

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

October 3, 2000

The minutes of the proceedings of the regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, beginning at 7 p.m. with a work session in the Council Chambers and proceeding to a regular session at 7:30 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Present

Those present were Mayor Joanne Verger, Councilors Joe Benetti, Cindi Miller, Don Spangler, Kevin Stufflebean, Jeff McKeown and Judy Weeks. City staff present were City Manager Bill Grile, Finance Director Janell Howard, City Attorney Randall Tosh, Clerical Assistant Stacey Babb, Fire Chief Stan Gibson, and Police Sergeant Doug Hill.

WORK SESSION

Larry Lewis, Tri-Land Design Group, reported the first meeting on the Newmark Avenue Improvement Project showed there is support in the community for the project. Mr. Lewis explained the project will identify transportation improvements for Newmark Avenue and include recommendations for the number of travel lanes, turn lanes, pedestrian facilities, bicycle facilities, and access. The project area begins in the WalMart area and extends to the Y intersection. Mr. Lewis reported the planning process has been identified in five steps. The first step is to gain a good understanding of existing conditions and identify existing issues; the second task is to identify the existing physical conditions, access issues, and land use and zoning. Task three is a market analysis and the development potential of the area, and an estimate of future transportation volume. Task four will be the development of alternatives, based on the information gathered, what different configurations would work, and evaluation and development of cost estimates for the alternatives. Task five will be the development of the draft and final Newmark Avenue Plan. Mr. Lewis commented another town hall meeting will be held to gather input from the community on the final plan, followed by a presentation to the City Council in January.

Mayor Verger commented the public hearing was very good; people were supportive of improving the area, and there was also a lot of concern about future development. Mr. Lewis noted the input was very helpful and staff had distributed a questionnaire to those attending. A number of concerns were brought up and Mr. Lewis presented these, noting they were not listed in priority and safety is a big concern, general consensus is there is a lot of congestion and a need to widen Newmark Avenue and provide for pedestrian safety. Access was also mentioned, to and from properties and to and from side streets, with a focus on motorists turning left off of Newmark. Councilor Benetti noted one of the comments made at the hearing was that businesses cannot afford to pay for the improvements, and Mr. Lewis had commented it is common for businesses to help pay for the development. Councilor Benetti inquired if the City had missed the boat in not requiring them to pay. Mr. Lewis reported there has been greater developer participation in the last five or six years in making improvements; more and more Oregon communities are requiring developers to contribute to the cost of development. Mr. Lewis reported LaClair Avenue has a lot of traffic coming from Ocean Boulevard to Newmark Avenue, and much of it is during the morning hours. The plan is to focus on Newmark Avenue, but the traffic influence on Ocean Boulevard also should also be considered.

Mr. Lewis reported there is a need to accommodate the pedestrian traffic with crosswalks, continuous sidewalks, and ADA facilities, and accommodations for bicycles. Stormwater management is a big issue,

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primarily from private property to private property. Other concerns include truck traffic accessing the side streets, the need for street lighting, and additional directional signage. The impact of potential development of currently un-used property will be considered in the plan. The College has a lot of frontage along this stretch of Newmark and he will be looking at their growth plans and their needs for access. Mr. Lewis noted funding is critical to making any improvements and potential funding sources will be included in the final plan. The impression from the town hall meeting was that people are eager for improvements to be made soon. Mr. Lewis explained the time line for the plan being completed in January, the City Council reviewing at that time and then going out for design bids which will add a couple more months to the process; and then an additional three to six months to go through the construction plans. Mr. Lewis commented one way to speed up the process would be to get the survey started. Mr. Lewis commented the key to making the plan work, is getting good information and the city staff has been very helpful with the project.

Mayor Verger stated an item needed to be added to the agenda to hear a report on a recent spill at pump station #13.

COUNCIL MEETING

Flag Salute

Mayor Verger opened the meeting and led the assembly in the salute to the flag.

Consent Calendar

Mayor Verger reviewed the consent calendar which consisted of the minutes of July 24, August 1, August 15, and August 22, 2000; approval of 'Disability Employment Awareness Month' proclamation requested by the State of Oregon Disability Commission; and approval of 'Stop the Hate' proclamation submitted by Charles Russell of Coos Bay. Councilor Miller moved to approve the consent calendar as presented. Councilor Weeks seconded the motion which passed with the Mayor and all Councilors present voting aye. Mayor Verger read both proclamations to the assembly.

