

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

March 7, 2000

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held in the Council Chambers of City Hall, 500 Central Avenue, Coos Bay immediately following the City Council meeting.

Those Present

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

Consent Calendar

Vice-Chair Miller reviewed the consent calendar which consisted of authorization to execute a \$600,000 promissory note for the purchase of real property in the Empire Urban Renewal District. Board Member Stufflebean moved to approve the consent calendar. Board Member Spangler seconded the motion which passed with all board members present voting aye.

Authorization to Proceed with the Empire Street Scape Phase II

Community Services Director Bill Finney reported the second phase of the streetscape project includes replacing the sidewalks, installation of period lighting, and planting trees between the Y and Cammann. Rob Porter, project architect, reported the sidewalks and driveways would be ADA compliant and the trees would match those in Phase I. He noted there would not be bump-out planters in this phase. Board Member Weeks inquired about the concept of an arch over the street and City Manager Bill Grile reported the design would be considered after completion of the jurisdictional exchange agreement with the Oregon Department of Transportation. Board Member Spangler asked why brick pavers were not be used as they were in Phase I. Mr. Porter responded he had been directed to just replace the sidewalks. Mr. Finney reported he had recommended not including the pavers because of the restricted amount of space for the sidewalks. Mr. Porter commented it would be easy enough to include the pavers. Consensus of the Board to include the pavers as an alternate. Board Member McKeown commented the traffic light could be tied in with the project and Mr. Grile said staff would look into it.

Board Member Stufflebean inquired on the progress of developing a program for businesses to fix up their buildings. Mr. Grile reported staff is close to taking proposed design standards to the Planning Commission and will come to the Council as a zoning ordinance. Board Member Weeks moved to authorize Rich Turi, Architect and Planner, to proceed with the final plans incorporating the inclusion of pavers and proceed with bidding of the project. Board Member Stufflebean seconded the motion which passed with all Board Members present voting aye.

Authorization to Proceed with the Broadway

Street Scape and Parking Lot Lighting Projects

Community Services Director Bill Finney explained staff is requesting authorization to proceed with the Broadway Street Scape and parking lot lighting projects. Lon Samuels, architect, reported the lighting levels on Broadway are more intense than is the national lighting recommendation and suggested the fixtures be replaced. The current lamps could be used in the parking lot. Mr. Samuels reported the City's maintenance staff reported vandalism is a problem with the current fixtures. The poles are 14' high with the lamps hanging down, making them accessible for vandalism. Mr. Samuels recommended continuing along Broadway and down Curtis with brick pavers and using single lamp lights evenly spaced along the street. Six lamps would be removed along Broadway, but not those located on Central Avenue. The replaced fixtures could be used in other locations or used for parts for those located along the boardwalk. Mr. Samuels explained the brick pavers would be set in mortar for easier maintenance and would be continued around planters and poles. He explained there are three alternates for consideration by the Agency: 1) including South 2nd Street in the project, 2) including Curtis Avenue in the project, and 3) including the western portion of 4th Street parking lot in the project. Board Member Weeks moved to authorize Lon Samuels, Architect, to proceed with final plans including replacement of the lamps incorporating alternate two in the project, and proceed with bidding the project. Board Member Stufflebean seconded the motion which passed with all Board Members present voting aye.

Award of Design Contract for the 5th Street Plaza Project

Community Services Director Bill Finney reported two of the five firms contacted submitted proposals for the 5th Street Plaza Project; Lon Samuels and HGE. Staff has reviewed the proposals and is recommending awarding the bid to HGE. City Manager Bill Grile suggested both firms give a brief presentation of their proposal. Mr. Samuels reported his design would be done to bring citizens together and would tie city hall to the downtown area. No plan has yet been developed and he encouraged the Agency to consider what his firm has designed in the past. Mike Vaughan reported HGE submitted qualifications and information on past projects and commented the design could include the time capsule, maybe a tug, and period lighting. He suggested with the background with his brother Don Vaughan of Vancourver and HGE, they would have a strong team to resolve some of the problems in the area. Board Member Spangler commented both firms are equally qualified and there is only \$170 difference in the bids. Board Member Weeks agreed with using the three-lamp lights in the plaza and Board Member McKeown recommended there be consistency with the downtown projects. Board Member Spangler moved to award the design proposal to Lon Samuels. Board Member Weeks seconded the motion which passed with all Board Members present voting aye.

Executive Session

Pursuant to ORS 190.660 (1) (e) the Agency met in executive session for the purpose of discussing real property negotiations.

Adjournment

There being no further business, Vice-Chair Miller adjourned the Urban Renewal Agency meeting.

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Cindi Miller, Vice-Chair
Urban Renewal Agency of the City of Coos Bay
Coos County, Oregon

ATTEST:

Don Spangler, Secretary
Urban Renewal Agency of the City of Coos Bay
Coos County, Oregon