

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

July 20, 2004

The minutes of the proceedings of a regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, held at 7 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Jon Eck, Roger Gould, Anna Marie Larson, Cindi Miller, and Kevin Stufflebean. Councilor Jeff McKeown was absent. City staff present were City Manager Chuck Knight, Deputy Recorder Joyce Jansen, City Attorney Nathan McClintock, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Eura Washburn.

Flag Salute

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

Consent Calendar

Mayor Benetti reviewed the consent calendar which consisted of approval of the June 1, 2004 and June 9, 2004 minutes, and appointment of Crystal Shoji to Coos County Library Board. Councilor Stufflebean moved to approve the consent calendar as presented. Councilor Eck seconded the motion which passed with the mayor and all councilors present voting aye.

Discussion of Expenses for the International City Management Association Exchange Program

Martin Callery, International Port of Coos Bay, reviewed the last visit from Indonesia and commented the exchanges have been very positive in both countries. Most of the expenses have been borne by the International City Management Association with local funds used for working lunches and meetings. Councilor Larson questioned the benefits of the program for the city and Mr. Martin commented there are many similarities between the communities that present opportunities for both to learn from each other. Councilor Gould commented the benefit from learning from other cultures is immeasurable and briefly explained the benefits of the city's association with the sister city program. Mayor Benetti commented there are also long-range economic benefits from these types of experiences. Councilor Gould moved to approve expenditure of \$1200 for the International City Management Association Exchange Program. Mayor Benetti seconded the motion which passed with Mayor Benetti and Councilors Eck, Gould, Miller, and Stufflebean voting aye; and Councilor Larson voting no.

Request from Music on the Bay for use of the Mingus Park Stage

Mayor Benetti reported Larry McCabe had contacted him requesting exclusive use of the Mingus Park stage. Mr. McCabe thanked the city for their support and briefly reviewed the activities Music on the Bay [MOB] has presented for the community. He explained the purpose of having exclusive use of the stage was to protect the music program and fund raising activities

of their organization. Councilor Gould stated he is the attorney that represented MOB to get them incorporated; however, he is concerned about their request as the park is a public facility and there are normally events in the park in September. Mr. McCabe commented there was a music event last year that was not professionally produced and MOB is concerned about protecting their brand. Councilor Stufflebean commented September is National Hispanic Celebration and in the future there may be use of the park for this event. There was further discussion of Mr. McCabe's request, the city's procedure for use of the stage, and consensus of the Council was to permit other uses of the stage area.

Award of Contract for the Englewood Drainage Improvement Project

Garret Pallo, HBH, reported the city went out to bid on the improvement projects in the Englewood drainage district for Dakota Avenue and Washington Avenue. Bids were received from Laskey-Clifton Corp. and Nahalem Marine for the Dakota Avenue project, and from Laskey-Clifton Corp. and JBS Construction, Inc. for the Washington Avenue project. Mr. Pallo commented only two bids on each project was received because it is a busy time of the year for contractors. He also commented the total cost of the project was estimated at \$267,000 and the low bid total came in at \$220,567. Mr. Pallo noted Nahalem Marine specializes in this type of work with tidegates. Councilor Gould moved to award the contract to Nahalem Marine for the Dakota Avenue project in the amount of \$53,205.75, award the contract to JBS Construction for the Washington Avenue project in the amount of \$138,592.00, and authorize a 15 percent contingency. Councilor Miller seconded the motion which passed with the mayor and all councilors present voting aye. Mr. Pallo commented a short time line to complete the project was given by the Corp. of Engineers and the project will be begin shortly.

Discussion of Funding and Siting for the New Fire Stations

City Manager Chuck Knight reported the council had previously selected three possible locations for fire stations and he has obtained the prices of the properties. The McAuley property is priced at \$400,000, but the owner may be willing to negotiate; the property on Elrod Avenue has a market value of \$639,469; and the Empire property is listed at \$289,900. Mr. Knight reported demolition costs of the McAuley building are estimated between \$200,000 to \$500,000, and the Elrod building could be somewhat less. Councilor Larson expressed concern about environmental issues with demotion of the McAuley building, and did not support this as a location for the downtown fire station.

Councilor Stufflebean commented there would asbestos in the building on Elrod and noted this location moves fire staff further away from the hospital and nursing homes. Chief Gibson commented this is a concern due to the number of calls involving medical facilities and traffic could be controlled with traffic lights. Councilor Gould commented the new station should not be built on fill due to earthquake considerations. Councilor Eck noted the Elrod property is not located within the urban renewal district and City Manager Knight commented if a change to the plan is within one percent, the plan could be amended to include this property. There was further discussion on the location of the property, the cost of demolition of current structures, and the cost to build the new station. Consensus of the Council was to proceed with looking into the cost of purchasing the downtown and Ocean Blvd properties and the cost for demolition

of the buildings. Councilor Stufflebean asked about funding and Mayor Benetti recommended gathering the information first and then have the finance director offer suggestions.

Public Input on Recruitment of the City Manager

Mayor Benetti commented citizens have the opportunity to let the Council know what they would like to see in a candidate for the position of city manager. The item will also be on the next agenda. No comments were presented.

