

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

**April 3, 2001**

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 beginning at 7 p.m.

## **Those Present**

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

## **Award of the Contract for the Sportsman Pedway Project**

Chair Stufflebean reported bids for the Sportsman Pedway Project were received from Brown Construction, AAR Company, Johnson Rock Products, and Bacelin-Yeager. The base bid is for demolition of the building, placing new broom and aggregate concrete finishes in the open area, trees, period lighting, benches and planters. Alternate #1 would use colored concrete with a stamped pattern in lieu of the alternating broom and aggregate finish and Alternate #2 adds reinforcing steel in the 4-inch concrete slabs for the plaza. Board Member Spangler moved to award the base bid of \$137,974 and Alternate #2 of \$6,000 to Bracelin-Yeager for a total of \$143,974. Board Members Benetti and Larson declared a conflict of interest. Board Member Miller seconded the motion which passed with Board Members McKeown, Miller, Spangler, Stufflebean, and Weeks voting aye.

## **Award of the Contract for the Bayshore Theater District Project**

Chair Stufflebean reported bids for the Bayshore Theater District Project were received from Brown Construction, Johnson Rock and Bracelin-Yeager with Johnson Rock being the low bidder. The bid process included the base bid and two options. Alternate #1 would be for removal of the second row of concrete pavers along Anderson Avenue and filling the area with concrete and Alternate #2 would replace the brick pavers with stamped concrete. Board Member Weeks moved to award the base bid in the amount of \$114,671 and Alternate #1 in the amount of \$1,752 to Johnson Rock. Board Member Miller seconded the motion.

Board Member McKeown supported Alternate #2 because of the cost and appearance. Community Services Director Shribbs reported while stamped concrete is less expensive, it would not match the other sidewalks in this area and suggested using stamped concrete in an area where there are no pavers. There was discussion regarding the completion time for the project and Chair Stufflebean recommended staff enforce the penalty for not meeting the completion date. Board Members Benetti and Larson declared a conflict of interest and the motion passed with all other Board Members present voting aye.

Community Services Director Shanda Shribbs reported Johnson Rock has recommended the asphalt along Bayshore go out into the highway two feet further than the project design. The additional asphalt would cost \$10,000 and add two days to the project. The project would still be below the estimated cost. Board Member Spangler stated it would be unethical to accept a \$10,000 change order and recommended the other bidders have an opportunity to bid the change. Board Member McKeown agreed and noted two bids are \$5,000 apart

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and the change order is for \$10,000. Chair Stufflebean commented it is common to bid the specs and then after the award of the contract, to make changes. Ms. Shribbs noted the street surface will look better if redone. Board Member Miller commented it would be better if the project was done all at the same time, and going out for bids again would cost time.

Board Member Spangler moved to bid the additional work as a separate project. Board Member Weeks seconded the motion. After discussion of how to separate the project, Board Members Spangler and Weeks withdrew their motions. Board Member Spangler moved to table the item. Board Member Weeks seconded the motion which passed with Board Members Benetti and Larson abstaining and all other board members present voting aye.

**Authorization to Proceed to Re-Bid the Front Street Paving Project**

Chair Stufflebean reported the City Council has approved rebidding the Front Street paving project which includes resurfacing Front Street between Fir Avenue and Market Avenue, resurfacing Cedar, Birch and Alder Avenues between Front Street and Bayshore Avenue. Date Avenue is not included in the project due to possible approval of a street vacation request. The estimated cost of the project is \$225,857 with \$155,082 coming from 1999 and 2000 ODOT Fund Exchange Program funds and the balance from Urban Renewal funds. Board Member Miller moved to authorize \$70,775 from Urban Renewal funds to be dedicated to the paving project and authorize the City Council to award the construction contract. Board Member Weeks seconded the motion which passed with Board Member Spangler voting no and all other Board Members present voting aye.

**Public Comments**

Ann Keizer, Chair of the Design Review Board, reported that Board Member Spangler requested she report to the Agency the results of a recent Design Review Board meeting. Ms. Keizer reported the Design Review Board reviewed designs for monuments and gateway placement and it is the Board's recommendation to construct a gateway similar to Old Town Bandon located near the Raquet Ball Club. The Board further suggested monuments would not be effective in place of a gateway, but could be considered for placement on the Balboa Club property.

Chair Stufflebean commented the matter was discussed briefly at the Agency's previous meeting and was referred to the Design Review Board for a recommendation on the type of structure to be constructed. Board Member Benetti commented the Agency had decided to look at placing monuments in the Empire area instead of a gateway structure. He explained Architect Rich Turi had reviewed placing the archway near the Y intersection and had reported there are engineering considerations that need to be reviewed before placing an archway at this location. Board Member Benetti commented Mr. Turi has been on the project from the beginning and he would not recommend changing consultants at this time. Chair Stufflebean commented the Agency was not wanting to proceed with the gateway project until after further development of the area.

Board Member Spangler said the Agency's concern was the cost of the archway and using monuments is cheaper. Ms. Keizer commented the Board was not enthusiastic about the monument designs and would like to see an archway. Board Member Weeks reported one of Mr. Turi's concerns is the upkeep on a wooden arch. Board Member McKeown commented the Agency had postponed the archway and the instructions to

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the Board was to look at the monuments. Ms. Keizer reported the Board prefers the arch and has recommended a location for the archway. Board Member Larson commented Coos Bay should have their own identity and not copy that of Bandon. She also commented that citizens have expressed to her they are not in favor of an archway.

Chair Stufflebean suggested Ms. Keizer meet with Ms. Shribbs and bring this matter back as an agenda item to the Agency for discussion. Julia Spangler commented the Board was not suggesting abandoning the architect and the manufacturer of Bandon's arch looked at the Empire area and said the wooden arch would work. Board Member Miller commented at some point the safety of a wooden arch spanning four lanes had been discussed. Board Member Weeks agreed with Chair Stufflebean's suggestion and consensus of the Agency board members was to charge the Design Review Board with reviewing placement of monuments and an arch. Board Member Benetti commented this has been addressed before and asked that Rich Turi be invited to the meetings. Board Member McKeown said the Agency has been through this before and agreed if they were to go through it again, Mr. Turi should be included. He commented it feels like the archway is being rammed down their throats. Board Member Larson commented the archway is not the answer and agreed with Board Member McKeown's comments.

Ms. Shribbs commented the notes from the Design Review Board expressed many different viewpoints and she suggested the Board meet again and bring a recommendation back to the Agency on monuments and the archway. Board Member Benetti said he would also like to attend the meeting.

Sergeant Webster, North Bend, commented the Agency asked the Design Review Board for a recommendation; a recommendation has been made for an archway and the Agency is not listening. Board Member Benetti reported the Agency had previously discussed this matter and came to the conclusion to postpone the gateway project until some of Empire develops. The Agency had requested the Design Review Board look at using monuments. Board Member Benetti further explained the Board took it upon themselves to go further and came back with a recommendation for an archway. He stated he is not convinced that an archway is the best way to go. Board Member McKeown explained one of the Agency's concerns is the cost of the archway. Board Member Spangler reported Bandon paid \$46,000 for everything. Chair Stufflebean commented the matter will be presented as an agenda item for further discussion.

Frances Cooley, Coos Bay, suggested if Mr. Turi is brought into the discussion, the designer of the Bandon arch should also be invited. Ms. Cooley stated she had attended the Design Review Board meeting and the Board wants the archway.

**Adjournment**

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

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Kevin Stufflebean, Chair  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon

ATTEST:

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Anna Marie Larson, Secretary  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon