

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

June 20, 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 Chair Joe Benetti, and Board Members Jeff McKeown, Cindi Miller, Don Spangler, Kevin Stufflebean, Joanne Verger, and Judy Weeks. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Community Services Director Bill Finney, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Chuck Knight

Approval of Preliminary Design Drawings for the Bayshore Street Scape

Lon Samuels reported the cost for the street scape is considerably more than originally anticipated and asked if the Agency would like to reconsider the project scope. Chair Benetti noted that all the projects were just a best-guess estimate at the time. Mr. Samuel commented the RFP included the area and a cost, but not a description of the project. Board Member Weeks inquired how far north the project would go and Mr. Samuels reported it would go just past the Timber Inn corner. Board Member McKeown suggested Mr. Samuels give some options for scaling back the project. Mr. Samuel noted some options would be to reduce the landscaping, sidewalks, bricks, curbscuts, and lights. Board Member McKeown commented he would rather have a smaller area done well. Mr. Grile suggested not cutting the north end of the project and perhaps look at doing just the west side of the street. Mr. Samuels reported the west side has a little more work than the eastside. Consensus of the Agency to move forward with doing the east side.

Mr. Samuels suggested another consideration could be to develop a theme entrance into the Front Street area. Board Member Spangler commented there are a number of unknowns regarding the Front Street development and supported doing the east side of the street from Commercial Avenue to Fir Avenue just past the Sun Building. Mr. Samuels noted the first two blocks were excluded from the RFP. Board Member McKeown commented the gateway would be different than what will be done on Front Street and suggested the Agency spend more time in developing the theme and design for the development.

Board Member Verger moved to approve the design drawing from Market to Fir Avenues on the east side of the street. Board Member Miller seconded the motion.

Mr. Grile inquired if the design included lighting and improvements to the Chevron property and Mr. Samuels reported the RFP did not include that block. There was further discussion on including the Chevron property, how this project will tie in with the design for the Front Street Development, and whether there would be a gateway included. Mr. Grile commented a gateway is not included in the project and Board Member Stufflebean noted design standards have not yet been established for Front Street.

Board Member Verger amended the motion to begin the streetscape project at Park Avenue and Board Member Miller amended the second. The motion passed with all board members present voting aye.

Approval of the Final Design Drawings for the Fifth Street Plaza

Lon Samuels reported upon review of the plans for the fountain, the number of nozzles seemed sparse

and after speaking with consultants, he is recommending an alternative system to provide 30 to 35 nozzles which will have a programable mechanical clock rather than a computer. Board Member Spangler asked if the alternate would still be within budget and Mr. Samuels said yes. Board Member Stufflebean inquired if the landscaping included plantings that would be green year round. Mr. Samuels reported the plaza would have a lot of grass area and is designed to be easy care and available for changes in the future. Mr. Grile asked when construction on the plaza would begin and Mr. Samuels reported a date would be established after further consultation regarding the fountain. The piling and structural slabs are already in place. Board Member Verger asked if the design for the fountain included lights. Mr. Samuels reported there are lights included, however they are not computerized with the water system. Board Member McKeown inquired about the cost difference to have the lights computerized and recommended adding this to the project. Mr. Samuels estimated \$15,000 to \$20,000. Consensus of the Agency to add the lights to the project.

Award of Contract for Phase II of the Empire Street Scape

City Manager Bill Grile reported two bids had been received and staff's recommendation is to award the bid to Bracelin and Yeager and include the pavers in the project. Board Member Spangler moved to award the contract to Bracelin and Yeager in the amount of \$276,571 and authorize \$7,929 for the pavers. Board Member Miller seconded the motion which passed with all board members present voting aye.

Authorization to Extend the Contract for the Library Expansion Project

City Manager Bill Grile reported certain problems came to light during the library project. The skylights in the older portion of the building need to be replaced due to leakage; the addition of a wall and door to the auditorium to provide security while the rooms are in use; and the addition of acoustic material in the large auditorium. Mr. Grile reported the project has been by .3 percent or \$5100 and if the Agency approved the additions to the project, the total cost would come to \$26,763.68, which includes the \$5100 overage. Board Member McKeown expressed concern the acoustics was not part of the plan and Library Director Ventgen reported originally it was part of the plan and was eliminated as a cost saving measure. Board Member Spangler commented the City went to the voters for approval of the library project at \$1.5 million and suggested not spending \$1000 for an architect for the additional projects. Mr. Grile noted staff had considered using the City's building codes inspector for the projects. Board Member Spangler moved to accept the projects without the architect fee. Board Member Miller seconded the motion which passed with all Board Members present voting aye.

