

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

May 17, 2011

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 Jon Eck, Jennifer Groth, Joanie Johnson, Stephanie Kramer, Gene Melton, and John Muenchrath. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Acting Finance Director Susanne Baker, Acting Deputy Finance Director Amy Kinnaman, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Acting Library Director Carol Ventgen, Fire Chief Stan Gibson, and Police Captain Cal Mitts.

Flag Salute

Mayor Crystal Shoji opened the meeting and asked Jeff Marineau to lead the Council and assembly in the salute to the flag.

Public Comments

Joe Slack, Architect of HGE: Stated HGE designed the building for the new downtown fire station. Mr. Slack presented a plaque to the city on behalf of the U.S. Green Building Council for the fire station having achieved a gold rating for their Leadership in Energy & Environmental Design (LEED). Mr. Slack reported LEED certification was a recognized standard for measuring building sustainability by lowering operating costs, increasing the value of the facility, reducing waste sent to landfills, conserving energy and water, providing a healthier and safer facility for its occupants, increasing worker productivity and work quality, in addition to showing the City's overall commitment to environmental stewardship and social responsibility.

Consent Calendar

Mayor Shoji reviewed the consent calendar which consisted of 3a: approval of the minutes of May 3, 2011; 3b: acceptance of the April 2011 accounts payable and payroll check registers; 3c: acceptance of the April 2011 combined cash report; and 3d: approval of a work order for structural design service of the city hall seismic upgrade with ZCS Engineering for \$304,263. Mayor Shoji requested item 3d approval of a work order for structural design service of the city hall seismic upgrade project be moved down to the agenda as 4.1 for further discussion. Councilor Eck moved to approve the consent calendar as amended approving the minutes of the May 3, 2011, accepting the April 2011 accounts payable and payroll check registers, and accepting the April 2011 combined cash report. Councilor Muenchrath seconded the motion which carried with Mayor Shoji and Councilors Eck, Groth, Johnson, Kramer, Melton, and Muenchrath voting aye.

Update on the Mingus Park Stage Roof Project by Adam Gould

Adam Gould, President of Music on the Bay stated Music on the Bay was looking to partner with the city to help construct a roof over the stage at Mingus Park. Mr. Gould stated he'd presented

City Council Minutes – May 17, 2011

the project before the council last year with a request for funds of \$15,000 to help Music on the Bay meet a \$50,000 grant match requirement for a Ford Family Foundation grant. Following last year's presentation Music on the Bay learned the addition of the roof would be considered a public project based on prevailing wage. Based on the new information the Ford Family Foundation was not able to fulfill Music on the Bay's grant. Mr. Gould stated the Ford Family Foundation did encourage the city to apply for the grant and noted Music on the Bay had already collected \$35,000 in donations to go towards the required grant match but was unsure if the Ford Family Foundation would allow for those donations to be transferred to the city. An updated bid for the project was provided by Tom Harmon Construction for \$185,000 which included prevailing wage costs. Council Muenchrath inquired as to the time frame for the project whereby Mr. Gould stated anticipated completion was for September 2012. Councilor Melton inquired if the project would require any trees to be cut down. Mr. Gould stated it was his understanding no trees would need to be cut down. Councilor Muenchrath inquired if scaffolding for lights was included in the proposed project whereby Mr. Gould stated lighting was not included in updated bid. Council Groth inquired if the Design Review Committee (DRC) was involved in the project whereby City Manager Rodger Craddock stated he did not believe the DRC had reviewed the project. Mayor Shoji suggested the project be considered at a future meeting.

