

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

August 15, 2006

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

Those Attending

Those present were Chair Kevin Stufflebean and Board Members Joe Benetti, Jon Eck, Roger Gould, Jeff McKeown, Cindi Miller, and John Muenchrath. Staff present were City Manager Scott McClure, City Attorney Nate McClintock, Deputy Recorder Joyce Jansen, Public Works and Development Director Jim Hossley, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Eura Washburn.

Discussion of Developing a Façade Improvement Program

Chair Stufflebean reported the Agency would like to move forward with a façade improvement program and requested staff to prepare a proposal. City Attorney McClintock commented the Downtown Plan has a provision for facades, however, the Empire Plan does not, but it could be added with a minor amendment. Consensus of the board members that the program should be available to both districts and staff was directed to proceed with amending the plans and developing the program.

Discussion on Fire Station

City Manager Scott McClure reported discussions on property acquisitions have been in executive session and the City Council has indicated they would like a public discussion on the issue. Consensus of Agency board members was to proceed with a public meeting on possible locations for the fire station. Chair Stufflebean opened the meeting for comments. Joannie Johnson, Coos Bay, expressed concern about giving up downtown parking for employees, business owners, and shoppers. She also suggested Anderson Avenue be opened to two-way traffic to bring people into the downtown area. Jack Schneiderman, Coos Bay, commented in the late 1960s the original urban renewal district developed a downtown parking area which was paid for by assessment of the property owners. He further commented parking is essential for the downtown area and asked that parking spaces not be taken away for construction of the fire station. Cat Acosta, Coos Bay, reported she owns a building on Anderson Avenue and expressed concern that the loss of parking spaces would greatly impact the businesses in her building. Ms. Acosta stated she was very disappointed the Agency would consider doing this to downtown businesses and she encouraged the Agency not to take the parking.

Anna Marie Larson, Coos Bay, distributed a copy of a petition requesting the Agency not build the fire hall on 4th Street. Ms. Larson stated the Council had known for some time they needed a new fire station, but the City already had limited parking. She encouraged the City Council to reconsider constructing the fire station in the 4th Street parking lot. Board Member McKeown commented a decision has not been made on a site for the fire station. Board Member Gould commented although he was in favor of the 4th Street site, the Agency must consider a number of issues, including the impact of losing 100 parking spaces, and taking public input before making a decision. Ms. Larson asked what would become of the old fire station and Board Member Gould responded one possibility would be

to tear it down and make the area into parking. Chair Stufflebean also commented that a decision had not been made and the City would be going through a public hearing process. Ms. Larson noted that a lot of misinformation was out in the public. Chair Stufflebean explained the executive sessions were held because of property negotiations. Ms. Larson commented the Pedway was very uninviting and requested the City add planters and a sign directing people to the parking area.

Carol Campbell, Coos Bay, commented Bay Appliance had been in business for 43 years and removal of the 4th Street parking would adversely affect their business. Gene Melton, Coos Bay, suggested the City look at the old Eastside drive-in as a possible location for the fire station. Jerry Holcum, Coos Bay, commented there was a lot of business in the downtown area and if parking was taken away, the City would lose businesses. Joannie Johnson, Coos Bay, expressed concern about the noise of driving piling for the new building, and asked if the noise of the fire equipment could be toned down as it was disruptive to business. Jack Schniederma, Coos Bay, commented on the importance of having the station centrally located. He further noted that there would be noise no matter where the station is located.

Board Member Benetti commented two parcels were being considered; both are within the urban renewal district, and the 4th Street location would only be used if the 100 parking spaces could be offset. Board Member McKeown commented there was still the possibility of using the 6th Street site and the Agency would not give up 100 spaces without replacing them. He further commented location selection was an ongoing process and there would be a number of opportunities for public comments. Board Member Eck commented more information would be considered before a decision was made. Board Member Miller commented she would not recommend the 4th Street location because the parking is needed for downtown businesses. Architect Joe Slack suggested continuing review of the station design at another meeting due to the lateness of the hour. Board Member Gould commented if five of the seven board members were against the 4th Street site, it should not be considered. Board Member Benetti commented all alternatives need to be considered. Board Member Muenchrath commented a lot of assumptions were being made about parking and suggested data be collected on parking usage. Board Member Benetti commented the issue was that the parking was paid for by downtown property owners. Chair Stufflebean recommended adjourning the meeting and schedule a work session for further discussion.

Public Comments

There were no public comments given.

Adjourn

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

Kevin Stufflebean, Chair

Attest:

John Muenchrath, Secretary