Authorization to Proceed with the Construction of the Boardwalk Aquarium

Community Services Director Finney reported two quotes were received for construction of the boardwalk aquarium. There are three sites to be considered for locating the aquarium; on the boardwalk, adjacent to the boardwalk near the principal pedestrian access, and adjacent to the boardwalk in front of the glass pavilion. Board Member McKeown commented the construction of the aquarium should be real quality and be designed to compliment the boardwalk. Tom Rumreich reported a lot of thought has gone into the design for the 4' x 4' x 8' aquarium. Board Member Miller inquired who would be responsible for the care and cleaning of the aquarium and Mr. Rumreich responded the City would be responsible for the maintenance. Board Chair Benetti moved to authorize the aquarium be sited adjacent to the boardwalk near the pedestrian access. Board Member Miller seconded the motion which passed with all board members

Urban Renewal Agency Minutes – June 20, 2000
Page 3

present voting aye.

**Public Hearing on the Supplemental Budget for
Fiscal Year 1999/2000**

Chair Benetti opened the public hearing on the supplemental budget for fiscal year 1999/2000. There were no comments to be heard and the hearing was closed.

**Adoption of Resolution URA 00-03 Adopting
Fiscal Year 1999/2000 Supplemental Budget
and Making Appropriations**

Board Member Miller moved to adopt Resolution URA 00-03 adopting fiscal year 1999/2000 supplemental budget and making appropriations. Board Member Weeks seconded the motion which passed with all Board Members present voting aye.

**Public Hearing on the Budget for Fiscal Year
2000/2001**

Chair Benetti opened the public hearing on the budget for fiscal year 2000/2001. There were no comments to be heard and the hearing was closed.

**Adoption of Resolution URA 00-04 Adopting
Fiscal Year 2000/2001 Budget and Making
Appropriations**

Board Member Miller moved to adopt Resolution URA 00-04 adopting fiscal year 2000/2001 budget and making appropriations. Board Member Stufflebean seconded the motion which passed with all Board Members present voting aye.

**Brief Report on Empire Design Standards by
City Manager Bill Grile**

City Manager Bill Grile reported the facade loan / grant program has been presented to the Planning Commission. The process would begin with an RFP to select an architect to serve as the architect of record. Property owners would have the option of using the services of the architect for up to two hours to discuss design concepts for the property owner's building. The owner would have the option to present their proposal either to the Planning Commission or the Design Review Board. The process would include a request for funds and a request that the City accept an easement for the facade; the improvements would actually be in the easement. Mr. Grile suggested the Agency look seriously at a grant program rather than a loan program as a way of encouraging participation by the property owners. If the Agency agrees with the program, staff will prepare a plan and bring to the Agency for approval. City Attorney Randall Tosh explained it would not be truly a grant because the City would be purchasing an easement which can be terminated. He suggested an amortization schedule of perhaps 20 years be considered. Board Member Verger commented the Empire Community Association has talked about a theme and inquired if the architect would encourage owners to go with the theme. Mr. Grile reported the Planning Commission is looking at design standards for the district and suggested a town hall meeting. Chair Benetti commented the program would be a good way to improve the area and recommended providing the same program for the Downtown District. Consensus of the Agency

Urban Renewal Agency Minutes – June 20, 2000
Page 4

Board to move forward with the developing the program.

Julia Spangler, Empire Community Association, commented there is a lot of support among the Empire property owners for the program, however, some people are nervous about being forced into something they do not want to participate in. Mrs. Spangler commented the design standards are needed and the program could be an owner-friendly plan.

Executive Session

Board Member weeks moved to go into an executive session pursuant to ORS 192.660 (1) (e) for the purpose of discussing real property negotiations. Board Member Miller seconded the motion which passed with all Board Members present voting aye. The Agency reconvened into regular session.

Adjournment

There being no further business to come before the Agency Chair Benetti adjourned the Urban Renewal Agency meeting to July 5, 2000.

Joe Benetti, 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