

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

January 20, 2009

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 Jeff McKeown and Councilors Mark Daily, Jon Eck, Joanie Johnson, Stephanie Kramer, Gene Melton, and John Pundt. City staff present were City Manager Chuck Freeman, City Attorney Nate McClintock, Deputy Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, City Engineer Carl Nolte, Finance Director Rae Lea Cousens, Fire Chief Stan Gibson, Library Director Carol Ventgen, Economic and Community Development Manager Joyce Jansen, and Police Chief Rodger Craddock.

Flag Salute

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

Consent Calendar

Mayor McKeown reviewed the consent calendar which consisted of approval of the minutes of January 6 and 12, 2009; approval of OLCC license changes for the Blue Moon located at 871 S Broadway and Wanda's Bar located at 740 Coos Bay Blvd; and approval of a three year Coos Bay Police Officer Association contract. Councilor Kramer moved to approve the consent calendar as presented. Councilor Eck seconded the motion which carried with Mayor McKeown and Councilors Daily, Eck, Johnson, Kramer, Melton, and Pundt voting aye.

Presentation on Oregon's 150th Birthday by Coos Bay – North Bend Visitors and Convention Bureau Director Katherine Hoppe

Coos Bay – North Bend Visitors and Convention Bureau Director Katherine Hoppe encouraged community groups to celebrate Oregon's 150th birthday by registering their events with Travel Oregon for statewide exposure with the Oregon 150th website. A consensus of the Council was to register as a partner in celebrating Oregon's 150th birthday.

Presentation on the Assessment of the Coos Bay Building Department by The Building Department, LLC Building Official Manager Charlcie Kaylor

Public Works and Development Director Jim Hossley stated pursuant to the contract The Building Department, LLC prepared a report reviewing the Building Division with information on assumption of electrical and plumbing inspection programs and investigation of downtown buildings. Staff has already implemented most of the recommendations.

The Building Department, LLC Manager Charlcie Kaylor reported staff has a high degree of customer satisfaction and it was hard to find something to recommend be corrected. Ms. Kaylor reviewed the report and stated from her observation, Coos Bay's Building Division is one of the

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best in Oregon. Ms. Kaylor stated it is an advantage to have all five components of an inspection program. Building Codes Division Manager Mark Long stated they are interested in assumptions of programs and announced they are laying-off personnel, including the electrical inspector. Ms. Kaylor stated review of downtown buildings noted deferred maintenance not structural failures based upon soil conditions. Ms. Kaylor recommends dispelling rumors of poor soils and hiring a firm to analyze the soils and existing piling. Ms. Kaylor proposes the City hire The Building Department, LLC as the Building Official to provide administrative and code support at \$2,000 a month for an onsite person one day, every other week with availability everyday by phone. A consensus of the Council was to refer the issues to staff.

Fire Station Update

City Attorney Nate McClintock stated a conditional use permit will be heard at the February 10, 2009 Planning Commission meeting and recommended tabling this item until after the Planning Commission has made their decision and the appeal period expired.

Approval of Sale of Surplus Property

City Manager Chuck Freeman stated 1.62 acres on Old Wireless Lane, south of temporary levy, has been appraised. The property is proposed to be declared surplus and sold. Ordinance 139 states each parcel must be declared surplus and a price determined by committee with a recommendation to Council. The Public Works Standing Council Committee recommended surplus at the January 13, 2009 meeting and accepting the highest bid above appraised value. Councilor Melton moved to declare the property surplus, set the minimum price at the appraised value of \$16,000, and direct staff to accept the highest bidder. Councilor Eck seconded the motion which carried with Mayor McKeown and Councilors Daily, Eck, Johnson, Kramer, Melton, and Pundt voting aye.

Consideration of Energy Trust of Oregon Incentive Offers

Public Works and Development Director Jim Hossley stated the Energy Trust consultant recommends projects at \$171,500 for Plant No. 1 including upgrades and installation of dissolved oxygen sensors and variable frequency drives to efficiently process the organics and improve the oxygenation; and installation of SCADA, computerized monitoring system. The Energy Trust incentive, not including the Business Energy Tax Credit (BETC), is estimated at \$30,000. The BETC's would have to be marketed and sold to achieve a savings. Mr. Hossley stated the project is consistent with the proposed upgrades and will be in the upcoming budget. The payback is approximately 10 years. Plant No. 2 is similar to Plant No. 1 except it does not include SCADA, with a payback of approximately five years. Councilor Kramer moved to direct staff to sign the Energy Trust of Oregon Incentive Offers for the wastewater treatment plants. Councilor Daily seconded the motion which carried with Mayor McKeown and Councilors Daily, Eck, Johnson, Kramer, Melton, and Pundt voting aye.

Discussion on Council Committees

Appointments made based upon Council consensus: Egyptian Preservation, John Pundt; PSAP(911), Stephanie Kramer; and Emergency Preparedness, to be combine with the Public Safety Standing Committee.

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Public Comments

Russell Cox, 90965 Joe Ney Lane: Skateboard Park - Phase 1 is not complete due to budget overruns, could be completed in four weeks with funds; and Phase 2 plans are being prepared.
Scott Frasier, 23 Cypress Point: Thanked Mr. Freeman for his prompt letter.

City Attorney's Report

City Attorney Nate McClintock stated the AFSCME union contract negotiation meeting will be in February and BOLI rules must be followed regarding the completion of the Skateboard Park.

City Manager's Report

City Manager Chuck Freeman stated budget forecasting is ongoing; State revenue forecasts are not positive and indicate there will be challenges in future budgets beyond the upcoming year; the auditor's principal will make a presentation in March; the Finance Advisor will be providing financing options for the Visitors Center project; clarified Urban Renewal funding is restricted by law to use within urban renewal districts; and when US Bank proceeded to lock in the 4.6% rate it had changed to 4.84% and the original short term financing of \$2.5 million at 1.95% with the traditional bond for long term financing was commenced. Councilor Eck signed Resolution 09-04 to proceed with the short-term financing as previously agreed at the January 12, 2009 special Council meeting.

Council Comments

Councilor Melton provided an update of the January 13, 2009 Public Works Standing Committee meeting: Request to install historic lighting on N. 2nd Street; adjustment to fees; fire hydrant ownership transfer; and the purchase of vehicles for the wastewater division. Councilor Kramer thanked Mr. Freeman for clarification on the use of Urban Renewal funds. Councilor Eck thanked the community for their work on the Skateboard Park project. Mayor McKeown commended staff for The Building Department, LLC report; requested department representation by employees once a month; pleased to see the result of the police union negotiations and Energy Trust incentives; and will give a state of the City message at the next meeting.

Adjourn

There being no further business to come before the Council, Mayor McKeown adjourned the meeting. The next regular Council meeting is scheduled for February 3, 2009 in the Council Chambers at City Hall.

Jeff McKeown, Mayor

Attest:

Rae Lea Cousens, City Recorder