

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

September 11, 2006

The minutes of the proceedings of a special meeting of the City Council of the City of Coos Bay, Coos County, Oregon, held at 6:30 p.m. in the Coos Bay Library Large Meeting Room, 525 Anderson Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Jon Eck, Roger Gould, Jeff McKeown, Cindi Miller, John Muenchrath, and Kevin Stufflebean. City staff present were City Manager Scott McClure, Deputy Recorder Joyce Jansen, Finance Director Janell Howard, and Fire Chief Stan Gibson. Also present was Joe Slack, architect with HGE.

Welcome by Mayor Benetti

Mayor Benetti led the assembly in the salute to the flag and read the September 11, 2001 proclamation to the assembly.

Presentation by Architect Joe Slack

Mr. Joe Slack gave a power point presentation analyzing the city hall and 4th Street sites. He briefly reviewed the 2004 report which included analysis of the existing station on 4th Street, the city hall parking lot, the old McAuley Hospital, the 4th Street site south of Curtis, the GTE parking lot, the Bi-Mart site, and the state office building. Tsunami and earthquake concerns were also reviewed. Mr. Slack presented information on the city hall site which would require the purchase of South Coast Printing and the automotive building. Consideration had also been given to purchasing the Dairy Queen, however, the owner set the price at \$1 million. Mr. Slack reviewed the concerns regarding heavy traffic, narrow streets, poor visibility, and safety concerns of fire apparatus responding from this location. Design and placement of the station was discussed, including a two-story facility attached to city hall. Mr. Slack reviewed plans for the 4th Street site. Access would be easier than the city hall site, the design would allow for pull through engine bays, however, 100 parking spaces would be used.

Carolyn Demets and Colleen Stover expressed concern the loss of parking would have on businesses in the downtown area. Mr. Slack reported a two story design would pick up 17 more spaces and if the old station were taken down, the area could be used for parking. Joannie Johnson commented losing the parking would put downtown businesses out of business. Mark Daily commented 4th and Bennett is already a confusing corner without placing the fire station on 4th Street. Anna Marie Larson asked if the Council had not already had a motion not to consider this location. Councilor Gould commented five out of seven Council members did not like the 4th Street location, however, the Council felt it was important to take public comments on the proposal. Chief Gibson reviewed the response time from the 4th and Kruse location. Councilor Gould reported the Council had looked at this issue for a number of years and many locations had been considered for the station. Randy Miles, Fire Department, commented the first study was done in 1992 and two locations were recommended: Lockhart and Kruse. Mayor Benetti commented if the City stayed west of 5th Street, urban renewal funds could be used. Mr. Slack reviewed the two story facility and the affect on parking availability. Colleen Stover stated this would not be enough parking for Island Sun. Mr. Slack reviewed soils issues

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of both sites and briefly reviewed the need for pile foundations. He noted the City would require the services of a qualified engineer to do the soil samples. Landy Marshall, retired Coos Bay firefighter, suggested talking with the Water Board for a site because of earthquake issues.

Mr. Slack reviewed the estimated costs for both sites and noted the major cost to the project was land acquisition. The next steps would be to perform soils investigation, finalize station needs, finalize projected costs, secure funding, select the design, bid, and build. Joannie Johnson commented the 2001 ODDA study stated the value of one parking space per business was \$25,000. She suggested looking at the old state police building and the parking lot on Curtis. Anna Marie Larson commented on the need to keep the current parking areas. Randy Miles commented on the importance of avoiding heavy traffic and one way streets. Jim Simpson, downtown business owner, commented if parking was taken from 4th Street, his building would have no parking. Kat Acosta, Coos Bay, reported she owns the building with Curves and Island Sun and bought the building three years ago, but if she had known the city was considering fire station on 4th street, she would not have purchased building. Ms. Acosta commented more people would have attended the meeting if they had known the city was considering taking away parking spaces. She encouraged the Council to reconsider placing the fire station in the 4th Street parking lot.

Councilor McKeown commented the City does not want to lose downtown parking and the Council has not made a decision on the location of the fire station. Mayor Benetti asked the Council if they were still interested in the 4th Street location, or would they prefer to consider the city hall and the 4th and Curtis sites. Councilor Miller stated she would not support the 4th Street site, but would consider the Curtis Street and city hall sites. Councilor Stufflebean commented he would not support the 4th Street site, but was concerned about the stability of the Curtis site. Mayor Benetti commented the city had also talked with the College about partnering on a station. Councilor Eck stated opposition to both the 4th Street and city hall sites, and supported the Curtis site. He suggested concentrating on the downtown station and working with the college for the Empire station. Councilor McKeown commented parking was too important to cut, and considering the potential for growth in the community, he would support the Curtis site.

Chief Gibson commented the trailer court site [4th and Kruse] had been reviewed in 2004, but the location pushed the response time. The old state police building would cost \$1.4 million plus demolition costs. Randy Miles commented the trailer court site was the best in 1992, however, was eliminated because the City Council did not want to buy the property and put the owner out of business. Councilor Muenchrath commented he would not support the city hall site and was interested in looking at the Curtis site. He would like to keep the 4th Street site as an option, using the old fire station area for parking. Councilor Gould commented the Council must balance many different interests and the primary reason for looking at the downtown area was because urban renewal funds could be used to build the station. He further commented DEQ has notified the City of mandated upgrades for wastewater treatment plant I for an estimated cost of \$3 million. Councilor Gould commented he would not support the city hall site due to traffic flow but would support the Curtis site, and did not wish to abandon the 4th Street site.

Gene Melton, Coos Bay, suggested building the new fire hall at the Empire station site and use the Curtis site for a substation. Landy Marshall, Coos Bay, recommended the station be built at the college and reopen the Eastside station. There being no further comments, Mayor Benetti closed the public hearing.

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Mayor Benetti commented the fire station issue has gone on for a long time and the City needs to do something. Five of the Council do not want to consider the 4th Street site, which leaves the Curtis Avenue and trailer park as options. Councilor McKeown suggested taking the city hall and 4th Street sites off the table and consider the Curtis and trailer park sites. Consensus of the Council was to move forward with securing authorization for soils testing on the sites. Mayor Benetti and Councilors expressed appreciation for citizen's comments.

Adjourn

There being no further business to come before the Council, Mayor Benetti adjourned the meeting.

Joe Benetti, Mayor

Attest:

Joyce Jansen, Deputy Recorder