

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

February 1, 2005

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. The City Council held interviews of applicants for openings on various City committees and boards at 6 p.m. in the Manager's Conference Room at City Hall.

Those Attending

Those present were Mayor Joe Benetti and Councilors Jon Eck, Roger Gould, Jeff McKeown, Cindi Miller, and John Muenchrath. Councilor Kevin Stufflebean was absent. City staff present were City Manager Scott McClure, Deputy Recorder Joyce Jansen, City Attorney Nate McClintock, Finance Director Janell Howard, Library Director Carol Ventgen, and Police Chief Eura Washburn.

Council Interviews for the Parks Commission and Tree Board

The City Council interviewed Bob Golden, Bev Meyers, and Patty Scott for consideration of appointment to the Parks Commission. Bob Golden had also applied for the Tree Board, but withdrew his name from consideration. Larry Plews had also applied for the Parks Commission and Tree Board but was unable to attend the interview due to illness.

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 January 4, 2005 minutes. Councilor Eck moved to approve the consent calendar as presented. Councilor McKeown seconded the motion which passed with Mayor Benetti and all Councilors present voting aye.

Presentation of the Audit of Fiscal Year 2003/2004 by Rob Wall, CPA

Finance Director Janell Howard reported Rob Wall was ill and not able to attend the meeting. He will present the audit at the next Council meeting.

Public Hearing on the Ocean Blvd Overlay Project and Consideration of Authorization to proceed with the Project

Mayor Benetti reported a traffic study has been completed for Ocean Blvd. and before proceeding with the overlay project, the City is considering whether to make lane changes to the street. Mayor Benetti opened the public hearing and asked citizens to keep their comments to five minutes.

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Bill Leslie, 1845 Ocean Blvd., commented three lanes would cause more problems and recommended reducing the speed to 35 mph. Mr. Leslie expressed concern that emergency vehicles would have difficulty if there were only three lanes. Len Luttrell, 525 Shorepines Avenue, commented he has appeared before the City Council a number of times requesting a turn lane and a lower speed limit. Mr. Luttrell explained the state does not agree with a reduction of the speed limit; however, there is high traffic volume at Shorepines and at the Coast Guard commissary and he requested the Council consider a combination lane configuration so a turn lane would be available. John Cauthorn, Ocean Blvd., supported using turn lanes, but keeping four lanes because three lanes would bottleneck traffic. Dick Kalkofen, 1972 Lawnridge Loop, expressed concern about the number of traffic accidents at 26th Street and suggested a left turn lane would prevent such accidents. He also supported lowering the speed limit.

Alan Aurdahl, 63378 Isthmus Heights, commented he travels this area frequently and he recommended leaving Ocean Blvd. four lanes. Mr. Aurdahl suggested a lower speed limit and police visibility would help the situation. Lee Utal, 970 Oakway Drive, supported changing to three lanes and placing a warning light for the Butler Road signal. Ms. Utal explained due to the curvature of the street, drivers are not able to see the traffic light from a distance. Ed McDaniel, 405 Shorepines Avenue, commented exiting Shorepines is very difficult and very difficult entering when traveling west. He supported adding turn lanes and lowering the speed limit. Mr. McDaniel commented with more development in the Radar Road area, a stop light will be necessary. Councilor McKeown suggested the owner of Shorepines partner with the City in developing a turn lane. Mr. McDaniel commented he would make the suggestion to the owner. Jamie Fereday, 1017 Elm Avenue, commented the big issue is safety and he is willing to give up some time for a three-lane configuration for the whole length of Ocean Blvd. He further commented on the need for bike lanes and explained current biking concerns.

Scott Frasier, 23 Cypress Point, reported he is a frequent user of Ocean Blvd. as a bus driver and an UPS driver, and did not support changing to three lanes. He recommended more police patrol and enforcement in the area, and placing warning lights before the traffic lights. Martha Blochinger, 1582 South 17th Street, expressed concern that people drive too fast and the City should have more police enforcement on Ocean Blvd. Dick Leshley, 93581 Bay Park, representing local cab drivers, reported they travel 200,000 miles annually on Ocean Blvd. and recommend that the lane configuration not be changed. He commented entering and exiting Shorepines is a problem and a turn lane would help.

