

# **MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL**

**February 27, 2018**

The minutes of the proceedings of a City Council and Urban Renewal work session of the City of Coos Bay, Coos County, Oregon, held at 5:30 pm in Fire Station No. 1 Conference Room - 450 Elrod Avenue, Coos Bay, Oregon.

## **Those Attending**

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

## **Review of the Following Council/URA Agenda for March 6, 2018**

### **Approval of an Eagle Scout Service Project at Mingus Park**

Public Works and Community Development Director Jim Hossley stated Dilyn Baumgardner proposed to the Parks Commission an Eagle Scout Service project for Mingus Park. Mr. Baumgardner stated he would install infrastructure and utilities for a flag pole at the entrance to Mingus Park. The project was forwarded to the Council with a recommendation to accept the project which would be funded by the Eagle Scout.

### **Review / Update of the Empire Urban Renewal Plan**

City Manager Rodger Craddock stated one of the Council's goals was to update the Empire Urban Renewal Plan. The Urban Renewal Agency (URA) reviewed the current plan and completed projects. In addition, the Agency held a Town Hall meeting in the Empire District for public input on the remaining projects and to hear ideas for potential projects. The Agency's urban renewal consultants, Elaine Howard and Scott Vanden Bos reviewed the amended plan based on the Agency's direction and public input. Ms. Howard stated the streets and facade improvements were of high interest to the public as was gateway signage.

City Manager Rodger Craddock noted Oregon Revised Statutes allowed for and there was capacity to increase the maximum indebtedness to generate more funding for projects. Mr. Craddock stated if this was the direction of the Agency, he would recommend the additional amount received be dedicated to street improvements.

The amount of remaining maximum indebtedness was \$6.8 million and was allocated to the Hollering Place, a possible public building commitment (library), and the remainder for street and facade improvements. Ms. Howard stated she would recommend completing a minor amendment to add in the identified projects as stated and if the Agency would like to increase the maximum indebtedness, complete that through a separate action. The Oregon Revised Statutes would allow for additional indebtedness of \$6.3 million with City Council approval through a substantial amendment listing the projects within the plan. The process

would involve the Planning Commission, enactment of a non-emergency ordinance by the City Council, and citywide notice). To increase the maximum indebtedness above that threshold to obtain funding, \$6.3 million would require 75% of the taxing districts to agree to allow the increase.

Increasing the maximum indebtedness by statute would preclude the use of the special levy. The use of the special level would impact the taxing districts, including the City, due to compression. Any non-emergency ordinance could be referred to the voters. Ms. Howard stated a minor amendment could be provided by the end of March and a substantial amendment would require four to six months and cost \$35,000 to \$40,000.

### **Approval of a Supplemental Budget to Appropriate and Reallocate Funds in the County-wide CAD and General Funds - Approval Would Require Adoption of Resolution 18-05**

Finance Director Susanne Baker stated it was anticipated during the fiscal year supplemental budgets would be brought to the Council for consideration to adjust the budget based upon operational needs. Reasons for a supplemental budget included appropriating grant funding not included in the budget, appropriating additional carryover balance from the prior fiscal year, reallocating funds within categories, and appropriating new funds. A supplemental budget was needed to approve an appropriation transfer in the County-wide CAD fund from the Capital Outlay category to the Material and Services category. This would allow for a change in contractual services for technology needs. This fund was jointly managed by the City, County, and North Bend law enforcement for mutual use of law enforcement technology. Additionally, this supplemental budget would complete and correct the City's portion of the 2018 du jour financing appropriation.

### **Acceptance of the Urban Renewal Agency Annual Financial Report for the Fiscal Year Ending 2017**

City Manager Rodger Craddock stated Oregon Revised Statue (ORS) 457.460 required a financial impact statement to be filed with the City Council each year. The Urban Renewal Agency (URA) report presented was in addition to the URA budget and the URA audit. The financial report included information on the amount of funding received during the preceding fiscal year and the indebtedness incurred; the purposes and amount of funding received and expended during the previous fiscal year; an estimate of the funding to be received during the current fiscal year; and an analysis of impacts (forgone revenue) of carrying out the plan for all of the taxing authorities for the preceding year.

### **Consideration of a Proposed Amendment to the Comprehensive Plan and Zone Designation Maps - Approval Would Require Enactment of the Draft Ordinance**

Planning Administrator Tom Dixon stated the City received an application for a proposed change for a Comprehensive Plan Amendment (CPA) to change the designation of the property at 641 and 669 6th Avenue (25-13-36BD – Tax Lot 700) from Residential (R-L) and (R-H) to industrial (I) and Industrial-Commercial (I-C). In 2010, 1.28 acres of the 2.59 acre parcel was rezoned to allow for residential development. The attempt to market the property with the new zoning was not successful likely due to the surrounding industrial uses. The

CPA and rezone would allow the established industrial use to expand.

### **Consideration of Approval of a Proposed Vacation of 15th Court - Approval Would Require Enactment of the Draft Ordinance**

Planning Administrator Tom Dixon stated the applicants, Mr. and Mrs. Cooley, requested to vacate an unimproved portion of 15th Court between "F" Street and "G" Street. The Planning Commission recommended approval of the application based upon the presented Statement of Facts, Findings and Conclusions for land use application 187-ZON17-094.

### **Acceptance of funds for Pedestrian Safety Mini-Grant**

Police Chief Gary McCullough stated the Police Department was awarded an Oregon Impact Pedestrian Safety mini-grant to allow for additional officers on overtime to conduct safety crosswalk operations. The grant would also provide educational opportunities to both pedestrians and drivers.

### **Adjourn**

Mayor Benetti and Councilor Groth attended a regional tourism meeting recently and provided written information to City Manager Rodger Craddock. Mayor Benetti stated he was approached by Oregon Pacific bank who managed a parcel of land in trust near Verger's, in which the property owner would like to donate it to the City. The property was occupied by transients. City Manager Rodger Craddock stated he would look into the details and provide information to the Council for consideration. City Manager Rodger Craddock noted the house bill to allow billings to Medicare for emergency response still required federal approval, did allow for back billing, and there would be a discussion with Bay Cities Ambulance regarding city emergency services. Mayor Benetti noted the Hope Center would provide training on the identification of child abuse. Mayor Benetti stated the Coos Art Museum would have a fundraiser in which he purchased a table for breakfast and invited the Council to attend on April 3rd.

Councilor Groth stated there was a ballot measure upcoming regarding the City Charter and noted education of the public would be needed and encouraged Council members to speak at service club meetings.

City Manager Rodger Craddock noted the dike project was underway and was contentious. Additionally, there was more degradation of the dike which would add cost as well as additional approval from the Oregon International Port of Coos Bay.

Planning Administrator Tom Dixon noted there was a ten-foot setback requirement in the Land Development Ordinance where commercial zones abut residential property.

Police Chief Gary McCullough noted there would be coffee with the police on March 3rd at Flappers coffee house.

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for March 6, 2018 in the Council Chambers at City Hall.



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Joe Benetti, Mayor

Attest:   

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Susanne Baker, City Recorder