

## MINUTES OF THE PROCEEDING OF THE CITY COUNCIL

February 15, 1995

The minutes of the proceedings of a special meeting of the City Council of the City of Coos Bay, Coos County, Oregon, at 7:00 P.M. in the Empire Lakes Community Building at 250 Hull Street, Coos Bay.

### **Those Present**

Those present were Mayor Joanne Verger, Councilors Joe Benetti, Gary Combs, Cindi Miller and Don Spangler. City staff present were City Manager Bill Elliott, City Recorder/Finance Director Gail George, City Attorney Randall Tosh, Community Development Director Bruce Meithof, Police Chief Marc Adams, Public Works Director Ralph Dunham and Fire Chief Cliff Vaniman. Also attending were recently appointed council member Judy Weeks and members of the media.

Mayor Verger called the meeting to order and introduced the Council members and some of the city staff. The audience then heard a report from the Empire Business and Property Owner's Association co-chairs Jim and Mike Freeman. Their report listed projects they would like to see in the area and is attached hereto and made a part of thereby. The Council then asked for any additional input from the audience and the following projects were suggested:

- ▶ Working with the State Department of Transportation to improve the State Highway through the area
- ▶ Putting in more Parks and Playgrounds, especially in the southern part of Empire
- ▶ Further improvements at the Empire Dock, but keeping it very natural
- ▶ More trees on all the streets
- ▶ Creating a viewpoint of the bay with a parking area

The discussion then shifted to establishing boundaries for the district. A suggestion was made to make it large and include areas where growth is now occurring to help get the district early funding. When asked, Bruce Meithof stated that according to law, all Urban Renewal areas in the City cannot contain more than 20% of the land area nor more than 25% of the assessed value of the City.

The Council, staff, and audience also discussed the financial impact on all the property in the City. It was pointed out that creating an Urban Renewal district in Empire would affect all property in the City since the taxes going to the district would be made up by the rest of the property in the City. It was also noted that all taxing, including Urban Renewal, comes under the Measure Five limitation, and should the tax rate in the City reach compaction at \$10.00 per thousand, there was a good chance the Urban Renewal projects would stop to avoid any adverse impact on the general services of the City.

Mayor Verger suggested one more meeting be held at City Hall to take input from all of the citizens of Coos Bay, and that Barbara Foord from the County Assessor's office should be invited to answer any taxing questions. She said she just wants to be sure there is no organized or

overwhelming opposition to forming an Urban Renewal district in Empire before the Council authorizes staff to proceed and starts spending money on a consultant to prepare the report and plan. Councilor Spangler voiced opposition to holding another meeting and said he would like to direct staff to proceed with getting a consultant to do the plan and report. Councilor Benetti moved that another meeting be held in the near future at City Hall to receive input from the citizens of Coos Bay in general and that Barbara Foord be invited to attend that meeting. The motion was seconded by Councilor Combs and carried with the Mayor and all Councilors Benetti, Combs, Miller and Spangler voting aye.

**Adjournment**

There being no further business to come before the Council, Mayor Verger adjourned the meeting to 7:00 o'clock P.M. in the Council Chambers of City Hall on February 21, 1995.

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Joanne Verger  
Mayor of the City of Coos Bay  
Coos County, Oregon

**ATTEST:**

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Gail George  
Recorder of the City of Coos Bay  
Coos County, Oregon