Report on the Water Board Fluoride Spill

Gary Young, OMI Project Manager, reported a large amount of fluoride entered the City's wastewater system last Thursday which killed the micro organisms used to treat organic waste in the plant. The PH was back to normal the next day, the plant was reseeded and staff continued to monitor the situation. As of Sunday the plant was within permit limits. Discovery of the problem came during routine collection of samples and DEQ was immediately notified. Rob Schab, Coos Bay-North Bend Water Board Manager, apologized for the situation and stated the incident is being thoroughly investigated. He explained the incident occurred during a transfer of the fluoride solution into a day-tank. There were problems with the automated system and they were operating with a manual system. The pump did not get turned off and the tank overflowed, causing the fluoride solution to flow into the wastewater system. The Water Board is reviewing policy and procedures to prevent this type of situation from occurring in the future. Mayor Verger clarified the spill was not in the drinking water, but the wastewater system. Councilor Spangler commented it is important to have procedures in place to handle such situations. Councilor McKeown noted the overflow was directed into the sewer system rather than a containment system. Mr. Schab stated procedures will be developed.

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Department Head Report by Fire Chief Stan Gibson

Fire Chief Stan Gibson reported next week is Fire Prevention Week. Fire Department staff will be visiting local schools to present fire safety programs and open houses will be held at each of the three stations. Staff has been conducting a community survey of how many homes have working smoke alarms and found that 73 percent have working smoke detectors, 12 percent have a smoke detector but not working, and 13 percent have no smoke detector. The national average is 92 percent with smoke detectors. Detectors and batteries provided by a grant from Allstate Insurance were distributed by fire personnel. The Department's goal is to have 100 percent protection. Chief Gibson reported this is the fourth year the city has been selected for a life safety award for not having any fire deaths last year.

Mayor Verger commented there was a large fire in Eastside. Chief Gibson reported the fire was Boyd's Market and is under investigation. 29 firefighters responded and it took two hours to bring the fire under control. No other buildings were involved in the fire. Mayor Verger commented the City should be proud the response was two minutes.

Consideration of Request from Thomas Ehlin to Strip Pave a Portion of Edwards Avenue

City Manager Bill Grile reported a request has been received from Thomas Ehlin to strip pave 339 feet of Edwards Avenue. Mr. Grile explained in the past the only time the City has allowed strip paving is where there has been an existing open street with existing development on it, and there has been an LID that has come forward and the property owners request permission to strip pave. He noted the City recently allowed a strip pave off of Tenth Street. By granting Mr. Ehlin's request the installation of curbing, sidewalks and a formal storm drain system would be eliminated. Mr. Grile reported staff's recommendation is to require curb and gutters at an estimated increased cost to the developer of \$15,000. Mayor Verger commented over the years the City has tried to move away from strip paving.

Mr. Ehlin explained that many streets are strip paved in the Lakeshore Drive area and there is adequate drainage. He noted curbs and gutters would increase the cost substantially. Mr. Ehlin owns much of the property in this area and the street would open up three lots. Councilor Weeks inquired if Lakeshore Drive is strip paved and Mr. Grile stated it was. Mayor Verger commented the strip paving was done years ago and very few cities are currently allowing strip paving. Councilor Stufflebean noted much of Lakeshore Drive is paved and include curb and gutter. Councilor Spangler stated strip paving is not in the best interest of the City and the City's standard is curb and gutter. He noted the developer should include the improvements in the cost of developing the property. Councilor Benetti inquired why Mr. Ehlin had begun the strip paving project and how this came to the attention of the City. Mr. Grile reported the work was done before the plans were submitted and the road work included placing fill and rock within the right of way. Mayor Verger expressed support for staying with the standards of requiring curbs and gutters. Councilor McKeown, speaking from personal experience, commented strip paving does not enhance the value of the property. Councilor Stufflebean suggested Mr. Ehlin apply for an LID and Mayor Verger suggested Mr. Ehlin discuss the matter with the city manager.

