

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

August 15, 2000

The minutes of the proceedings of the regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, beginning at 7 p.m. with a work session in the Council Chambers and proceeding to a regular session at 7:30 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Present

Those present were Mayor Joanne Verger, Councilors Joe Benetti, Jeff McKeown, Cindi Miller, Don Spangler, and Judy Weeks. Councilor Kevin Stufflebean was absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Finance Director Janell Howard, Fire Chief Stan Gibson, Police Chief Chuck Knight, and

WORK SESSION

City Attorney Randall Tosh requested a resolution be added to the consent calendar to transfer property to the Housing Authority. Mr. Tosh explained funding for the housing project requires a document that gives control over the property to the Housing Authority and after they have received funding, the City will prepare a deed with certain restrictions. Councilor Spangler inquired if a survey of housing needs had been completed and City Manager Bill Grile responded the survey showed there is no other housing of this nature in the community. Mayor Verger commented the housing would be for a small group of people with mental limitations.

Mayor Verger thanked Councilors Spangler and Weeks for agreeing to continue to serve as the city's representatives on OCZMA; she noted the Safety Town recognition would be done in September; and the department head report would be from the finance director. Mr. Grile reported the vehicle bid process for the Fire Department was flawed and staff is asking the Council to reject the bids. Mayor Verger reviewed the boardwalk painting project and Councilor Spangler inquired if the City had been satisfied with previous work done by Thompson Painting. Mr. Grile said the company is a qualified contractor and their work has been satisfactory. Councilor McKeown asked if the painting project is something staff could do and Mr. Grile reported staff is busy on other projects and there is an environmental concern when painting over water.

Mr. Grile reviewed three options for the street overlay project and noted staff is recommending option no. 3 which would bring the contract in under the \$300,000 budgeted without using urban renewal funds. Councilor Spangler said he had looked at all the streets and recommended option no. 1 and suggested not doing a portion of Cammann Avenue or 16th Avenue. Mayor Verger commented the streets recommended for removal from the project are not on the Blue Ribbon Committee's list. Councilor Miller also approved of selecting option no. 1. Mr. Grile reported in 1998 a study indicated where cathodic protection should be used and he reviewed the necessity of protecting submerged sewer lines.

Mr. Tosh reviewed the ballot measure for the charter amendment which would establish a trust fund using the funds received from ODOT in the jurisdictional exchange. The exchange included certain portion of Newmark Avenue, Coos River Highway, and Ocean Boulevard and in exchange for \$4.8 million, the road became the City's responsibility. The charter amendment would place restrictions on the use of the funds. Mayor Verger stated she had no objections to the language and Councilor Spangler commented the summary is very clear.

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COUNCIL MEETING

Flag Salute

Mayor Verger opened the meeting and led the assembly in the salute to the flag.

Consent Calendar

Mayor Verger reviewed the consent calendar which consisted of approval of the minutes of the June 20, 2000 meeting, appointment to the Tree Board, and appointment of OCZMA representatives. Resolution 00-31 transferring control of certain real property owned by the City of Coos Bay to the North Bend City/Coos-Curry Housing Authority was added to the calendar in the work session. Councilor Weeks moved to approved the consent calendar as amended. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

Progress Report on the Historical Museum Project by Carolyn Shelton, Project Director

Carolyn Shelton introduced Steve Clay, Tom Wyson, Carl Simino, Laurel McGuire, Reg Pullen, and Steve Grief of the Museum Board. Ms. Shelton reported the project is on track and moving though the design stage. Steve Clay explained a site often times determines the shape of a building and the site offered by the City for the museum has some use on it. There is concern in the community about the lack of public restrooms in the downtown area and the museum design could incorporate restrooms and perhaps also a coffee and gift shop, and possibly the tourist information center. Mr. Clay encouraged the Council to consider these concepts and recommended the City delay in building restrooms in the downtown area until the design of the museum building has been completed. Councilor Spangler commented the idea was not just restrooms, but an actual rest stop. Mr. Clay noted the museum would be a good stop for visitors and explained the parking lot south of Kaffe 101 is full most of the time and as a rest stop facility it would not have adequate parking.

Tom Moison reported his firm has worked with various ideas for the design and would be meeting with the museum board tomorrow. Mr. Moison reviewed four concepts: the first concept would place the building at the very north end of the Chamber parking lot which would leave a view down Central Avenue; however, the parking would not be the best. The second concept placed the building just north of Central Avenue, some negatives in regards to pedestrian traffic and parking, and would require two entries. The third concept places the building south of Central Avenue, would keep Kaffe 101 and would create a plaza area. The fourth concept would place the building on the south end of the site and include the Kaffe 101 property and parking lot. It would be a very pleasing design, provide a very clear entry, good access for pedestrians and parking, and would also create outside patio spaces.

