

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL WORK SESSION

November 22, 2016

The minutes of the proceedings of a City Council work session of the City of Coos Bay, Coos County, Oregon, held at 5:30 p.m. in the meeting room at Fire Station 1, 450 Elrod Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Lucinda DiNovo, Drew Farmer, Jennifer Groth, Stephanie Kilmer, and Phil Marler. Councilor Stephanie Kramer was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Community Development Director Eric Day, Public Works Director Jim Hossley, and Police Chief Gary McCullough.

The work session involved a review of the upcoming Council/URA Agenda's for December 6, 2016. No decisions were made.

Business License Amendment

City Manager Rodger Craddock discussed the impact of the November 2016 election regarding allowing marijuana businesses within the city limits. The ballot measure would require an update of ordinances and resolutions.

Community Development Director Eric Day discussed amending the land use code to allow the use based upon Council direction. At a minimum, the State of Oregon requirements would need to be implemented; 1,000 feet from public and private elementary, middle, and high schools; 1,000 feet from other dispensaries and grow sites; and not allowed in residential zones. Mr. Day stated other cities implemented the minimum standard and he provided a zoning map noting the exclusion areas based on the state standards.

Mr. Day stated to allow use within the city as long as it met the state requirements; placing a moratorium on the processing of marijuana products would allow time for the city to include text in the development code restricting location and/or review type or restricting the use outright. Another option would be to place a moratorium on both the dispensing and processing of marijuana products to allow time to update the development code restricting its location and/or review type.

Mr. Day recommended the Council allow dispensaries without new land use restrictions; place a moratorium on the processing or manufacture of marijuana related products until the Planning Commission and Council held public hearings for public input and to process a development code text amendment restricting their use/and or location. The moratorium period would be for six months. The ordinance would be implemented as an emergency since the ballot measure was recently passed by the electorate and effective in December.

Mr. Craddock discussed the state and local process to obtain a marijuana dispensary license through OLCC and a City business license. Questions were asked about the impact of the marijuana businesses in the area, the interest generated by the public to date, information on other cities experience, and the proximity to residential areas.

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City Manager Craddock stated there had not been a request for processing and suggested it could be moved away from the more populated areas. Concerns could be addressed for the processing by placing a moratorium on processing and related odor to allow development of the appropriate code.

Marijuana Tax

Finance Director Susanne Baker stated the local ballot measure passed which would impose a 3% tax. The next step would be for the Council to adopt an ordinance to implement the tax. City Manager Rodger Craddock suggested a portion of the marijuana tax could be directed to assist in funding the County South Coast Interagency Narcotics Team (SCING) position as their funding was ending. The position had been occupied by Coos Bay Police Captain Cal Mitts. The County and other entities were considering similar allocations.

Council Committee Appointments

City Manager Rodger Craddock provide information on the existing Council and other committees for consideration of filling vacancies and continuance based upon the City Charter and ordinances. Discussion commenced on the various venues in which to address issues that arise and to meet City business needs.

Farmer - Library Facilities Steering Committee

Groth - Streets Task Force

DiNovo - Brownfields Action Committee

Kramer - Urban Renewal Advisory Committee

Craddock - Household Hazardous Waste Advisory Committee

Craddock - Coos County Solid Waste Advisory Committee

Groth - Coos County Urban Renewal Agency (Rodger to ask about Mayor's at-large position for the County)

Craddock – Coos Bay North Bend Visitor Convention Bureau

Groth - Bay Area Enterprise Zone

Craddock - Oregon Coastal Zone Management Association

Groth and Kilmer - County Enhancement Plan Committee

Craddock and DiNovo - Waterfront Development Partnership Committee

Farmer - South Coast Community Foundation (formal Council appointment)

Kilmer - Coos Bay Downtown Association

Community Coalition of Empire (Mayor suggested an explanation of the meeting conflict be discussed with the group)

Craddock - Egyptian Theatre Preservation Association

Craddock - Bay Area Chamber of Commerce Board

Award Addendum Number 2 to Mortenson Contract for Wastewater Treatment Plant No. 2

Public Works Director Jim Hossley stated the addendum would need to be authorized by Council to direct staff to proceed with construction of Wastewater Treatment Plant No. 2 (WWTP2). The addendum would authorize Mortenson to proceed with the remainder of the project for the guaranteed maximum price of \$24,830,242. Funding would be provided by the Department of Environmental Quality (DEQ) totaling \$19.1 million and 25% from Charleston Sanitary District.