Seymour Glassman, 1006 Maryland, commented three lanes would not stop bad driving habits but would increase the traffic congestion and making turns would be very difficult. He has talked with bus drivers about Ocean Blvd. and they agreed it would be a mistake to change to a three-lane configuration. Mr. Glassman commented five lanes would be nice and he recommended leaving Ocean Blvd. with four lanes. Brent Smith, Fulton Avenue, commented his family has operated chip trucks from many years and he recommended keeping four lanes on Ocean. There were no further public comments to be submitted and Mayor Benetti closed the hearing.

Councilor McKeown asked Chief Washburn to comment on whether more enforcement was needed on Ocean Blvd. Chief Washburn reported the department has received a traffic safety grant to cover overtime for increased enforcement. She explained that significant staff cuts

were made three years ago and the department does not have staff for a dedicated traffic team. Currently the officers do traffic enforcement as their call load allows. Councilor Gould commented all municipalities have had to cut back services due to lack of funding.

Councilor Gould expressed appreciation for the comments presented by citizens and commented deciding whether to make lane changes to Ocean Blvd. is not an easy decision and suggested the Council take more time to review the study. Mayor Benetti commented the speed limit is controlled by the state and before making a decision, perhaps the Council should continue the public hearing at the next Council meeting. He further commented the overlay project could not wait too long because it would end up costing more. Councilor Muenchrath commented the study showed the crash rate on Ocean is ranked less than one and the accepted rate is one or two. Councilor Miller reported she had received 17 calls from citizens and the majority of the calls supported leaving the configuration at four lanes with turn lanes in certain locations. There was further discussion regarding the proposed configurations, the feasibility of going to five lanes, adding more traffic lights, seeking safety grants, and the success of the three-lane project in Oregon City. Mayor Benetti recommended making a decision at the February 15th meeting, or at the latest, March 1st. Seymour Glassman recommended the City look at an assessment district to maintain streets and he would be willing to pay for the improvements.

Public Hearing on the Proposed Amendment to the Waterfront Heritage Zoning District to Add “Tourist Habitation: Waterfront Inn” and Consideration of Enactment of the Proposed Ordinance Amending Chapter 2.19 of Ordinance No. 93

Planning Administrator Laura Barron read the public hearing disclosure to the assembly and reported applicant Tom Cottrell is proposing an amendment to the land development ordinance to allow “tourist habitation, waterfront inn” in the Waterfront Heritage subdistrict 2. Ms. Barron briefly reviewed the subdistricts of the waterfront area and explained the proposed use would require approval of a conditional use, and compliance with off-street parking requirements.

Mayor Benetti opened the public hearing for comments. Stuart Woods, representing Mr. Cottrell, reported the site is located in a transitional zone of the Waterfront Master Plan and Mr. Cottrell is proposing a 22-unit inn across the street from his hotel. Mr. Wood commented the property has enough space to support the parking requirements and the building lends itself to renovation and will be appealing to the community. Mike Vaughan agreed the structure would make a great motel, and expressed concern that parking may displace the last historic building on Front Street. He further commented on the possibility of retrofitting the historic building for parking. There being no further comments to be given, Mayor Benetti closed the public hearing.

Councilor Gould moved to approve the proposed changes to list the use, “Tourist Habitation: Waterfront Inn”, as a conditional use requiring compliance with the off-street parking standards of the Land Development ordinance, and enact the ordinance based on the findings and conclusions set forth in Exhibit A of the ordinance. Councilor Miller seconded the motion. Deputy Recorder Joyce Jansen read the ordinance by title only and Ordinance No. 362 was enacted by the following vote:

Aye: Mayor Benetti and Councilors Eck, Gould, McKeown, Miller, and Muenchrath
No: None
Absent: Councilor Stufflebean

Update on the Bay Crossing Project

City Manager Scott McClure reported the City has received commitments from other entities in the amount of \$700,000 to fund the Bay Crossing Project and the low bid came in at \$674,100 from Mears/HDD. It is anticipated that approximately \$50,000 more will be needed to complete the project. Mr. McClure asked if the Council wished to proceed with the project or wait until they have additional funding for contingencies. Mayor Benetti thanked all the agencies for helping fund the project and commented the City of North Bend would like to participate in the project but their wastewater funds have been committed.