Mr. Moisan explained a design would not be selected at this meeting and that the concepts presented were for discussion purposes. Councilor Spangler stated he preferred the north location. Councilor McKeown commented the design creates another plaza. Councilor Benetti expressed concern about providing adequate parking as the museum will be a major attraction in the downtown area. Councilor Spangler suggested a three-story structure with parking on the ground floor. Mr. Moison explained a including parking would present design difficulties and it is not as welcoming as other designs. Mayor Verger commented the first idea was to locate the museum where the current Chamber of Commerce building is located. Mr. Grile noted the agreement leaves the exact location of the museum open. Councilor McKeown suggested choosing the site that would least affect parking. Councilor Miller suggested a site that would not block the visual of

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Central Avenue and Councilor Weeks suggested taking into consideration the visual affect the location would have on the boardwalk.

Department Head Report by Finance Director Janell Howard

Finance Director Janell Howard reported the refinancing of the sewer bonds saved a little over \$100,000; the part time position for finance and the city manager's office has been filled, the audit has been scheduled to begin September 11th, and the city is moving forward with the Empire Urban Renewal bonding. Councilor Weeks inquired about contracting out payroll and Finance Director Howard reported she had met with ADP last week and is in the process of checking references from other cities. From her research other municipalities have given good reports on ADP but do not recommend changing if your city has a good program. They also reported with the ADP service the cities did not actually cut staff positions or time; there is still the need to input all the information, send to ADP and they print the checks. Councilor Spangler inquired if Ms. Howard had compared this year's hotel/motel tax revenue to that of last year. Ms. Howard reported July 25th revenue was for the last quarter of last year and she should have updated figures within the week. She noted that some hotel owners have reported their revenues are down from last year, possibly due to the New Carissa event last year. First quarter revenues for this budget year will come in in October.

Award of Construction Contract for Old Wireless Sanitary Sewer Improvements

City Manager Bill Grile reported several properties were annexed to accommodate a public sewer project funded with a \$25,000 grant and a local improvement district. Five bids were received for the project: JBS Construction for \$42,950, Roto-Rooter for \$44,900, Laskey-Clifton Corp. for \$59,800, Ike Parker for \$65,000 and Johnson Rock Products for \$68,467. The project was estimated to cost \$45,000. Councilor Spangler moved to award the bid to JBS Construction in the amount of \$42,950. Councilors Weeks seconded the motion which passed with the Mayor and all Councilors present voting aye.

Award of Bid to Purchase a Fire Department Vehicle

City Manager Bill Grile reported the bid process was flawed and staff is requesting the Council reject all the bids. Councilor Spangler moved to reject the bids. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

Award of Contract for the Boardwalk Painting Project

City Manager Bill Grile reported the boardwalk is approximately ten years old and is in need of painting to protect the wood. Three bids were received from Susan Thompson Painting for \$19,777, S.C. Wilson Painting for \$19,956 and J.W. White for \$25,200. Councilor Weeks moved to award the contract to Susan Thompson Painting in the amount of \$19,777. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

Award of Contract for the Street Overlay Project

City Manager Bill Grile reported three options given which would bring the contract within the amount budgeted. Councilor Spangler moved to award the contract to Johnson Rock Products for Option No. 1 in the amount of \$293,567. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

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Award of Contract for the Cathodic Protection Project

City Manager Bill Grile reported the low bid is over the budgeted amount by \$6,829; however, due to the importance of protecting subterranean wastewater facilities, staff is recommending award of the bid. Councilor Weeks moved to award the bid to Cathodic Protection Engineering, Inc. in the about of \$49,629. Councilor Spangler seconded the motion which passed with the Mayor and all Councilors present voting aye.

Approval of Ballot Measure Language for a Charter Amendment to Establish a Streets Trust Fund

Mayor Verger reviewed the ballot measure to amend the city charter. Caption: Charter Amendment to Establish Jurisdictional Exchange Streets Trust Fund. Question: Shall Coos Bay establish a \$4.8 million trust to maintain and improve portions of Newmark, Ocean Blvd. and Coos River Highway. Summary: The City of Coos Bay received \$4.8 million from the State of Oregon for the City's agreement to assume jurisdiction over certain parts of Newmark Avenue, Ocean Blvd, and Coos River Highway which were formerly designated state highways. If the Charter Amendment is enacted, this \$4.8 million will be placed in a dedicated trust fund, and the yearly interest form the fund will be used to maintain and improve those sections of Newmark Avenue, Ocean Blvd. and Coos River Highway which were transferred to the City. The income from this trust fund cannot be used to maintain or improve other City streets. Yearly interest can be spent on maintenance and improvement projects at the discretion of the Council. Any projects which require the issuance of revenue bonds or warrants would first have to be approved by a vote of the people. No portion of the original \$4.8 million could be spent without a vote of the people.

