

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

November 21, 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 Joe Benetti, Jeff McKeown, Cindi Miller, Kevin Stufflebean, Anna Marie Larson, and Judy Weeks. Board Member Don Spangler was absent. City staff present were Acting City Manager Joyce Jansen, City Attorney Randall Tosh, Clerical Assistant Stacey Babb, Fire Chief Stan Gibson, and Police Chief Chuck Knight.

Approval of the Minutes of October 3, 2000, October 17, 2000 and November 7, 2000

Board Member Miller moved to approve the minutes of October 3, October 17 and November 7, 2000 as submitted. Board Member Weeks seconded the motion which passed with all members present voting aye.

Election of Officers for the Agency Board

Board Member Benetti moved to appoint Kevin Stufflebean as the Chair. Board Member Miller seconded the motion which passed unanimously. Board Member Weeks moved to appoint Cindi Miller as Vice-Chair. Board Member McKeown seconded the motion which passed unanimously. Board Member Benetti moved to appoint Anna Marie Larson as Secretary. Board Member McKeown seconded the motion which passed unanimously.

Report from Architect Rob Porter on the Empire Gateway Project

Rob Porter distributed copies of a drawing of the proposed gateway and cost estimate to the Agency members. The design chosen previously is a peaked-steel truss style to be located in the area of the Bay Athletic Club and the transmission shop. The drawing is to scale looking east to west. The structure would be built with galvanized steel with a clearance of 18' which is the ODOT minimum requirement. Board Member Weeks inquired since ODOT no longer owns this stretch of road, would the City be required to maintain their standards for height. Mr. Porter reported it was previously decided to maintain ODOT standards, primarily due to the nature of the traffic in this area. Board Member Stufflebean commented he is not convinced the gateway will enhance the district for a price of \$187,000. Board Member McKeown also commented perhaps this would not be the best use of the Agency funds and there would be maintenance costs to consider as well. Board Member Larson and Miller agreed. Board Member Benetti asked Mr. Porter's opinion. Mr. Porter reported decisions on materials and construction were chosen to minimize maintenance of the structure. He noted there would still be periodic maintenance such as painting and periodic inspection of the structure. Board Member Benetti commented on the previous meeting it had been brought to the Agency's attention as to whether this type of structure was appropriate for the area, and he asked Mr. Porter if as an architect, this would be the most enhancing thing for this area. Mr. Porter said the presence of the gateway makes a more bold statement and identifies the area. If cost is an issue, the Agency could consider monuments on either side of Newmark. The area is full of utility and power lines, poles and signage, but something of proper scale could work. A brief discussion on the amount budgeted for the project followed. Board Member McKeown commented the City just signed a contract to paint the steel rail along the

boardwalk for \$20,000 and when he asked if painting was something the city staff could do, he was told staff didn't have the time. He further commented not only is the Agency spending \$187,000 but we are opening ourselves up for future maintenance bills; and again, perhaps this is not a good use for the money. Chair Stufflebean commented the design does not fit in with the Empire theme. Board Member Weeks stated the design is more nautical than the Eugene gateway and this is the design the Empire Association chose.

Discussion followed on looking into a design similar to the one used in Old Town Bandon. Board Member Weeks said the Agency seemed to lose focus when the location at the Y was not available. Board Member McKeown said there is money available, there are other things that need attended to, like the fire station. Board Member Weeks suggested tabling this matter until Board Member Spangler was available. Sargent Webster, North Bend, commented the money should be used in buying the mission and moving them to another location. He stated the Mission has affected the property values. Chair Stufflebean reported the Mission has made a commitment to improve their facility.

Award of Contract on the Bayshore Street Scape Project

City Attorney Randall Tosh reported that before proceeding on this matter the Agency needed to make a finding regarding bid irregularities. Board Member Miller moved to find the bid irregularities as minor irregularities which would not affect the price of the project or the delivery of services and are minor matters of form. Board Member Weeks seconded the motion which passed unanimously. Mr. Tosh explained letters on this matter were delivered to the bidders and there were no objections raised by the contractors. Board Member McKeown suggested a bid checklist be included with bid documents.

Mr. Lon Samuels reported when the bids were opened some bid irregularities were noticed and the matter was turned over to the city attorney. He noted the bids did come in under budget and three alternates have been included in the staff report for the Agency's consideration. Acting City Manager Joyce Jansen reported staff's recommendation is to award the basic bid to Bracelin and Yeager. Board Member Benetti asked if the alternates could be included at a later date. Mr. Samuels reported the brick sidewalks could be done later, alternate No. 2 is the grass and irrigation for the grass and if not accepted now there would not be irrigation for the grass. The third alternate is brick pavers similar to the Broadway Streetscape project. Chair Stufflebean suggested considering alternate No. 2 which would still keep the project under budget, and noted the grass needs to be irrigated. Board Member Benetti expressed concern about adding the grass with only four people in the parks department and suggested the Agency keep this in mind for future projects.

Board Member Larson expressed reservation about the project when some other projects have not been completed. Chair Stufflebean explained staff is moving ahead with new projects before other projects are completed so more work can be accomplished. Board Member Larson commented the downtown restrooms still have not been built and the lights along Bayshore have not been done. Acting City Manager Jansen reported the city manager will be meeting Carol LaTellier about plans for an outside entrance to the downtown restrooms at the Chamber of Commerce office in lieu of building a new facility. She explained with plans being developed for the historical museum, plans for new restrooms have been put on hold. Board Member Weeks moved to award the basic bid plus alternate No. 2 to Bracelin and Yeager in the amount of \$215,548. Board Member Miller seconded the motion which passed with all members present voting aye.

Executive Session

Board Member Miller moved to add an executive session pursuant to ORS 192.660 (1) (e) for the purpose of discussing real property acquisition. Chair Stufflebean seconded the motion which passed with board members Benetti, Larson, McKeown, Miller, and Stufflebean voting aye; Board Member Weeks voting no.

The Agency reconvened into regular session.

Adjournment

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

Kevin Stufflebean, Chair

ATTEST:

Anna Marie Larson, Secretary