

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

June 2, 2015

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 Crystal Shoji and Councilors Fred Brick, Mark Daily, Jennifer Groth, Stephanie Kramer, Thomas Leahy, and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Deputy Finance Director Amy Kinnaman, Library Director Sami Pierson, Operations Administrator Randy Dixon, Community Development Director Eric Day, Planning Administrator Tom Dixon, Fire Chief Mark Anderson, and Police Captain Chris Chapanar.

Flag Salute

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

Public Comments

Rick Skinner, Coos Bay: stated he was the President of Bay Area Chamber of Commerce; announced the City of Coos Bay was the winner of the 2015 Bay Area Brigade Clean-up and presented a trophy to the City of Coos Bay "Marshfield Pirates". Denny Powell, Coos Bay: thanked Council and staff for their time spent reviewing the mechanics of the sewer rate fees and related Resolution 15-06. Mr. Powell referenced the letter of request he provided to the City Council during the May 19, 2015 City Council meeting; suggested consideration two listed in his letter had yet to be addressed wherein he suggested the current debt amount or planned future debt should be listed in the rate increase resolution.

Consent Calendar

Mayor Shoji reviewed the consent calendar which consisted of 3a: approval of the minutes of May 19, 2015; 3b: adoption of resolution 15-09 extending workers' compensation coverage to city volunteers; 3c: adoption of resolution 15-10 authorizing interfund borrowing and loans, and; 3d: approval of Oregon Liquor Commission Control (OLCC) license renewals for Abby's Legendary Pizza; All Star Pizza Company; Bi-Mart Store; Coos Bay Grocery Outlet; Englewood Market; Fred Meyer Store; Margarita's Mexican Grill, McKay's Market, O'Bradi LLC; Oregon Wine Cellars, T n T Market, and; Walt's Pour House. Councilor Kramer moved to approve the consent calendar approving the minutes of May 19, 2015, adopting Resolution 15-09 extending workers' compensation coverage to city volunteers, adopting Resolution 15-10 authorizing interfund borrowing and loans, and approving OLCC license applications for Abby's Legendary Pizza; All Star Pizza Company; Bi-Mart Store; Coos Bay Grocery Outlet; Englewood Market; Fred Meyer Store; Margarita's Mexican Grill, McKay's Market, O'Bradi LLC; Oregon Wine Cellars, T n T Market, and; Walt's Pour House. Councilor Daily seconded the motion. Councilor Vaughan requested the minutes of May 19, 2015 be brought down to the agenda as item 4a for further consideration.

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Councilor Kramer amended her motion to approve the consent calendar as amended adopting Resolution 15-09 extending workers' compensation coverage to city volunteers, adopting Resolution 15-10 authorizing interfund borrowing and loans, and approving OLCC license applications for Abby's Legendary Pizza; All Star Pizza Company; Bi-Mart Store; Coos Bay Grocery Outlet; Englewood Market; Fred Meyer Store; Margarita's Mexican Grill, McKay's Market, O'Bradi LLC; Oregon Wine Cellars, T n T Market, and; Walt's Pour House. Councilor Daily re-seconded the motion as amended which carried with Mayor Shoji and Councilors Brick, Daily, Groth, Kramer, Leahy, and Vaughan voting aye.

New Council Business

Councilor Leahy noted the need for earthquake preparation and requested mapping neighborhoods be added to a future Council agenda. Councilor Daily stated he was going to bring up a discussion on a city-wide minimum wage but was advised by Bureau of Labor and Industries (BOLI) Commissioner Brad Avakian that cities were preemptive from setting minimum wage in the State of Oregon; noted a bill introduced this past year but it did not pass; stated Representative Caddy McKeown was looking into the matter.

Review of the Minutes of May 19, 2015

Councilor Vaughan requested the comments he made during the presentation on the Blossom Gulch Fisheries about profound and economic losses be added the May 19, 2015 minutes. Councilor Kramer moved to approve the May 19, 2015 minutes as amended. Councilor Daily seconded the motion which carried with Mayor Shoji and Councilors Brick, Daily, Groth, Kramer, Leahy, and Vaughan voting aye.

