

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

March 20, 2001

The minutes of the proceedings of the 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 Present

Those present were Mayor Joe Benetti and Councilors Anna Marie Larson, Jeff McKeown, Cindi Miller, Don Spangler, Kevin Stufflebean, and Judy Weeks. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Community Services Director Shanda Shribbs, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Chuck Knight.

Flag Salute

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

Consent Calendar

Mayor Benetti reviewed the consent calendar which consisted of approval of the amendment to the Mingus Park Pool Management agreement, approval of a proclamation for American Red Cross Month, adoption of Resolution 01-11 setting Architectural Design Review Fees, initiation of a land development ordinance text amendment for bus shelters, and approval of the January 30, 2001 minutes. Councilor Spangler requested the pool management agreement be placed as an agenda item. Councilor Miller moved to approve the amended consent calendar. Councilor Weeks seconded the motion which passed with the Mayor and all Councilors present voting aye.

Department Head Report from Fire Chief Stan Gibson

Chief Gibson reported the department is performing a burn to learn exercise in Eastside this evening; explained the functions of the recently installed power point equipment; and the department's new command unit has been placed into service. Mayor Benetti asked if additional screens would be added for the audience to view the power point presentations and Chief Gibson reported staff is looking at adding 27" monitors. Mayor Benetti thanked the firefighters for the invitation to their annual banquet.

Report from Jordan Knowlton Regarding Damage to Mingus Park Fence at the Skate Park

Jordan Knowlton apologized to the City Council and Coos Bay citizens for damaging the fence at the skateboard park and stated the action was due to a lapse of judgement. Mayor Benetti accepted Mr. Knowlton's apology.

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Annual Report from the Coos Art Museum by Director Reed Lockhart

Reed Lockhart reported the Coos Art Museum Board and members are appreciative of the support from the City in helping the museum serve the community. He explained the purpose of the museum is to serve the community, maintain a collection, provide exhibits and present education programs. A new storeroom has been built for the permanent collection, a digital gallery developed, and the museum's web site completed; all done with fund raising and grants; fulfilling the major elements in the Museum's 1996 - 2001 five-year plan. Mr. Lockhart reported a task force meeting was held in February at which the Board renewed their mission statement and identified goals and objectives for the next five years. The financial position of the Museum is good and they are able to meet their obligations in a timely manner. The major source of income for the Museum is through membership dues, contributions and fund raising events. Mr. Lockhart reviewed the upcoming exhibits, explained Museum's partnership in providing education programs in local schools, providing art education training for teachers, and providing workshops at the museum. He concluded his remarks that the Museum has been successful in their endeavors for fifty years through hard work and dedication. Mayor Benetti commented the Museum is a value to the community and the City participates in the art education program with the schools.

Adoption of Resolution 01-10 Authorizing Appropriation of Insurance Funds for Replacement of a Police Vehicle and Authorization to Purchase a Replacement Vehicle for the Police Department

Councilor Stufflebean moved to adopt Resolution 01-10 authorizing appropriation of funds to replace a vehicle in the police department. Councilor Spangler seconded the motion which passed with the Mayor and all Councilors present voting aye. Councilor Stufflebean moved to authorize expenditure of an additional \$5,300 to purchase a 2000 Ford Crown Victoria. Councilor Weeks seconded the motion which passed with the Mayor and all Councilors present voting aye.

Public Hearing on the Front Street Comprehensive Plan and Land Development Ordinance Text Amendments and Rezone

Planning Administrator Laura Barron read the public hearings disclosure to the assembly. Ms. Barron reported the Front Street Development Plan was completed in December 1998. The proposed comprehensive plan and Land Development Ordinance amendments and rezone would facilitate the restoration of Front Street to a vital commercial and industrial area and would be similar to the way Front Street was in the 1870s and 1920s. In August 1999 the State Land Conservation and Development Commission amended Statewide Planning Goal 17 (Coastal Shorelands). The amendment allows the City to propose removing the designation "especially suited for water dependent uses" from 18 acres of the subject property. The new zone would allow a mix of residential and commercial uses and water dependent would continue to be allowed.