Award of Bid for Computer Software for the Finance Department

Finance Director Janell Howard reported the budget committee approved funding for new computer software for the department. Bids were received from Caselle, Inc. for \$39,500 and Springbrook Software for \$68,300 and staff is recommending the bid be awarded to Caselle, Inc. Ms. Howard explained there is a need for a better integrated system for security and efficiency issues. The current software is a DOS based

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system and is difficult to work with. Caselle, Inc. will provide free upgrades as part of the annual maintenance contract. The annual contract is \$400 per month and the company has a good reputation for providing customer service. Councilor Weeks moved to award the bid to Caselle, Inc. for a maximum of \$39,500. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

Award of Bid for the Pumpout and Dump Station at the Downtown City Dock

City Manager Bill Grile explained the facility will be financed by the State Marine Board and will allow vessels coming to the downtown dock to pump sewage out of their holding tanks directly into the city's sewer system. Councilor Weeks inquired if there would be a charge to use the facility and Mr. Grile indicated a fee had not been considered. Mayor Verger recommended considering the health benefits of the facility before charging a fee. Mr. Grile reported bids were received from Triad Mechanic for \$47,413 and Chambers Plumbing and Heating for \$41,969. Councilor Miller moved to award the bid to Chambers Plumbing and Heating in the amount of \$41,969. Councilor Weeks seconded the motion which passed with the Mayor and all Councilors present voting aye.

Review and Adoption of Criteria and Standards for the Evaluation of the City Manager

Mayor Verger reported criteria and standards are required to be adopted prior to the evaluation of the city manager. Mayor Verger reviewed the criteria which included 1) relationship with the City Council, 2) administration, 3) leadership, 4) community/public relations, 5) personnel and labor relations, and 6) community groups and other agencies. Mayor Verger explained evaluation forms will be distributed to the Council and submitted to the Mayor for compilation. The evaluation will be held on Wednesday, October 18, 2000 at 7 p.m. Councilor Spangler inquired if the city manager is being evaluated on past performance, and was the city manager aware a year ago he would be required to meet with the standards being set tonight. Mayor Verger noted the criteria is the same as last year's. Mayor Verger asked for public comments; there were no comments received on the criteria from the public. Consensus of the City Council to adopt the criteria and standards as presented.

Public Comments

Duane Allen, CEO of Bay Area Enterprises, explained the organization mainly provides services to adults with disabilities through the operation of a thrift store, a used computer store, a janitorial service, an appliance business, and temporary employment service. They average 100 employees and have outgrown their current facility. Bay Area Enterprises has branched out to provide services for the chronically unemployed, injured workers, blind, and physically disabled. Mayor Verger and Councilor McKeown commented on the extent of the work Bay Area Enterprises does in the community. Councilor Weeks inquired if Mr. Allen had a site in mind to expand the facility. Mr. Allen reported there are two or three in the area that would work, including the Safeway Plaza. He noted if they moved to that site they would move everything except the computer store.

Nick Garretson, Marshfield High School, reported the construction of the bottom floor of the new building has been completed and the middle and top floors will be completed by December 9th. The Oregon Court of Appeals will be at the high school Wednesday and will be trying four cases. Students will have the opportunity to observe the process. The track is a week behind schedule but is planned to be completed by the end of the week. New seats for the stadium are expected by the end of the year, Marshfield Spirit Week

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is next week, and the alternative school Destinations located in the Harding Building is doing very well with more students participating than anticipated. Mayor Verger commented that if he would call ahead, staff would place him early on the agenda.

City Attorney's Report

City Attorney Randall Tosh reported he is reviewing the proposed design standards and handled a foreclosure on a parcel of property that was delinquent.

City Manager's Report

City Manager Bill Grile reported the City received notification of an award of a \$203,000 grant from ODOT for major maintenance on 4th Street and Elrod to Broadway. He commended Community Services staff and Steve Doty for handling the application process for the grant. Mr. Grile reported the City Council has been invited to tour the construction site at the Water Board, and on October 17th a ribbon cutting for the Channel 14 studio will be held. Mr. Grile reported receiving a letter from the subcontractor who did the brick work on the Broadway Street Scape project outlines a number of issues in dispute with Johnson Rock Products, and it has become clear to him, that the project will not be finished on October 15th even with the 45 day extension.