Approval of a Work Order for the Structural Design Service of the City Hall Seismic Upgrade Project

City Manager Rodger Craddock stated the City of Coos Bay was awarded a Seismic Rehabilitation Grant (SRG) through Oregon Emergency Management in the amount of \$1,500,000. The grant was based solely for the purpose of stabilizing and securing the portion of the building which housed emergency services in the event of a large earthquake. The City/Agency match for the grant was \$375,000, costs for the needed improvements \$625,000, for a total project budget of \$2,500,000. Mr. Craddock stated the purpose of seismically retrofitting city hall was to allow for continuance of service during the aftermath of major event when area citizens would be in the most need of emergency services. Council expressed concern over the amount of investment required to seismically retrofit the building in addition to the consideration of moving city hall and re-opening Central Avenue. Mr. Craddock reported the cost to take down city hall and improve Central Avenue was estimated at eight million dollars; and the cost to re-build city hall in a different location with the same size foot print was estimated at an additional 11 million dollars. Mr. Craddock recommended investing in the upgrades to the existing city hall until other options were available thereby providing for the citizens in the future if a major event was to occur. Council Kramer inquired if approval of the contract would designate urban renewal funds for the project whereby Mr. Craddock stated funding consideration for the project was scheduled for a future meeting. Mayor Shoji stated while it was preferential for city hall to be moved and Central Avenue opened the anticipated costs of repairs to the city's wastewater system were of greater priority and recommended completing the seismic upgrade to make the building a safe for the future; and recommended long range consideration be given to the planning of a new site for city hall. Council Johnson stressed the importance of maintaining existing infrastructure. Public Works and Development Director Jim Hossley requested a work order be awarded to ZCS Engineering in the amount of \$304,263 for the structural design services portion of the project. Council Muenchrath suggested a decision on how to fund the project should be decided prior to approval of any contract associated with the project. Mr. Craddock stated delaying the decision to approve the

City Council Minutes – May 17, 2011

contract would push the project into the rainy season and suggested if the council wished to move forward with the project a decision on funding could be decided at a future meeting. Councilor Kramer moved to approve a work order for the city's engineer of record, ZCS Engineering in the amount of \$304,263 for the structural design service of the City Hall Seismic Upgrade project. Councilor Muenchrath seconded the motion which carried with Mayor Shoji and Councilors Eck, Groth, Johnson, Kramer, Melton, and Muenchrath voting aye.

Consideration of a Storm Drain Mural Project

Madeline Eros, Public Relations Coordinator for Oregon Coast Community Action (ORCCA) stated she represented ORCCA on behalf of their Community Action Adventure Program which was dedicated to increasing youth volunteerism. Ms. Eros stated ORCCA had completed two storm drain mural project last year and was interested in painting additional catch basins on the east side of the pedway or around the catch basin south of the southeast corner of the Visitor Information Center. The proposed mural was designed by area youth and depicted a whale which incorporated the catch basin grate as the whale's baleen. Ms. Eros stated CH2M-Hill, OMI had offered to donate the paint materials for the mural. Councilor Kramer moved to approve the storm drain mural project. Councilor Melton seconded the motion which carried with Mayor Shoji and Councilors Eck, Groth, Johnson, Kramer, Melton, and Muenchrath voting aye. Ms. Eros also stated Community Action Adventure teens were collecting pop cans to help support their adventure activities. Donations of aluminum pop cans, glass, and plastic bottles were being accepted at the South Coast Food Share until June 3rd. Mayor Shoji invited Ms. Eros and her students to walk in the Memorial Day Parade.

Approval of Proposed Sewer Rate Increase – Approval Would Require Adoption of Resolution 11-08

Public Works and Development Director Jim Hossley stated the City of Coos Bay Budget Committee concluded the FY 2011-2012 budget hearings in April which included a 6.5% increase in sewer user rates. The sewer fee portion on the Coos Bay – North Bend Water Board billing would increase, based upon the rate study average use of 570 cubic feet per household, approximately \$2.82 per month. The revenue would provide funding for sewer line replacements, pump station rehabilitations, storm drain repairs, and the capital improvements at both wastewater treatment plants pursuant to the Dept. of Environmental Quality (DEQ) Mutual Agreement and Orders (MAO). Councilor Muenchrath moved to adopt Resolution 11-08. Councilor Johnson seconded the motion which carried with Mayor Shoji and Councilors Eck, Groth, Johnson, Kramer, Melton, and Muenchrath voting aye.

