

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

February 3, 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, Accounting Technician 1 Amy Kinnaman, Planning Administrator Laura Barron, 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 20, 2009; and approval of OLCC license changes for the Odom-Southern Distributors of Oregon located at 460 W Lockhart and Western Beverage located at 1195 S Second. Councilor Eck moved to approve the consent calendar as presented. Councilor Kramer seconded the motion which carried with Mayor McKeown and Councilors Daily, Eck, Johnson, Kramer, Melton, and Pundt voting aye.

State of the City Address by Mayor McKeown

Mayor McKeown gave a state of the City address focusing on accomplishments, current projects, future projects, and finances of the City of Coos Bay. Mayor McKeown stated this is a time of challenges and opportunities for staff, the City Council, and our citizens.

Public Hearing to Consider an ORCCA USDA Loan for Head Start Project

Public Works and Development Director Jim Hossley stated Oregon Coast Community Action (ORCCA) is applying for federal funding from the United States Department of Agriculture (USDA) Rural Development to construct Head Start classrooms. Pursuant to USDA requirements this information is to be made known in a public forum to allow for public comments. Mayor McKeown opened the public hearing. There being no comments the Mayor closed the public hearing.

Public Hearing to Consider a Plan Map and Rezone Amendments of Property Located at the Southeast Corner of Thomas and LaClair Streets – Enactment of the Proposed Ordinances

Planning Administrator Laura Barron read the public hearing disclosure statement and stated on

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January 13, 2009 the Planning Commission recommend approval, with conditions, of a proposal to change the plan map and zone designation of approximately 5.5 acres of a 10.4 acre parcel from “Commercial (C)” to “Residential High-density (R-H)” and from “General Commercial (C-2)” to “Qualified Residential Professional (Q R-4P)”. The subject property is located near the southeast corner of LaClair and Thomas Streets. The applicant is proposing to redesignate the property to site 80 multi-family units. A third condition is proposed if at the end of two years from the date the decision is final, no building permits for the multi-family dwelling units have been issued for the subject property, the plan and zone designation will revert automatically to the designation it possessed immediately prior to the granting of the qualified rezone. One, two-year time extension may be granted pursuant to LDO Chapter 5.2(7)(2) whereby justification for an extension must be set forth in writing and submitted to the Public Works and Development Department for approval prior to the expiration of the initial two year deadline.

Mayor McKeown opened the public hearing. Mark Hewitt, 1900 Lewis Creek Rd, Myrtle Creek: Stated he owns an apartment building on Thomas and adding 80 units will place undue pressure on the rental market. Steve Pickering, 2170 N 28th Street, Coos Bay: Asked Mr. Cornelius if local contractors would be hired. April VanBackster, Slayden Construction Group: Stated Slayden Construction Group bids the construction work and the local contractors are able to bid. Mayor McKeown closed the public hearing.

Councilor Johnson stated the intersection of LaClair and Ocean Blvd will be impacted; she is not supportive of decreasing the inventory of commercially zoned property; and there will be an impact to public safety with the addition of low-income housing. Councilor Eck stated it has been a Council goal to support the development of affordable housing. Councilor Pundt stated the economy will become vibrant again and the need for affordable housing will increase. Mayor McKeown stated there is a significant need in our community for the services ORCCA provides and the third condition will allow flexibility if the property does not develop.

Councilor Pundt moved to enact the plan map amendment and ordinance to change the plan map designation from “Commercial (C)” to “Residential High-density (R-H)”. Councilor Kramer seconded the motion. Deputy Recorder Susanne Baker read the ordinance by title only and Ordinance 411 was enacted by the following vote:

Aye:	Mayor McKeown and Councilors Eck, Kramer, Melton, and Pundt
No:	Councilor Johnson
Absent:	None

Councilor Daily abstained from the vote, is deemed, pursuant to the provisions of 4.7.4 of the Rules of the City Council, to have voted with the majority, which approved the motion.

Councilor Kramer moved to enact the zone change and ordinance to change the zone designation from “General Commercial (C-2)” to “Qualified Residential Professional (Q R-4P)” with the conditions 1) a Site Plan and Architectural Review (SPAR) must be submitted and approved prior to the issuance of any building permits; 2) a traffic impact analysis must be completed and submitted as part of the application for the SPAR; and 3) If at the end of two years from the date the decision is final, no building permits for the multi-family dwelling units have been issued for the subject property, the plan and zone designation will revert automatically to the designation it possessed immediately prior to the granting of the qualified rezone. One, two-year time extension may be granted pursuant to LDO Chapter 5.2(7)(2)

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whereby justification for an extension must be set forth in writing and submitted to the Public Works and Development Department for approval prior to the expiration of the initial two year deadline. Councilor Eck seconded the motion. Deputy Recorder Susanne Baker read the ordinance by title only and Ordinance 412 was enacted by the following vote:

Aye:	Mayor McKeown and Councilors Eck, Johnson, Kramer, Melton, and Pundt
No:	None
Absent:	None

Councilor Daily abstained from the vote, is deemed, pursuant to the provisions of 4.7.4 of the Rules of the City Council, to have voted with the majority, which approved the motion.