City Attorney's Report

City Attorney Nate McClintock reported he and the city manager had met with Charter Communications regarding the cable franchise with the city. The issue of raising funds for PEG as a pass through fee had been discussed and he will be looking into the matter. Mayor Benetti inquired how long the franchise would be for and Mr. McClintock reported ten years. There was a brief discussion regarding the draft telecommunications ordinance which the Council looked at a few years ago and the city attorney will review the ordinance.

City Manager's Report

City Manager Chuck Knight reported an anonymous letter regarding the Farmer's Market had been received and distributed to the Council. Mayor Benetti commented he would like people to sign their correspondence and encouraged citizens to discuss their concerns with the Council or city manager. An executive session to review city manager candidates was scheduled for July 27th with Ken Strobeck from the League of Oregon Cities.

Mr. Knight reported repairs on the Marshfield Sun Building have begun and asked Steve Doty to brief the Council. Mr. Doty reported extensive dry rot had been discovered and the contractor estimated the additional repairs would be \$20,000. Councilor Larson commented the city should not invest any more money in the building and suggested the museum be consolidated with the Historic Museum. Mayor Benetti commented it would be up to the Historic Museum Association. Councilor Stufflebean commented the city is sometimes criticized for not maintaining their buildings, and since the city has the rail museum and the art museum, it would be a benefit to keep the Sun Building. Mr. Doty briefly explained the cause of the dry rot and what was being done to prevent future water damage to the building. Consensus of the Council to add the item to the urban renewal agenda.

Public Comments

June Est-Pundt, president of the Sister City Association, reported Warren Sanders from American Bridge will be in Coos Bay Thursday morning to look at Choshi Bridge. American Bridge is interested in replacing the current bridge with a steel structure. John Boggess, representing the Citizen Corp reported the corp was established after the 9 11 attack because citizens need to be able to help themselves during a catastrophic emergency. Connie Bunnell reported funds for the corp come from the Oregon Emergency Management Department and are used to train citizens in home preparedness, basic first aid, fire suppression, and search and rescue. Classes are offered to the public and the next class will begin August 3rd.

Council Minutes – July 20, 2004

Matt Fare, Coos Bay, Coos Bay Fire Department employee and is a PFC in the Army National Guard, submitted a letter, which is attached and hereby made a part of the record, requesting Council support for keeping the local detachment of the 162nd Engineer Company in Coos Bay. Mr. Fare also reviewed projects the National Guard has done in the community such as trails, bridges, and land clearing in John Topits Park. Consensus of the Council was to support the request with a letter to the governor and the Oregon military department.

Jim Loftin, Coos Bay, representing the Concerned Citizens of Empire, requested the Council approve development and improvements to Ed Lund Park. Mayor Benetti explained the city is not financially able to develop another park and suggested citizens take on the project. Mayor Benetti commented this has been successfully done in other parks such as the 10th Street Park. Mr. Loftin stated nothing has been spent on Ed Lund Park and the city only spends money on Mingus Park. Councilor Stufflebean reported Ed Lund Park was a rose garden and never was a children's park and explained civic organizations and citizens developed Taylor/Wasson Park, developed and maintain John Topits Park and Choshi Gardens. City Manager Chuck Knight commented Mr. Loftin's request would be placed on the Parks Commission's agenda for discussion.

Helen Franklin, Coos County Weed Board, reported on the need to control the Butterfly bush and explained the method used to eradicate the plants. The board will be applying for a grant and will be asking all cities in the county to become involved and support the program. Seymour Glassman, Coos Bay, expressed concern about the safety of intersections on Ocean Blvd. He suggested the Council look at doing a traffic safety in conjunction with the new developments occurring on Ocean Blvd. Mr. Glassman also expressed opposition to the alternate design of changing Ocean Blvd. to one lane in each direction. There was further discussion regarding adding turn lanes and Mr. Glassman offered to assist the city with the planning.

Council Comments

Councilor Gould commented the city has received another anonymous letter complaining about the Farmer's Market and he encouraged citizens to sign their letters. There was a brief discussion regarding closure of the parking lot on Second Street and consensus of the Council was to keep the parking lot open for customers. Councilor Gould commented it continues to be a struggle on where to spend tax dollars since limits have been placed on local government's ability to raise taxes. He further noted some city services were cut and one of those expenditures that were cut back was funding for parks. Councilor Gould reported the city currently has 2.5 staff to do all the maintenance of city facilities and citizens will have to step up and do some of the work.

Councilor Eck welcomed Councilor Miller back to the Council. Councilor Miller expressed appreciation to everyone for their help during her illness. She reported the Fun Festival is coming together well and anyone interested in the event is encouraged to help with the arrangements. Councilor Larson also welcomed Councilor Miller back. Mayor Benetti reported an antique car rally would be coming through the Bay Area this weekend, and a large number of vehicles are expected.

Council Minutes – July 20, 2004

Adjourn

There being no further business to come before the Council, Mayor Benetti adjourned the meeting to August 3, 2004 in the Council Chambers at City Hall.

Joe Benetti, Mayor

ATTEST:

Joyce Jansen, Deputy Recorder