

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

October 15, 1998

The minutes of the proceedings of a work session of the City Council of the City of Coos Bay, Coos County, Oregon, beginning at 7 p.m. in the Manager's Conference Room at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Present

Those present were Mayor Joanne Verger and City Councilors Cindi Miller, Don Spangler, Kevin Stufflebean, and Judy Weeks. Crystal Shoji of Shoji Planning and Development as facilitator and Chad Dixon of McSwain and Woods. Staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, and Community Services Director Bill Finney. Members of the Community Solutions Team present were Mark Leedom, Department of Transportation, Chris Claflin, Department of Economic Development, Mike Baker, Department of Transportation, Mike McCannon, Department of Environmental Quality.

Front Street Redevelopment Project

Crystal Shoji reviewed the history of the plan for the Front Street and Waterfront Redevelopment Plan and Chad Dixon reviewed the parking and traffic design for the core area. Ms. Shoji explained the idea is to get pedestrian activity to the waterfront area and create a mixed use development of commercial businesses, restaurants, possible hotel/motel, and upper story residential. Mayor Verger commented funding for the infrastructure would come from urban renewal money. Chris Claflin inquired if the City had evaluated the water/sewer needs for additional capacity and Mr. Grile replied all infrastructure had been inventoried. Ms. Shoji commented the first phase of construction would be Dock Street along the water.

Mr. Grile asked how the Community Solutions Team works and what the team can do for the City. Mr. Claflin reported he is the leader for Coos Curry and Douglas Counties and the Division of State Lands is not a member of the team, and the purpose of the team is to coordinate the project between the various State agencies. Mr. Grile commented the City has been able to identify the problems and would ask the team to help find solutions to the problems. He reported there are some property owner issues such as where the public property lines are located.

Mike McCannon, DEQ, commented money is available from EPA on a case by case basis and only for public owned property, not private. Mr. Grile suggested deeding the property to the City and leasing back to the owner. Mr. McCannon said he would need to look into whether that would qualify and noted there could be concern about pollution liability laws regarding owner responsibility for the contamination. Mr. Claflin commented the first step would be to do a level one assessment at an estimated cost of \$5,000 to \$10,000. Mr. McCannon noted DEQ could not do the assessment for privately owned property. Mayor Verger commented the City could not knowingly buy property with contamination, but could the owner give the property to the City. Mr. Claflin asked if the City had a public easement, could DEQ fund the assessment and Mr. McCannon said he would need to check into both ideas.

There was discussion on submerged property ownership and concern about the possibility of creating problems for the property owners; discussion on approval from ODOT for changes in the highway for a south-bound left turn or off ramp into the development area; funding for a traffic study; brief review of the Bay Area Transportation Study (BATS), possible problems with the railway tracks, and placement of traffic lights. Mike Baker, ODOT, reviewed the possibility of an off ramp, overpass or left turn lane and noted due to the amount of traffic, a traffic study would be required. Mr. McCannon reported on the prospective purchase program which helps get contaminated properties back into productive use. Ms. Shoji reported dialog with the railroad companies have started but neither company has responded. Mr. Leedom commented

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on there could be problems of traffic and pedestrians in the same area as the train tracks, and noted the railroad was a sticking point when the boardwalk was being developed.

Ms. Shoji commented on the importance of a time line for the City and property owners in moving forward with the development. Mr. Claflin suggested each agency put together a punch list and Ms. Shoji asked that the list include what needs to be done and how to do it. Mayor Verger asked about the process for coordinating the project with the agencies and Mr. Claflin suggested periodic regular meetings. Councilor Spangler asked that a schedule be prepared for the plan so that things are done in the proper order and that everyone will be aware of what is happening and when.

In summary, Mr. Grile reported the following questions were expressed during the meeting and the City would need assistance from the Community Solutions Team: where are state submerged lands on the waterfront, would an easement or deed to public qualify subject lands for brown fields money, what sequential steps should the City take to move forward and how can the state partner with the City to accomplish this, can the City use ODOT STP money for the traffic study, would ODOT evaluate off-ramp/over pass, and in prospector buyer project, who would pay for the Level I assessment

Mayor Verger commented it was a good idea to have solutions before moving ahead with the project and having all the agencies working together with the city. Councilor Weeks suggested meeting again with the Community Solutions Team and Mike McCannon DEQ commented he would need to get some of the City's questions answered before meeting again.

Adjourn

There being no further business to come before the Council, Mayor Verger adjourned the meeting at 8:40 p.m.

Joanne Verger
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:

Joyce Jansen
Deputy Recorder of the City of Coos Bay
Coos County, Oregon