Staff Report - Northside WWTP Improvements.pdf](#)

[Keller Associates Proposal - Northside WWTP Improvements.pdf](#)

9.D McLean Point Wastewater Lift Station

[Staff Report - Mclean Point Wastewater Lift Station.pdf](#)

9.E NW 55th Street Pump Station

[Staff Report - NW 55th St Pump Station.pdf](#)

[Windsor Engineer's Proposal - NW 55th Street Pump Station.pdf](#)

10. Report from Mayor and Council

This section of the agenda is where the Mayor and Council can report any activities or discuss issues of concern.

11. Public Comment

This is an additional opportunity for members of the audience to provide public comment. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others.

12. Adjournment