Mayor and Council Comments

Council Weeks reported the Optimist Club has a contractor to replace the steps at the 10th Street Park and the club's neighborhood picnic in the park was a success. Councilor Weeks reported Security Bank has offered to help with the Mingus Park stage and suggested the City look for grant money for the stage. She commented the fish in the aquarium are dead or dying. Mayor Verger commented the placement of the aquarium was originally designated to be placed to the right of the entrance to the boardwalk. This site did not work out and it was placed to the left of the entrance and now it blocks the view of the ticket booth for the Rendezvous. Mayor Verger said other complaints have been received about the appearance of the aquarium and suggested further discussion regarding the aquarium. Councilor Weeks reported Steve Doty indicated the aquarium facility would be painted to match the boardwalk. Mr. Grile commented he had noticed the blocked view of the Rendezvous and noted their sign is well visible above the tank. Mayor Verger reported the Council was not given an opportunity to comment on the change of placement of the aquarium. Councilor Weeks commented she would like to discuss the draft taxi ordinance before Mayor Verger leaves the Council.

Councilor Spangler commented the Rendezvous' building is moveable and the aquarium need not blend into the boardwalk which would defeat what we're trying to do. Councilor Spangler reported the Watershed Council is doing important work to help the economy of this area in the Elliott State Forest and encouraged Councilors to also take the tour. The Fiber Consortium will be selecting a provider at their October 9th meeting. The Fiber Consortium has been awarded \$10,000 from AOL to set up the private public sector model they are using as the nation's standard in how to do private public cooperation in communications.

Councilor Miller reported the Farmer's Market continues to be a huge success every Wednesday and encouraged Councilors to visit the market. The Downtown Association will again be doing the safe trick or treating this year on October 31st. The Promotion Committee of the Downtown Association also briefly discussed doing a parking survey and the committee felt that it was not timely and perhaps not necessary. Councilor Miller commented Sgt. King reported this year's Fun Festival was the smoothest running festival we've had.

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Councilor Benetti noted he had received many compliments on the Bayshore and Empire Street Scape projects and on the brickwork. He reported recently touring Plant I and encouraged Councilors to visit the wastewater treatment facilities for a better understanding of how they work.

Councilor Stufflebean commented he has also received numerous comments on the Empire Street Scape. He attending a meeting at Blossom Gulch School and concern was expressed about the lack of yellow paint on the curb near the crosswalk which creates a safety problem for children using the crosswalk.

Councilor McKeown reported the South Coast Development Council met with Chabin Concepts on a proposal for developing the groundwork for the type of economic develop the Council wants for the area. Chabin Concepts would not replace the recruiter and would prepare marketing information and a strategic plan. Councilor McKeown commented SCDC has received a number of applications for the recruiter position and three or four appear to be excellent. He noted the public presented a number of good suggestions at tonight's SCDC meeting.

Mayor Verger commented Chabin had already done quite a study of the area, so they would not be starting at ground zero. Councilor McKeown reported Chabin has done work in Reedsport and for the Port of Coos Bay. Councilor Spangler asked if the Port had paid their dues last year and Councilor McKeown commented they are committed to move ahead with a three-year funding commitment. He noted the Port may have spent funds on the study. Councilor McKeown said the proposal is not to exceed \$40,000, however, it is not a study but a strategic and marketing plan. In order to provide effective recruiting vehicles, it requires a realistic strategic plan and a realistic implementation plan. Councilor Spangler expressed concern about so much money being spent on studies and requested a copy of the proposal to review. Councilor McKeown reported the plan is expected to be completed in approximately six months. Mayor Verger stated time is of the essence and the first plan for this area presented two years ago could have been used. Councilor Stufflebean commented the plan for the Port was very thorough. Mayor Verger commented some of the concern is that Chabin has already completed a marketing plan for the business park and are recruiting for the business park, so its an ongoing recruitment and we see the South Coast Development Council as a broader focus; but if they are trying to do for both, then there is a problem. Councilor McKeown explained as SCDC he is not concerned where the business goes and the marketing efforts really are helping the whole area. Councilor Weeks commented we all must work together to be successful.

Mayor Verger reported South Slough and the Watershed Association put together a trip, paid for by the National Watershed Association, to Marlow Creek in the Elliott State Forest traveling as if we were the salmon. The trip came down to Rooke-Higgins Park and caught the Rendevous. Tour guides and presentations were made by Coquille, Bandon, and Marshfield High School students. The tour was very informative.

Adjournment

There being no further business to come before the Council, Mayor Verger adjourned the meeting to October 17, 2000 at 7 p.m. in the Council Chambers of City Hall.

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

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ATTEST:

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