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Mayor Benetti asked if local contractors were encouraged to bid wherein staff advised that Mortenson worked to ensure the local contractors were aware of the bid package and staff also made phone calls to local contractors.

Mr. Hossley stated in the spring it was anticipated a wastewater rate study would be proposed to be completed. With the final cost of the plant known, an updated rate study would ensure the current and future rates would be set to meet operational needs as well as sufficient to meet debt service payments and debt requirements.

Mr. Hossley discussed projects anticipated to be funded through the state loans and the award of the contract with OMI (CH2MHill) for current operations and maintenance for both wastewater treatment plants. OMI was recommended award based on cost and performance. City Attorney Nate McClintock stated the City was still working with DEQ to set up benchmarks for construction and to minimize the potential for fines.

Highway 101 Streetscape Proposal and Entrance Signs

City Manager Rodger Craddock stated the project commenced the discussion of the city logo and installation of a fence along the boardwalk to the Oregon Historical Railroad. The boardwalk project was installed as a safety issue in conjunction with funding from the Oregon Department of Transportation (ODOT) and Oregon International Port of Coos Bay. Discussion commenced on the potential projects and cost for sidewalks, bike lanes, possible retaining walls, and streetscapes from the southern entrance to the north city limits. The areas available to make improvements within the right-of-way were restricted due to the availability of developable area and also to that which was within the urban renewal district. Mr. Craddock suggested the availability of funding in the downtown urban renewal district next year would allow the Agency to consider a number of different projects.

Mr. Craddock suggested competing projects would include development of the American Building, potential development of Old Central dock and mitigation of infrastructure issues, and the McAuley hospital purchase/demo for construction of a new building and parking consideration for Oregon Health and Science University students.

Mayor Benetti requested more information on implementation of the urban renewal special levy to generate additional revenue for both urban renewal districts. Mr. Craddock discussed the funding of tax increment funds and their use.

Mr. Craddock stated the entrance signs were not large enough and new signs were needed. The existing signs could be moved to other locations. Discussion commenced on the alternatives and if the expenditure to change all of the existing logo would be the best choice of funds in the public's perception. Consensus was to leave the existing logo in place.

Mr. Hossley suggested the streetscape project could be done in phases. Consensus was the Council was interested in moving forward with the streetscape project. Joe Monahan stated the Coos Bay North Bend Visitor Convention Bureau (VCB) had \$5,000 in their budget to assist the cities with entrance signs.

Mayor Benetti suggested to leave the existing formation of the VCB as-is and allow further

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discussion to improve the VCB. Discussion commenced to add language into the agreements to require entities to provide one-year notice if an entity decided to leave the organization, the VCB funds would remain with the VCB, and the entity would continue to exist based on the remaining members. Discussion commenced on the potential growth of the VCB with marketing and funding.

Change Order for Dolphin Theater Façade Contract

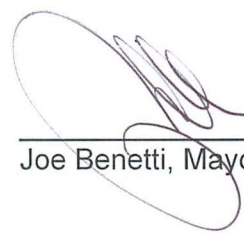
City Manager Craddock stated this was a taking care of business item and was approximately \$700.

City Manager Craddock suggested discussing the Visitor Center agreement for operations by the Bay Area Chamber of Commerce. Councilor Farmer asked about interacting with the schools to generate interest wherein Mr. Craddock stated he would contact Superintendent Trendell. Consensus on the location of the next meeting was the Coos Bay Library which would provide an opportunity to see the degenerating condition of the structure. Councilor Marler suggested a discussion on a street light policy and their location as well as the downtown parking district (parking lots, maintenance, and parking markings). Councilor DiNovo asked about a discussion with the Port on the railcar parking in downtown and on Front Street wherein Mr. Day stated current discussions were occurring. Discussion commenced on attendance expectations of the Council at upcoming events.

Adjourn

There being no further business to come before the Council, Mayor Benetti adjourned the meeting. The next regular Council meeting was scheduled for December 6, 2016 in the Council Chambers at City Hall.

Attest: 
Susanne Baker, City Recorder



Joe Benetti, Mayor