

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY

January 16, 2001

The minutes of the proceedings of the regular meeting of the City of Coos Bay Urban Renewal Agency, Coos County, Oregon, immediately following the City Council meeting beginning at 7 p.m. in the Council at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Vice-Chair Cindi Miller and Board Members Joe Benetti, Anna Marie Larson, Jeff McKeown, Don Spangler, and Judy Weeks. Chair Kevin Stufflebean was absent due to illness. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Fire Chief Stan Gibson, Police Chief Chuck Knight, and Community Services Director Shanda Shribbs.

Appointments to the Design Review Board

Vice-Chair Miller requested appointments to the Design Review Board be added to the agenda. Board Member Weeks moved to add the item and proceed with voting by ballot. Board Member McKeown seconded the motion which passed with all board members present voting aye. The vote was taken and Vice-Chair Miller announced the results: receiving unanimous votes were Jim Berg in the position of downtown property owner, Julia Spangler as representative of the Empire Community Association, and Roy McCormack in the position of Empire Business owner; and for the two positions of citizen at large, Ann Keizer and Frosty West, both receiving four votes. Other candidates receiving votes were Paul Anderson three votes and Chris Flammang one vote.

Authorization to Proceed with the Bayshore Theatre Streetscape Project

City Manager Grile reported the Agency had given staff direction at their October 2nd meeting to explore the idea of lighting along the west side of Bayshore Drive from Anderson Avenue to Curtis Avenue. Community Services Director Shribbs explained staff's recommendation is to approve Option No. 2 which includes installation of brick pavers and new one-bulb lights on Curtis, Bayshore and Anderson at a cost of \$176,000. To replace the sidewalk along Bayshore Drive would be an additional \$60,000. Board Member Weeks commented the \$236,000 includes \$20,000 for architectural fees. Board Member McKeown asked what portion of the estimate was for the brick pavers. Mr. Grile commented stamped concrete would save some money. Ms. Shribbs explained the project does not replace the sidewalks on Curtis and Anderson and in order to blend with the other sidewalks, Bayshore would need to include the pavers.

Board Member Weeks moved to proceed with Option No. 2 for an estimated cost of \$236,000. Board Member Spangler seconded the motion. Board Member Benetti declared a conflict of interest. The motion passed with Board Member Benetti abstaining and all other board members present voting aye.

Further Consideration of the Empire Gateway Project

City Manager Bill Grile reported at the December 5th meeting the Agency had requested consideration be given to locating a wooden arch at the Y intersection. A written report from Architect Rich Turi estimates the cost to be between \$129,000 and \$140,000 and notes there are some logistical problems regarding installation of the arch and concerns regarding the length of the arch span at this location. Board Member Larson stated she would not support placement of the arch and suggested the money would be better spent

Urban Renewal Agency Minutes – January 16, 2001

Page 2

on a new fire hall or park. Board Member Spangler commented the urban renewal plan was developed with a gateway included and the plan was approved and adopted by the Agency. He further commented as part of the vision for Empire the Agency should proceed with the gateway. Board Member McKeown inquired if monuments, as discussed previously, would be acceptable. Board Member Spangler suggested looking at placing the arch at the athletic club site and noted the cost is within the estimate. Vice-Chair Miller commented the original plan was for two arches.

Julia Spangler, Empire Community Association, recommended reading the urban renewal article in the City News for an understanding of what urban renewal funds may be spent on. Ms. Spangler commented the gateway project has been discussed for two years and a number of public hearings have been held regarding the Empire improvements. Board Member Benetti commented it may be premature to make a decision at this time noting the number of different opinions and suggested keeping the gateway in the plan. Board Member McKeown agreed with waiting on the decision due to concerns the gateway would enhance the separation of Empire and downtown. He further commented potential renovations to Empire may have an influence on whether the Agency decides on monuments or a gateway. Board Member McKeown commented a fire hall may be a better use of the funds and suggested the Agency table the project.

Board Member Spangler moved to instruct the city manager to explore locating the gateway at the Bay Area Athletic Club. The motion died for lack of a second. Board Member Spangler commented the Empire project started five years ago and he would like to see the project completed rather than put on a back burner. He questioned doing streetscapes in the downtown area when the Central fire station is in need of repairs. Board Member Benetti commented not everything in the Empire project is being put on the back burner, the Agency would still proceed with looking at the facade program, the streetscape has been done, and the Bay Club property has been purchased. He suggested postponing the gateway for the time being and in the future discuss a gateway, arch, or monuments, but for now, put the decision aside and let the area develop.

Board Member Benetti moved to put the gateway on the back burner and bring the project forth at a time that is appropriate. Board Member McKeown seconded the motion. Board Member Spangler commented the motion should be to table the matter. City Attorney Tosh reported a motion to table would eliminate the proposal. Board Member Benetti stated that is not the intent of his motion. Mr. Grile suggested a clear motion be made on the Agency's intent. Vice-Chair Miller stated it is not the intent of the Agency to eliminate the gateway; there was further discussion and Vice-Chair Miller and Board Member Spangler opposed delaying the gateway. Mr. Tosh commented a motion to postpone indefinitely would give the Agency the option to bring the matter back at some future time. Board Member Benetti moved to postpone the gateway project indefinitely and Board Member McKeown amended his second to the motion. The motion passed with Board Members Benetti, Larson, McKeown, and Weeks voting aye; Vice-Chair Miller and Board Member Spangler voting no.

Update on the Empire District Facade Program

City Manager Bill Grile credited City Attorney Randall Tosh with the idea for a facade program for the Empire District and commented the program would allow public investment into public facades on any number of properties in the Empire area. The concept was approved by the Agency at their September 5, 2000 meeting and draft documents for scenic easement, a resolution establishing the program, and RFP for services of an Architect of Record have been prepared by staff. Mr. Grile commented at this time staff is asking the Agency to review the information and provide feedback to staff. Board Member Spangler inquired why easements would be required when they were not a requirement for the downtown program. City Attorney Tosh reported the easements are necessary for the expenditure of public money for private purposes. Mr. Grile commented the answer was already known and he would prefer to discuss the matter in executive session with the city attorney before exposing the Agency to potential litigation. Board Member McKeown

Urban Renewal Agency Minutes – January 16, 2001

Page 3

supported discussing the matter in executive session and Board Member Weeks made a motion to continue with the discussion of the Empire Facade program before going into an executive session. Board Member Spangler seconded the motion which passed with all board members present voting aye.

Board Member Benetti commented the facade program would have a good economic impact to the Empire District and supported having staff proceed with developing the program. Board Member McKeown approved of the concept and commended staff on their excellent work. Mr. Grile noted the program is complicated and there are more details to be worked out. No action is required of the Agency, the agenda item was presented as an update to the Agency. Mr. Grile commented if the Agency is apprehensive with the facade easement, staff could look for other options. Board Member Benetti recommended moving forward with the easements as one way of getting the improvements done quickly. Vice-Chair Miller asked for a consensus of the board and board members were in agreement to proceed with the program and schedule a work session for further discussion.

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 transactions. Board Member Benetti seconded the motion which passed with all board members voting aye. The Agency reconvened into regular session.

Adjourn

There being no further business to come before the Agency Vice-Chair Miller adjourned the meeting to February 6, 2001 at 7 p.m. in the Council Chambers at City Hall.

Cindi Miller, Vice-Chair

ATTEST:

Anna Marie Larson, Secretary