

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

**August 1, 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 on August 1, 2000 at 7:30 p.m. in the Council Chambers of City Hall, 500 Central Avenue, Coos Bay .

## **Those Present**

Those present were Board Chair Joe Benetti, and Board Members Jeff McKeown, Cindi Miller, Don Spangler, and Kevin Stufflebean. Board Member Joanne Verger was out of town and Board Member Weeks was absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Fire Chief Stan Gibson, Police Chief Chuck Knight

## **Approval of the Minutes of the June 6, 2000 Meeting**

Board Member Miller moved to approve the minutes of the June 6, 2000 meeting. Board Member McKeown seconded the motion which passed with all members present voting aye.

## **Review of Conceptual Drawings for the Empire Gateway**

Architect Rob Porter displayed nine options for the Empire gateway; all are painted steel, meet the 18' height clearance as required by ODOT and would span 64' across the roadway. Board Member McKeown commented the south and north ends of the community currently have the McCullough bridge theme. There was discussion on whether the theme should be the same or if Empire should have their own theme. Mr. Porter commented the residents and businesses have favored a nautical theme. After further discussion, Chair Benetti suggested displaying the designs and letting people vote. City Attorney Randall Tosh recommended the Agency vote on their top three choices. A vote by ballot was taken and the top three designs were #2, #3, and #8. Chair Benetti conducted a vote of the audience and # 3 and #8 received the popular vote. The Agency selected #3 and #8 for Mr. Porter to develop cost estimates.

## **Authorization to Proceed with Review of Traffic Signal Placements on Newmark Avenue in the Wasson-Cammann- Schoneman Area**

City Manager Bill Grile reported some months ago concerns for pedestrian safety in crossing Newmark Avenue were brought to the Agency. Staff has reviewed the situation and three options are listed in the report; move the Wasson-Newmark light to Cammann-Newmark; place a new signal at Cammann-Newmark; place a new signal at Schoneman-Newmark; or any combination of these options. Mr. Grile noted the estimated cost for a new signal is \$175,000, and recommended the Agency direct staff to make a change order for the Newmark Study to include a review of these options. Board Member Miller inquired about the cost to move the light and Mr. Grile commented it would be less than installing a new light, but still expensive. Board Member Stufflebean commented the current light is sufficient and did not support installation of additional traffic lights or including the review in the Newmark Study. Board Member Spangler commented the study would be a waste of funds and supported moving the light to Cammann. Board Member McKeown commented the school asked for the light and supported including review of the placement of traffic lights

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in the study. Board Member Stufflebean commented moving the traffic light would have traffic bypassing the core business district.

Julia Spangler, Empire Community Association, commented the residents and businesses do not see a huge problem, but are concerned about children in the area. She supported moving the light, but not spending money on a new light. Mr. Grile commented there was not a safety problem until the crossing guards were eliminated due to liability issues. Chair Benetti recommended staff contact the school about the light, research the cost to move the light to Cammann, and look into including review of the traffic light in the Newmark study. Board Member McKeown volunteered to contact the school board about the crossing guards. Consensus of the Agency to follow Chair Benetti's recommendation.

**Consideration of Approval of a Minor Plan Amendment to the Empire Urban Renewal Plan – Adoption of Resolution URA 00-05 and Expenditure of Funds**

City Manager Bill Grile reported \$300,000 had been budgeted for street improvements and the project bid came in \$28,000 over the budget. Three of the streets are within the Urban Renewal Districts and at the last City Council meeting, the Council recommended using the URA funds for those streets in the amounts of \$36,000 from Empire urban renewal funds and \$4,500 from Downtown urban renewal funds. Mr. Grile reported the city attorney has looked at the issue and has determined a minor plan amendment would be necessary for funds to be used from the Empire Urban Renewal District. If the Agency would rather not use funds for the street improvements, a way to scale back the project would need to be developed.

Board Member Spangler commented urban renewal funds cannot be used for maintaining streets and strongly discouraged use of the funds for this project. He further commented that upon personally looking at Cammann Avenue, there was nothing wrong with the section between Pacific and Montgomery. Board Members McKeown and Miller supported using urban renewal funds for the streets. Chair Benetti commented there are two issues to discuss; does the Agency want to take money into the streets and does the Agency want to proceed with a minor plan amendment to the Empire District Plan. Board Member Spangler commented during the budget process \$300,000 was set aside for street repairs and recommended the City live within its budget. After further discussion on the use of urban renewal funds and the process for negotiations with contractors when bids come in over the estimate, Chair Benetti recommended the funds not be used for the streets projects. Consensus of the Agency to follow Chair Benetti's recommendation. Mr. Grile reported he and the city attorney would negotiate with the contractor to bring the project within the budgeted amount of \$300,000.

**Update on the Broadway Street Scape Project**

City Manager Bill Grile reported during a review of Community Services' projects he became concerned with the progress of the Broadway Street Scape project. A 42-day extension had been granted by Bill Finney because an inspection found a number of deficiencies requiring some work to be redone. Mr. Grile expressed concern about the delays in the project and the effect on downtown business. He will be meeting with the contractor to discuss getting the project done in a timely manner. Board Member Spangler expressed concern about the architect's involvement with getting the extension. Board Member Stufflebean inquired how the extension was authorized and Mr. Grile reported the director approves change orders all the time and this one was at no cost to the City. The contractor is responsible for correcting non-conforming work and the extension was for correcting faulty work. Board Member McKeown commended Mr. Grile for looking into the project.

**Executive Session**

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Board Member Miller moved to go into executive session was held pursuant to ORS 192.660 (1) (e) for the purpose of discussing real property transactions. Board Member Spangler seconded the motion which passed with all board members present voting aye.

The meeting reconvened into regular session.

**Authorization to Proceed with Plan Amendment for the Coos Bay Downtown Urban Renewal Plan**

Board Member Miller moved to initiate a major plan amendment for the Coos Bay Downtown Urban Renewal Plan. Stufflebean seconded the motion. Board Member Spangler recommended looking at updating the plan and City Attorney Tosh commented the plan could be more general rather than specific projects. The motion passed with all board members present voting aye. Mr. Tosh reported the amendment would be done by enacting an ordinance and would require notices to go out and public hearings held.

**Adjournment**

There being no further business, Chair Benetti adjourned the Urban Renewal Agency meeting.

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Joe Benetti, Chair  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon

ATTEST:

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