

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

September 11, 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 Lucinda DiNovo, Drew Farmer, Stephanie Kilmer, and Phil Marler. Councilors Jennifer Groth and Stephanie Kramer were absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Interim Deputy Finance Director Nicki Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Resident Project Representative Jan Kerbo, Planner Debbie Eler, Library Director Sami Pierson, and Police Chief Gary McCullough.

Review of the Following Council/URA Agenda for September 18, 2018

Wastewater Treatment Plant 2 Expansion and Upgrade Project Quarterly Status

The Wastewater Treatment Plant 2 expansion and upgrade project completed its first year of construction with final completion scheduled for end of year 2018. The City's Resident Project Representative Jan Kerbo presented a quarterly report which included budgets, percent completed, project challenges, and schedule/major milestones. Ms. Kerbo stated project was 87% complete, sidewalks and parking areas mostly complete, fences and gates were installed, and offsite work was complete. Outstanding items were landscaping, structure finishes, final electrical and control connections, installation of UV modules, testing, and startup. Contractor was behind schedule twenty (20) days and \$18.8 million of the budget was expended. Project started thirty (30) day clean water testing on September 11, 2018, mid-October raw sewage in plant, and old plant scheduled for cleaning, part salvage, and demolition January 2019. A ribbon cutting and tour for public during clean water testing was discussed; staff would consider and provide a date.

Proposed Comprehensive Plan and Zone Designation Map Amendment of Property Located on 16th Avenue Between "F" Street and "G" Street

Planner Debbie Eler presented proposed change to the Comprehensive Plan Map and Land Use Zoning Map designations for the property on 16th Avenue between "F" Street and "G" Street. The subject property was City owned and purchased in September 2017 by Peter & Katharine Cooley. Property was zoned for park use and not rezoned when sold. The Planning Commission approved proposed changes and forwarded to City Council for approval.

Discussion of a Transportation User Fee

Public Works and Community Development Director Jim Hossley stated the City Council was committed to improved street maintenance throughout the community. Traditional funding resources for street maintenance, state gas tax, had not kept pace with the increase cost to perform maintenance. A Transportation Utility Fee (TUF) was one possible new resource for street maintenance. On June 12, 2018, City Council asked staff to bring forward information on the TUF for further discussion. Discussion of current budget, state gas tax, cost of maintenance,

and list of projects ensued with determination more information was needed to project revenue, impact on timeline of projects based on fee amounts, and cost to implement. Staff would provide additional information at September 25, 2018 work session.

Consider Approval of Payment to CH2M for Overage in the FYE 18 Repairs Budget of the Contract for Wastewater Operations, Maintenance and Management Services

The City contracted with Jacobs (formally known as OMI and CH2M) the operations, maintenance, and management for two treatment plants, 26 pump stations, and the storm and sanitary sewer collection system. The ten (10) year contract allowed for the repairs to exceed the budgeted amount with any amount in excess responsibility of the City, in fiscal year ended (FYE) 2018, a fee of \$1,819,731 was agreed upon for these services and a repair budget of \$212,038 was proposed. The entire budget was expended prior to the end of the fiscal year and an additional \$25,272.31 was spent. Council to approve change order for \$25,272.31 for additional project fees.

Council Committee Appointments

Members of the City Council and/or appointed officials serve as City representatives on various city and community boards and committees. There were current openings on the Library Board, Enterprise Zone, and the Community Enhancement Plan Work Group. It was decided Councilor Farmer would serve on Library Board, Councilor Kilmer would be primary and Councilor Marler alternate on Enterprise Zone, and Councilor Kilmer would be primary and Councilor DiNovo alternate on Community Enhancement Plan Work Group.

Wurlitzer Theater Organ Formerly Donated to Hood River County

Hood River County asked if the Agency was interested in the return of a vintage Wurlitzer theater organ which the Agency had donated to the Hood River County Museum over a decade ago. The organ was dismantled many years ago, and the estimated cost to restore was in excess of \$250,000. The Agency did not express interest in the return of the vintage Wurlitzer theater organ.

An Ordinance Establishing Exclusion from City Facilities and Property

City Manager Rodger Craddock stated police personnel had a long standing practice and ability to temporarily trespass individuals who had committed a crime or an ordinance violation from public property and or City facilities. The practice was not rooted in an established ordinance, and lacked due process where an individual could challenge and appeal the temporary trespass order. City Attorney Nate McClintock drafted an ordinance for the Council's consideration establishing criteria to allow a temporary trespass order and appeal process to challenge such an order. Council discussed appeal process, zoning, and noted discussion during homeless work group as well.

Proposed Amendment to the Land Development Ordinance

Planner Debbie Eler presented proposed amendments to the Land Development Ordinance, Coos Bay Municipal Code (CBMC) Title 17. Proposed amendments included revision to procedures, definitions, property development standards, and use tables. The Planning Commission recommended approval of proposed changes on August 28, 2018, with exception of amendments related to Accessory Dwelling Units. Council discussed the proposed Accessory Dwelling Units section. The Planning Commission requested a joint work session with City Council to discuss impact of proposed use on City infrastructure.

Public Comments

Shannon Cowdrey, Coos Bay: stated she was interested in purchasing the property at 241 N. Wall Street and offered a payment plan for debt owed to the City. Staff agreed to meet with Ms. Cowdrey to discuss property and would bring matter back to City Council.

Other Business

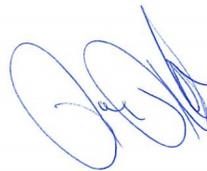
Mayor Benetti stated the he was approached about the Community Choice Aggregation, a resolution to be taken to the State of Oregon regarding energy programs. Staff would research other municipalities involved, League of Oregon Cities involvement, and any legalities for presentation at next Council meeting.

Executive Session

Deputy Finance Director Melissa Olson read the executive session meeting disclosure statement. An executive session was held pursuant to Oregon Revised Statute (ORS) 192.660 (2) (e) for the purpose of discussing real property negotiations. No decisions were made.

Adjourn

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for September 18, 2018 in the Council Chambers at City Hall.



Joe Benetti, Mayor



Attest:

Amy Kinnaman, Acting City Recorder