Mayor Benetti commented the City could step up with the \$50,000 and continue to talk with other parties for additional funding. Councilor McKeown commented the sewer line is an important part of developing the North Spit and supported moving forward with the project. Councilor Gould also supported proceeding with the project and suggested the City use reserve funds for the contingency. Mayor Benetti moved to proceed with the Bay Crossing Project. Councilor McKeown seconded the motion which passed with Mayor Benetti and all Councilors present voting aye.

Consideration of Adoption of the Coos County Natural Hazard Mitigation Plan

Glenda Hales, Coos County Emergency Management Coordinator, reported the County has been working with cities to develop a hazard mitigation plan for the past year. The plan has been approved by FEMA and is ready for adoption by the county and the cities. Ms. Hales briefly explained the purpose of the plan and the availability of grant funds. Karen Turner, Engineering Administrator, reported FEMA would no longer pay out for losses on a repetitive basis and the plan enables the county and cities to apply for grants to abate issues such as flooding. Ms. Turner commented the City would be applying for funding; however, funds are not available for dike structures. Councilor McKeown moved to adopt the Coos County Natural Hazard Mitigation Plan. Councilor Miller seconded the motion which passed with Mayor Benetti and all Councilors present voting aye.

Appointments to the Historic Design Review Committee, Parks Committee, and Tree Board

Mayor Benetti reported the Planning Commission interviewed the applicants for the Historic Design Review Committee and recommended Hilary Baker, Andrew Locati, Bob Sasanoff, and Mike Vaughan for appointment. The Council voted by ballot and the applicants recommended by the Planning Commission were appointed to the committee. Councilor Gould moved to amend Ordinance No. 56 to increase the membership of the Parks Commission to eight. Councilor Eck seconded the motion which passed with Mayor Benetti and all Councilors present voting aye. Appointments to the Parks Commission were made by ballot and Bob Golden, Bev

Meyers, and Patty Scott were appointed to the commission. The Council voted by ballot and Larry Plews was appointed to the Tree Board.

City Attorney's Report

City Attorney Nate McClintock reported the public contracting laws have changed and staff will present an ordinance at the March 1st council meeting. Mr. McClintock commented on the status of the Torre claim.

City Manager's Report

City Manager Scott McClure reported the public meeting on the Jordan Cover project was well attended, and information regarding development of the facility, the permitting and reviewing process, and safety policies was discussed. It is anticipated the facility would generate 50 jobs for the area as well as use the County's natural gas line. Mr. McClure reported the Historic Museum Society would like the entire parcel at Central Dock and the Society has draft plans of the proposed facility. The Society will be present the museum plans at the Waterfront Forum on the 17th at The Mill Casino. Mr. McClure noted there is a minor issue of the Division of State Lands owning the property where part of the dock is located.

Mr. McClure explained while the Legislature is in session, the League of Oregon Cities emails information to cities for comments, and every two weeks a telecom with local legislators is held Tuesday at 7 a.m. at the ESD office. Mr. McClure reported the first meeting of the County Solid Waste Advisory Committee was held recently and development of a solid waste plan was discussed. The plan for the fire station project is being worked on and Mr. McClure anticipates he will present the plan at the next council meeting. Mr. McClure submitted the Year-end City Report to the City Council, which is attached hereto and thereby made a part of the record.

Public Comments

There were no public comments.

Council Comments

Councilor Gould commented if more citizens were willing to participate in paying for improved city services as Seymour Glassman suggested, services could be much better. Councilor Miller extended condolences to Anna Marie Larson and her family for the loss of Ralph. Councilor Muenchrath commended the city manager on the end of the year report. Councilor McKeown left the meeting prior to Council Comments and Mayor Benetti reported for Councilor McKeown the Waterfront Forum will be held at The Mill Casino later this month and encouraged everyone to attend. Mayor Benetti commented Anna Marie Larson had contacted him to thank the City Council for their comments about Ralph.

Executive Session

An executive session was held pursuant to ORS 192.660 (2) (d) for the purpose of discussing labor negotiations.

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The City Council reconvened into regular session.

Adjourn

There being no further business to come before the Council, Mayor Benetti adjourned the meeting to February 15, 2005 in the Council Chambers at City Hall.

Joe Benetti, Mayor

ATTEST:

Joyce Jansen, Deputy Recorder