

## **MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY**

**September 18, 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 held at 7 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

### **Those Attending**

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

### **Presentation of Empire Gateway Options by Architect Rich Turi**

Chair Stufflebean commented this is for presentation only and the Agency will place the item on the agenda at a later date for further discussion and to receive public comments.

Rich Turi reported he had met with the Design Review Board a few months back and was given the charge to look again at the gateway project and prepare other designs. Mr. Turi noted there are design restrictions along Newmark Avenue such a utility poles and right of way width. He commented the gateway idea denotes an entrance, a symbol that you are here and the location at the Athletic Club is good because it is highly visible from both directions and it is clear on both sides of the street. A gateway in this location, while possible, would be rather expensive. Mr. Turi suggested the Agency consider monument-style structures to create a gateway appearance using a large pole design with a decorative wood historical sign and position the structures on each side of the street. Mr. Turi displayed four designs of this type to the Agency. He noted all the designs are large scale, but would not span the street, and the Agency could determine the placement locations.

Mr. Turi recommended a landscaped design using piling and a welcome sign at the Y intersection. He commented there are some restrictions on what can be built in this area and the City would need to negotiate with the Devereux Center and acquire property in order to place the sign. Mr. Turi noted the design could also include a mast for flags and banners and would establish the entrance to the Empire District.

Board Member McKeown inquired if both the sign and monuments could be used and Mr. Turi responded using both could be done. Chair Stufflebean suggested the monuments could be designed like the round water towers used by the Empire mill so they would tie in with the area's history. Community Services Director Shanda Shribbs commented the design could be used in other locations along the Cape Arago Highway and Empire waterfront. Board Member Weeks approved of the design at the Y intersection and carrying the theme throughout the area. Board Member Spangler inquired about the cost of the monuments. Mr. Turi reported approximately \$6,000 to \$7,000 for utility lines to be lifted and \$30,000 for each unit. The small post-style design is estimated at \$15,000.

Board Member McKeown approved of the monument concept and the design at the Y and also expressed concern about the maintenance. Mr. Turi commented the design standards lead the Agency in the direction of using wood and further commented the construction would be with pressure treated, heavy duty lumber. Board Member Benetti also approved of the design at the Y and inquired if the sign would be visible from Ocean Blvd as well as Newmark Avenue. Mr. Turi reported it would be visible from both because it would be placed at an angle. Board Member Larson supported the pole design. Chair Stufflebean commented the design blends well with the theme and perhaps the water tower design could be used at the wayside property. Mr. Turi noted the Y design has not been costed out, but he estimated between \$40,000 to \$60,000. City Manager Bill Grile noted the gateway project was first estimated at \$150,000.

Chair Stufflebean suggested Ms. Shribbs bring the designs back as an agenda item and the Agency take public comments before making a decision. Board Member Weeks suggested a meeting with only this item on the agenda. Mr. Grile commented staff will place the designs on the City's web page.

**Adoption of Resolution URA 01-04 – Approval of a Minor Plan Amendment to the Coos Bay Empire District Urban Renewal Plan Defining the Historic Downtown Core Area**

Chair Stufflebean explained this item had been tabled from the previous meeting. Board Member Spangler commented the entire urban renewal area should be included in the ability to purchase property. Chair Stufflebean commented that would require a major plan amendment. City Attorney Randall Tosh explained that language is currently in the plan and this amendment adds a new area and does not eliminate any area covered by the plan. The amendment would enable the Agency to purchase the Wasson Street property.

Board Member Spangler moved to take the item off the table. Board Member Weeks seconded the motion which passed with all board members present voting aye. Board Member Weeks moved to adopt Resolution URA 01-04 which is attached hereto and made a part of thereby, approving a minor plan amendment to the Empire Urban Renewal Plan. Board Member Spangler seconded the motion which passed with all board members present voting aye.

**Adoption of Resolution URA 01-05 – Declaring the Necessity of Acquiring Certain Real Property Located in Coos Bay**

Chair Stufflebean explained this item had been tabled from the previous meeting for clarification of Resolution URA 01-04. Board Member Weeks moved to remove the item from the table. Board Member Spangler seconded the motion which passed with all board members present voting aye. Board Member Weeks moved to adopt Resolution URA 01-05 which is attached hereto and made a part of thereby, declaring the necessity of acquiring certain real property. Board Member Spangler seconded the motion which passed with all board members present voting aye.

**Adoption of Resolution URA 01-06 – Dedicating Funds for Planning for the Newmark Avenue Widening Project**

Chair Stufflebean reported the City Council had discussed funding for planning of the Newmark Avenue Widening Project earlier in the evening and approved funding for the project including urban renewal funds of \$142,762. Board Member Weeks moved to adopt Resolution URA 01-06 which is attached hereto and made a part of thereby, dedicating funds for planning for the Newmark Avenue Widening Project. Board

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Member Spangler seconded the motion which passed with all board members present voting aye.

Board Member Spangler stated it is his position that before the money is spent, the dollar amount that lies within the urban renewal district be determined. City Manager Bill Grile commented a careful cost accounting will be done. City Attorney Randall Tosh noted there is more flexibility in planning than in spending of urban renewal funds, and it could be possible that a larger portion of urban renewal funds could be used.

**Public Comments**

There were no public comments.

**Adjourn**

There being no further business to come before the Agency Chair Stufflebean adjourned the meeting.

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Kevin Stufflebean, Chair

ATTEST:

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Anna Marie Larson, Secretary