Councilor Weeks moved to approve the ballot measure language. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye. Councilor Weeks moved to approve the ballot title language. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

Public Comments

Julia Spangler, Empire Community Association, commented on the importance of the public being able to watch Coos Bay-North Bend Water Board meeting on the government channel and urged the Council and citizens to contact the Water Board about subscribing to the channel. Ms. Spangler stated the Empire Community Association supports urban renewal and encouraged citizens to take a broader look at urban renewal and the good it does for the community.

City Attorney's Report

City Attorney Randall Tosh reported LUBA has made a decision on the Evergreen Development vs the City of Coos Bay case and the decision was affirmed.

City Manager's Report

City Manager Bill Grile reported the County is close to signing an agreement for the government access channel and School Dist. 9 has signed the agreement. The city of Bandon has expressed interest in a one-month trial. Any entities who have not subscribed will no longer have their meetings aired on the

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channel. Mr. Grile reported the search has begun for a new community services director and in the interim he will continue as the acting director. Mr. Grile commended the city attorney for the LUBA decision.

Mayor and Council Comments

Councilor Weeks thanked the Council for attending the 800 Support open house, and expressed concern about comments received regarding the electrical power at the Mingus Park stage. She commented the alleged inadequate power had not been discussed at Stage Committee meetings.

Councilor Spangler made a motion to place on the November ballot an advisory vote to repair Newmark Avenue. He reported ODOT had estimated the project at \$930,000 and Council needs to know if the public is interested in using the ODOT exchange funds for this project. Mayor Verger inquired if the vote would include a turn lane. Finance Director Janell Howard commented the city could leverage \$2 million and repayment could come from the interest proceeds. Councilor Benetti commented a vote is premature and recommended waiting until after the Newmark study has been completed. Councilor McKeown agreed and supported securing the funds for maintaining the 23 miles of road within the exchange. He also suggested approaching adjacent property owners to help pay for the improvements. Councilor Spangler withdrew his motion.

Councilor Spangler reported a meeting had been held at the College regarding SB622 funding which would fit in with fiber south. There is approximately \$70 million available for use in the US West area.

Councilor Miller reported the plans for the Blackberry Arts Festival are coming along well and there are 109 vendors signed up so far. The Farmer's Market has doubled from its original size and has been very successful. The Skateboard Association has joined forces with the Boy Scouts and will continue working on fundraising for a larger skateboard park. Councilor Spangler commented concern has been raised about the beer garden at the festival and Councilor Miller reported they have contacted businesses in the area and no major problems were raised.

Councilor Benetti reported Brook Masiba could not make the meeting and asked him to notify the Council of the program at Marshfield High School on August 31st at 6 p.m. and class officers have been elected for the new school year. Councilor Benetti inquired about the progress on removing vegetation from Mingus Lake. Mr. Grile reported abating the problem has not been easy and staff is continuing to research a solution. Councilor Benetti said reports on tourism numbers are down and some hotels feel they have been impacted with the opening of the Mill. Fishing is good this year and Charleston tourism numbers are up.

Councilor McKeown commented the South Slough Estuary is very unique and suggested there be more advertising for the facility. Councilor McKeown recommended completion deadlines be adhered to in the street overlay project and commented that he has heard good comments about the finance director.

Mayor Verger inquired about the proposed boardwalk aquarium and asked that the project be completed in time for the Fun Festival. Mayor Verger asked staff to make sure the 2001 dates for use of the Mingus Park stage for the July 4th event and Oregon Coast Music Association are noted. She suggested the City keep the Music in Mingus name and have three or four music events during the summer months. Mayor Verger noted the sidewalks along Ocean Blvd. are in need of attention.

Executive Session

Mayor Verger moved to go into executive session pursuant to ORS 192.660 (1) (h) for the purpose of discussing potential litigation. Councilor Miller seconded the motion which carried with the Mayor and all Councilors present voting aye. The Council reconvened into regular session.

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Adjournment

There being no further business to come before the Council, Mayor Verger adjourned the meeting to September 5, 2000 at 7 p.m. in the Council Chambers of City Hall.

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

ATTEST:

Joyce Jansen
Deputy Recorder of the City of Coos Bay
Coos County, Oregon