Request to Purchase a Sludge Spiral Heat Exchanger for Wastewater Treatment Plant #1

Public Works and Development Director Jim Hossley stated the sludge spiral heat exchanger for the sludge digester at Wastewater Treatment Plant #1 (WWTP #1) had failed and a back-up heat exchange was being used to insure the digester at WWTP #1 continued to function correctly. Mr. Hossley stated the back-up was in good condition but was old and noted the importance of having an additional heat exchanger on hand to ensure the proper operation of the digester at WWTP#1. OMI staff recommended purchasing the replacement from Alfa Laval, Inc., manufacturer of the original heat exchanger, to ensure the new one meets the same design criteria as the original one. The total cost for the replacement was \$40,650 to be paid for

City Council Minutes – May 17, 2011

out of the Wastewater Improvement Fund. Council Muenchrath moved to approve the purchase of the sludge spiral heat exchanger for WWTP#1 from Alfa Laval, Inc for the cost of \$40,650. Councilor Johnson seconded the motion which carried with Mayor Shoji and Councilors Eck, Groth, Johnson, Kramer, Melton, and Muenchrath voting aye.

Approval of a Work Order for Wastewater Treatment Plant #2 Facility Plan Amendment

Public Works and Development Director Jim Hossley stated in February 2011 council approved a work order in the amount of \$567,625 for the city's Engineer of Record, Civil West, to complete a Pre-design Report based on this expansion alternative along with an Environmental Report, and if needed, a Bio-Solids study. Mr. Hossley stated three days after Council approved the work order DEQ informed staff that the alternative the city was pursuing in the Pre-design Report had not been evaluated in the original Facility Plan for WWTP #2. As such, an amendment to the Facility Plan for WWTP #2 would be required in order for the project to be eligible for DEQ grants or loans. Additionally, since so much time had passed since the original Facility Plan, other information in the plan would need to be updated. Working with DEQ, Civil West was able to prepare a scope of work to complete the Facility Plan Amendment which included a Value Analysis of the alternatives considered in the Facility Plan Amendment. Mr. Hossley stated, the Value Analysis would need to be completed under a separate contract totaling \$134,342; but noted some of the effort to complete the Facility Plan Amendment would also benefit the Pre-design report which would reduce some of the originally estimated costs. Councilor Groth inquired as to the intended borrowing costs for the project whereby Mr. Hossley stated the end cost was undetermined at this time. City Manager Rodger Craddock stated the overall goal was to save money in the end by planning and building a plant that was more efficient and would meet the city's needs at a lower cost; by completing the facility plan amendment the city would be eligible for state revolving fund loans and future grant opportunities. Mayor Shoji inquired if a bond levy was an option to help fund the project whereby Mr. Craddock stated he was not sure but he was putting together a task force to discuss funding options. Councilor Eck suggested using revenue bonds to fund the project. Councilor Groth expressed concern about the overall budget and funding for future wastewater projects. Councilor Kramer moved to approve the work order to complete a Facility Plan Amendment for WWTP #2 for a fee not to exceed \$134,342. Councilor Eck seconded the motion which carried with Mayor Shoji and Councilors Eck, Groth, Johnson, Kramer, Melton, and Muenchrath voting aye.

City Attorney's Report

City Attorney Nate McClintock suggested citizens of Coos Bay should not feel singled out because of the annual sewer rate increases. Mr. McClintock stated increases were not an uncommon situation and cited several other cities and municipalities that were also faced with the increased costs based on DEQ and EPA mandates.

City Manager's Report

City Manager Rodger Craddock cited continued efforts for the restoration of the Egyptian Theater noting an application was sent to the Historic Preservation League of Oregon (HPLO) to name the Theatre on their Most Endangered Places list. Mr. Craddock advised the Egyptian

City Council Minutes – May 17, 2011

Theater was accepted to be added to the Most Endangered Places list and would be publically announced by the HPLO on May 23rd. The HPLO would offer assistance by accessing the challenges to save the Theatre, would help to identifying options and resources, and would also assist with the preservation project. Mr. Craddock reported he and Mayor Shoji would be travelling to Portland on May 23rd to receive the official notification at an HPLO luncheon and invited available council member to attend.