Public Hearing on the Use of Revenue Sharing Funds – Approval to Accept the Funds Would Require Adoption of Resolution 15-11

City Manager Rodger Craddock provided a brief history on the State Revenue Sharing Funds program. Mr. Craddock stated as a requirement of State Revenue Sharing Funds program, a public hearing was held before the Budget Committee on April 14, 2015. In accordance with ORS 221.770, a public hearing was also required to be held before the City Council for the purpose of taking public input on the use of State Revenue Sharing funds. Approval of the proposed resolution would provide notice to the State of the City's intent to participate in the State Revenue Sharing program. Mayor Shoji opened the public hearing. Denny Powell, Coos Bay: recommended using revenue sharing funds rather than increasing the electrical franchise and gas tax fees; also suggested the funds could be used to reduce sewer fees. City Manager Craddock advised state sharing funds were budgeted in the general fund and a portion of the funds were allocated to fund community grants. No further comments were given and the hearing was closed. Councilor Kramer moved to adopt Resolution 15-11 to accept State Revenue Sharing funds. Councilor Groth seconded the motion which carried with Mayor Shoji and Councilors Brick, Daily, Groth, Kramer, Leahy, and Vaughan voting aye.

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Public Hearing on the Approved Budget for Fiscal Year 2015-2016 – Approval of Resolution 15-12 Would Adopt the Budget, Make Appropriations, and Levy Ad Valorem Taxes

Mayor Shoji opened the public hearing. No public comments were given and the hearing was closed. Councilor Daily stated he would not be voting to approve the budget; expressed concern the Council had no control over employee expenses; suggested the budget included many underfunded responsibilities; expressed concern about having to increase taxes and fees to cover costs of ongoing salary increases; suggested the City should reorganize and reduce its workforce by attrition; suggested increases for city staff out-paced increases in the general public; recommended working to address the size of the city's payroll in comparison to the city's responsibilities as a whole. Councilor Groth suggested a greater impact for cost control was at the State level; notify state legislators how their actions were impacting the city. Councilor Groth moved to adopt Resolution 15-12 for the Fiscal Year 2015-2016 budget. Councilor Kramer seconded the motion. Mayor Shoji stated she felt the Council had little control over some of the budgeted expenditures; suggested the matter needed to be redirected to appropriate persons to address. A call for the question was made which carried with Mayor Shoji and Councilors Brick, Groth, Kramer, Leahy, and Vaughan voting aye and Councilor Daily voting nay.

Public Hearing to Consider Approval of Increasing Development and Building Code Fees – Approval Would Require Adoption of Resolution 15-07

Community Development Director Eric Day stated City staff along with the Council Finance Committee and John Hitt (contracted to review Coos Bay's permitting process) recommended increasing the City's land use planning, and building department fees to cover the true cost of review; noting no major modification to the fee structure since 2001. Staff reviewed the proposal at the March 3, 2015 City Council meeting; Council supported increasing the fees to cover the true cost of review and instructed staff to move forward with sending the fee proposal to the State of Oregon for the mandatory 45-day noticing period. Mr. Day stated the fee proposal was sent the State and the 45-day noticing period ended with the State having received nor issued any comments on the proposal. Approval of the proposed resolution would increase development and building code fees to cover the true cost of review. Mr. Day provided a PowerPoint presentation of the current and proposed fees.

Councilor Daily inquired how the City justified a 35-45% increase in overall costs for building fees as compared to Brookings, Bandon, and Coos County; recommended turning the city's building department over to the State of Oregon. Councilor Kramer inquired if there was a downside to turning the fees over to the State. City Manager Rodger Craddock stated if the city transferred the building department over to the State, the State would continue to charge the same fees as the City wherein the City would only receive a 10% share of fees collected to cover costs for dangerous and substandard buildings. Mayor Shoji spoke in favor of keeping a local building inspector; noting the value in having control over conditions placed at local level. Councilor Groth recalled that Jon Hitt (contracted to review the City's building permit and land use rules, procedures, standards, and overall effectiveness) met with local contract professionals frustrated by the slow turnaround for permitting in Coos Bay and noted the contractors were in favor of paying increased fees for better customer service and an expedited permitting process. Councilor Daily suggested having a presentation from State Building