Ms. Barron explained the new zone would be "Waterfront Heritage" and would continue to allow pre-existing uses in that area. ODOT had requested a traffic impact study be done, but a compromise was reached by placing a trip cap on the development in the area which establishes that once a cumulative number of trips of 8,000 for the area east of Front Street before a traffic impact study is required. Concern about truck parking for existing business was also discussed.

Mayor Benetti opened the public hearing for comments. John Brands, owner of Central Dock, stated there is a need for a change in this area and encouraged the Council to move forward with the rezone and

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amendments. Mr. Brands commended the staff and Planning Commission for their work on this matter. Jeff Griffin, Governor's Office of Community Development, endorsed the proposed rezone and changes to the comprehensive plan for the Front Street redevelopment. Mr. Griffin commented the Community Solutions Team came together on this project and came up with good solutions and a good partnership. He encouraged the Council to move forward with the plans. Mayor Benetti expressed the City's appreciation for Mr. Griffin's help with the Front Street project.

John Griffith, Coos County Commissioner, reported the County recently took possession of a building in the Front Street area and has concerns regarding the permitted uses in the Waterfront Heritage zone. The County is considering a manufacturing use that is not light hand held tools and not something the public would be excited about watching. Ms. Barron reported that use would not be allowed unless it is water dependent; however, this ordinance has not yet been enacted and changes could be made to the document. Councilor McKeown commented existing manufacturing is exempt and inquired if the proposed changes would make uses more or less restrictive. Ms. Barron commented industrial use would have to be water dependent now and after the ordinance is enacted. Councilor Stufflebean suggested the County's concerns be considered during the work session.

Ray Penney, Coos Bay, expressed concern about a pending sale of a building in this zone which will need some remodeling and he is concerned about the requirements of the design standards. Mr. Grile noted if the property were acquired before enactment of the ordinance, the ordinance would not apply. There were no further comments to come before the Council and Mayor Benetti closed the public hearing.

Consensus of the City Council to hold a work session on March 29, 2001 at 6:30 p.m. in the Manager's Conference Room to review the proposed standards and to continue the public hearing at the regular Council meeting of April 17, 2001.

Approval of the Amendment to the Mingus Park Pool Management Agreement

Councilor Stufflebean declared a potential conflict of interest because his wife is the manager of the pool facility. Councilor Spangler commented the facility is important to the community and he is a strong supporter of the pool. Mr. Grile reported the agreement amendment is for \$15,000 above the amount received this year. Councilor Spangler noted the current agreement is \$23,000 annually with a one time grant of \$7,000 approved for this year. Mr. Grile commented Council direction from the last meeting was for \$48,000. Mayor Benetti noted only half of the \$7,000 has been paid to Mingus Pool Management and the motion intended the increase to the management fee be \$15,000. Councilor McKeown commented the understanding was to increase the management fee to \$48,000, as well as the \$7,000 to be paid in the current budget year. Cathy Danielson, president of the Mingus Pool Management group, reported they could operate with \$45,000; \$48,000 if the remaining \$3500 is not received.

Mayor Benetti moved to approve \$45,000 for the management agreement. Councilor McKeown seconded the motion which passed with Councilor Stufflebean abstaining, and the Mayor and all other Councilors present voting aye. Mayor Benetti moved to release the remaining \$3,500 to Mingus Park Pool Management. Councilor Miller seconded the motion which passed with Councilor Stufflebean abstaining, and the Mayor and all other Councilors present voting aye.

Public Comments

Steve Clay, Coos Bay, reported the Planning Commission has deliberated on a proposed ordinance

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amendment for bus shelters to coincide with the arrival of the South Coast Business Corp. bus shelters. The plan calls for six bus shelters in Coos Bay at an estimated cost of \$7,000 each. Councilor Stufflebean inquired if the ordinance would also cover vandalism and maintenance of the shelters. Ms. Shribbs reported South Coast Business will be responsible for maintenance of the shelters. Mr. Grile reported this is a partnership with the Transit System and Mr. Clay stated the bus drivers will be monitoring the condition of the shelters.