Council Comments

Mayor Shoji thanked Mary Jo Koreiva for suggesting the Egyptian Theatre apply for the Historic Preservation League of Oregon's Most Endangered Places list; suggested other historical sites should be considered to be added to the Most Endangered Places list; requested a schedule for improvements to local parks including upgrades to tennis courts, the trails around Mingus Park, Empire Lakes, and repairing the crack at the skate board park. City Manager Rodger Craddock stated the Parks Commission was working with staff to put together a Parks Master Plan to help address and prioritize parks issues. Councilor Eck stated it was with sadness he announced his resignation as a City Councilor effective at the end of the May 17, 2011 City Council and Urban Renewal Agency Meetings. Councilor Eck reported his decision to resign was based on a new career opportunity and stated it was his honor to serve citizens of Coos Bay; and noting he hoped he had made a positive difference during his time on the council. Councilor Eck stated he had served on the City Council just one month shy of nine years. Mayor Shoji also pointed out that Councilor Eck was a volunteer firefighter for Coos Bay whereby Councilor Eck confirmed he had been a volunteer firefighter for the past 36 years. City Manager Rodger Craddock stated beginning June 1, 2011 Jon Eck would be working for the city as Public Works Superintendant and would be the frontline supervisor for the parks and streets departments. Mayor Shoji stated she appreciated Councilor Eck's level headed approach and that he had done a great job while serving on the council; noted consideration for Councilor Eck's replacement would be considered at an upcoming meeting. Councilor Johnson agreed with Mayor Shoji and stated she would miss Councilor Eck. Councilor Kramer stated she would miss Councilor Eck on the Budget Committee. Councilor Muenchrath thanked Councilor Eck for his service, fiscal conservatism, and for always giving consideration on the use of public money. Councilor Melton gave thanks to the many years he was able to work alongside Councilor Eck not only as a fellow Council Member but also a volunteer firefighter. Councilor Groth reported the Sustainable Design Assessment (SDAT) meetings were moved to June 21, and 22; stated she would be unable to attend the meeting and urged all available councilors to attend the meetings because SDAT would be discussing action plans for future community projects; reported the Coos Historical & Maritime Museum received a \$50,000 grant from Oregon Community Foundation, and a \$300,000 grant from the Meyer Memorial Trust; and anticipated work to begin on the new museum within the next few weeks. Councilor Johnson reminded citizens of the of the current exhibits at the Coos Art Museum and highlighted the upcoming Thunder exhibition of motorcycles and motorcycle art to be shown from June 10 – July 23, 2011; and reminded everyone to support the Library. Councilor Melton announced Battalion Chief Howard Owens, and Firefighters Dan Crutchfield and Matt Fare were recently recognized at the Oregon Fire Service Meritorious Awards Banquet in Salem with a Unit Citation Award for demonstrating extreme dedication to duty during an emergency medical call; reported a Memorial Day Assembly was scheduled for May 27th at 9:15 a.m. in the Marshfield High School auditorium to be followed by a dedication in the Marshfield Pioneer Cemetery for the headstone of Civil War veteran Dr. James Petrie Moore, whose grave was previously unmarked; and noted

City Council Minutes – May 17, 2011

both events were open to the public to attend. Councilor Kramer reminded everyone the Clamboree was scheduled for June 25th in Empire.

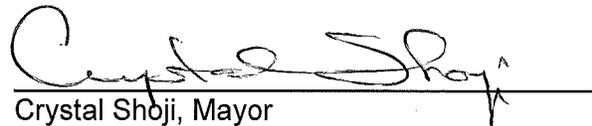
Mike Vaughn, Coos Bay: Expressed the need to eradicate Scotch broom and other invasive plants from our local area and requested the Council to direct staff to create an invasive weed ordinance.

Executive Session

An executive session was held pursuant to ORS 192.660 (2) (e) for the Purpose of Discussing Real Property Transactions. No decisions were made.

Adjourn

There being no further business to come before the Council, Mayor Shoji adjourned the meeting. The next regular Council meeting is scheduled for June 7, 2011 in the Council Chambers at City Hall.


Crystal Shoji, Mayor

Attest: 
Susanne Baker, Acting City Recorder