Approval of Supporting the Coos County Historical Society Maritime Museum – Resolution 09-05

Coos County Historical Society President, Board of Trustees Jennifer Groth stated the Coos County Historical Society (CCHS) is engaged in securing major capital funding for construction of a new museum facility, waterfront plaza, and wharf on the property donated by the City of Coos Bay. The CCHS requests adoption of a resolution recognizing the continuing operation of Coos Historical and Maritime Museum by the Coos County Historical Society as a significant benefit to the community. Councilor Melton moved to adopt Resolution 09-05. Councilor Eck seconded the motion which carried with Mayor McKeown and Councilors Daily, Eck, Johnson, Kramer, Melton, and Pundt voting aye.

Second Quarterly Financial Report by Finance Director Rae Lea Cousens

Finance Director Rae Lea Cousens presented a report reflecting six months of revenues through January 31st. The Hotel/Motel transient tax and Building Codes revenues are down as anticipated due to the economic environment; the rest of the revenue funds are as anticipated at this point in the fiscal year; the gas tax carryover from last fiscal year was less than anticipated which resulted in a lower beginning fund balance.

Long Term Financing for the New Fire Station Resolution 09-06

City Manager Chuck Freeman stated Resolution 09-06 authorizes the sale of general obligation bonds for financing and refinancing of the new fire station, apparatus, and equipment in one or more series, in an aggregate principal amount not to exceed \$6,900,000. Councilor Melton moved to adopt Resolution 09-06. Councilor Kramer seconded the motion which carried with Councilors Daily, Eck, Johnson, Kramer, Melton, and Pundt voting aye. Mayor McKeown abstained from the vote, is deemed, pursuant to the provisions of 4.7.4 of the Rules of the City Council, to have voted with the majority, which approved the motion.

Approval of Council/Staff Planning Retreat

City Manager Chuck Freeman prepared a draft agenda for the February 21st retreat which includes updating the Capital Improvement Plan; review of the levels of service for the Council to set clear policy; and review of Council goals. Councilor Daily requested adding review of

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Council rules and the Charter. Councilor Johnson suggested including shopping districts to the Council goals.

Public Comments

George Ahuna, 1434 N 10th Ct, Coos Bay: Would like to see the City utilize more green energy components.

City Attorney's Report

City Attorney Nate McClintock stated the property purchase is complete for 430 Elrod and the parking lot purchase is pending.

City Manager's Report


City Manager Chuck Freeman stated on February 11th at Southwestern, Coos Bay will be co-hosting with the City of North Bend and the Water Board a presentation on infrastructure. The Hollering Place Project is progressing with Mr. Johnson's site visit focusing on a summit on the boat building school; drafting of the development RFP; the laurel hedge is cut; and a geo tech firm has started site analysis. The department's FY 09-10 budget requests are under review.

Council Comments

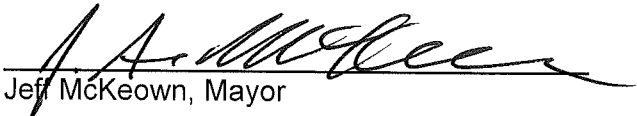
Councilor Melton stated the Hair Company will be presented a check on Feb 6th at 4:00 for their participation in the Urban Renewal's business development programs; provided an update from the January 26th Public Safety Council Standing Committee: Officer Gulbrantsen completed field training, two officers are leaving for the academy, three new reserve officers are training at Southwestern, vehicle equipping is ongoing, the Coquille Tribal Community Fund Grant awarded \$25,000 for mobile data terminals, and Fire Station 2 is undergoing repairs/upgrades to the windows and heating system. Councilor Eck requested a skatepark project update. Mayor McKeown will provide a copy of the draft 10 Year Homelessness Plan. Councilor Pundt stated the Clambree date is June 27th and 28th. Councilor Daily stated there is a swing dance February 20th, 7:00 p.m. at the Mill Casino; and supported staff actions regarding the sewage spill at Plant No. 2.

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 17, 2009 in the Council Chambers at City Hall.

Attest: 

Rae Lea Cousens, City Recorder


Jeff McKeown, Mayor