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Codes. Mayor Shoji referenced Fee Resolution 14-15, page five and inquired if the pre-application conference fee would be off the top of the land use fee; inquired if type III site plan reviews were required for every new commercial use wherein Mr. Day stated reviews would be required for changes of existing use and/or expansions of proposed use. Mayor Shoji noted under type III reviews, an \$1,800 fee was listed for (each) site plan, conditional use, and other type III reviews and stated she was not in favor of charging higher fees for elements already allowed by city ordinance; suggested fees for a zone change should not be less than the charge for an allowed use.

Mayor Shoji opened the public hearing. Steve Auer, Coos Bay: suggested the State of Oregon was doing triple the work with less staff and at half the cost charged by the City of Coos Bay; suggested it was cost prohibitive to build in the City of Coos Bay. Denny Powell, Coos Bay: suggested the City of Coos Bay was not user friendly; suggested the Community Development Department was punitive in nature; recommended the Council hold off on fee increases for one year and to cut existing fees in effort to improve the city's image. Steve Auer, Coos Bay: stated the existing permitting process promoted building modular homes over stick-built homes. No further public comments were given and the hearing was closed.

It was the Council's consensus to request more information on building fees to include the advantages and disadvantage of a city operated building department versus a State operated. Council consensus regarding planning fees was to include concerns previously noted by Mayor Shoji. Councilor Daily suggested the City needed to be more flexible and willing to adapt and downsize as needed; suggested tax payers should not pay to guarantee a job, rather to pay for a job-well-done. Mayor Shoji stated she was in favor of increasing the city's planning fees but not to the excess as proposed. The Council further directed application costs to be reduced by amount of pre-application fee. Councilor Daily recommended developing fees similar to City of North Bend. Councilor Vaughan stated he did not understand why plan reviews took so long; suggested staff lacked experience and qualification in construction and development; time spent for review should not be part of their education, rather out of experience. Mr. Day stated the main goal of re-write was to simplify the process for staff and permit users. Councilor Leahy stated he needed a better understanding of the permitting process. Mayor Shoji suggested the Council should complete a full code review to eliminate redundancies. Councilor Daily suggested the Council should look into implementing costs based on policy rather than covering actual costs.

City Attorney's Report

City Attorney Nate McClintock stated he was looking into staff residency requirements and would update Council at a later time on the matter.

City Manager's Report

City Manager Rodger Craddock stated the Oregon Department of Transportation (ODOT) reversed their decision on the Bus Transit Station grant; noted staff was scheduled to meet with Coos County Area Transit (CCAT) tomorrow to discuss new location options; announced the City was provisionally awarded a \$400,000 Environmental Protection Agency (EPA) grant for assessment of brownfield properties.

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Councilor Vaughan: stated he was asked to move his sculpture from the private property in which it was currently located; asked the Council for consideration to place the sculpture on public property. Councilor Leahy: announced the Clamboree and Glass Art Festival were scheduled for Saturday, June 27th in Empire. Councilor Daily: complimented Mayor Shoji on the Memorial Day Parade. Councilor Groth: announced Friends of Coos Bay Library would be holding a book sale Saturday, June 6th from 10 a.m. to 4 p.m. and Sunday, June 7th from noon to 4 p.m.; a music sale was scheduled for Saturday, July 18th from 10 a.m. to 2 p.m. Councilor Kramer: encouraged everyone to get out and vote. Mayor Shoji complemented Cricket and Becky Soules for their efforts and improvements at the Marshfield Pioneer Cemetery; highlighted Cricket's recent efforts coordinating the annual Memorial Day Assembly at Marshfield High School and the dedication of the Sailor-Soldier Monument event.

Adjourn

There being no further business to come before the Council, Mayor Shoji adjourned the meeting. The next regular Council meeting was scheduled for June 16, 2015 in the Council Chambers at City Hall.


Crystal Shoji, Mayor

Attest: 
Susanne Baker, City Recorder