Jack Schniederma, Coos Bay, expressed concern about the Bayshore Street Scape project placing a hardship on his business. Mr. Schniederma commented the planning for the project was not good and called for trees to be planted in front of his business which would block the building. Mayor Benetti commented the project is to help businesses and the trees could be replaced with plantings. Ms. Shribbs reported staff and the contractor have been working with businesses to lessen the impact of the construction period. Councilor McKeown noted one of the reasons this particular contractor was chosen is because they are very good and in the long term, the project will enhance the businesses. Mr. Grile reported the project is scheduled for completion May 31st.

Cheryl Allan, Coos Bay, presented the City Council with a poster for the family / children's art show and family resource program as part of the Week of the Young Child program.

City Attorney's Report

City Attorney Randall Tosh reported a memo on the use of proceeds of tax exempt bonds has been distributed to the Council, and he met with AFSCME last week for labor negotiations.

City Manager's Report

City Manager Bill Grile reported Central Oregon Pacific Railroad has indicated they are willing to participate in making improvements to Front Street. A letter has been submitted to the City from Rob and Karen Wall regarding the parking situation around the high school. Mr. Grile commented when the East Branch comes down a parking lot will be developed and the problem will take care of itself. Staff will continue to monitor the situation and if it continues next fall, a neighborhood meeting will be scheduled.

Community Services Director Shanda Shribbs reported staff has been working with DEQ on the best way to handle the oil dripping into the bay. Oil absorbing pads, made of environmental friendly material, have been placed in the manholes and OMI regularly monitors the pads. Ms. Shribbs commented the pads only absorb oil, not the water, and cost approximately \$10 per week.

Council Comments

Councilor Miller welcomed the Cottonwood Gallery, the Pottery Shop and the Elks Club to downtown Coos Bay and reported the Farmer's Market will open the last weekend in May. Members of the Commission on Children and Families attended the Legislature in Salem on Wednesday and one of the bills passed in the House will provide more county representatives on the State Commission. Councilor Miller reported fund raising is underway for the skateboard park and she recently attended the RSVP banquet honoring volunteers.

Councilor Spangler clarified the comments on the old Tower House is not his property, but the building owned by Gary's Electric. He reported the fiber optics agreement with PCI is now at the attorney's office for final review.

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Councilor Weeks stated the Parking Committee minutes should read ‘historic museum’ instead of ‘railroad museum’. Councilor Weeks congratulated the Marshfield High School Upbeats for placing first in the statewide dance contest and thanked the Firefighters for their annual banquet. She commented the OMI film on the Government Channel is very informative and recommended everyone view the film. Councilor Weeks noted City Day at the Capital will be April 5th and she would like to attend.

Councilor Larson congratulated Caddy McKeown on her re-election to the school board and suggested the City help fund the skateboard park. She commented there would also be restrooms at the rail museum.

Councilor Stufflebean reported the Boys and Girls Club averages 310 kids daily in the after school program and the club also hosted a basketball tournament for teams from around the state. He noted the club is doing their part for tourism promotion. Councilor Stufflebean requested the boardwalk aquarium be placed on the next agenda and noted that he would be out of town March 22nd through April 2nd.

Councilor McKeown reported the South Coast Development Council has a new board member from Security Bank and Kyle Electric has donated office space for the SCDC director. Executive Director Melinda Anderson is currently working on a strategic plan for recruitment and retention and is also making contacts in the community. Councilor Weeks commented the Port has received 50 responses from 200 packets mailed out. Councilor McKeown reported the Port will be following up on the leads.

Mayor Benetti reported Tom Rumreich, ODF&W, would like to arrange a luncheon meeting with the City Council and John Shank will be making a presentation in the council chambers on his highway proposal on Thursday. The town hall meeting on the Newmark Improvements Plan will be held at the library on April 5th. Mayor Benetti reported he had visited the new location for the Harley Davison shop and the owner, Danny Miller, is planning an event for motorcyclists in October. Mayor Benetti requested the city manager schedule a public hearing with the garbage haulers at the next council meeting to discuss possible savings in garbage fees.

Adjournment

There being no further business to come before the Council, Mayor Benetti adjourned the meeting to April 3, 2001 at 7 p.m. in the Council Chambers of City Hall.

Joe Benetti
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:

Joyce Jansen
Deputy Recorder of the City of Coos Bay