

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

August 4, 1997

The minutes of the proceedings of a meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held in the Council Chambers at City Hall beginning at 7:00 p.m.

Those Present

Those present were Board Chair Joe Benetti, and Board Members Jeff McKeown, Cindi Miller, Don Spangler, Joanne Verger, and Judy Weeks. Board Member Kevin Stufflebean was absent.

City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Community Services Director Bruce Meithof, Accounting Operations Supervisor Mary Beth Holst, and Assistant Library Director Michele Caldwell. Members of the Library Board were also present

Discussion of the Library Project

Chair Benetti called the meeting to order and consensus of the Board was to change the order of the agenda due to Library Board members being present. Board Member Verger explained the reason for the agenda item was to give the Agency the opportunity to discuss the possibility of putting the library project to a vote of the people. She commented it would give the public a voice on the library expansion project. Board Member Verger said it would be important to include information on the cost of the expansion, what the financing would be, and whether the expansion would be done in phases. She asked if there was time to get the vote on the November ballot and City Attorney Tosh said yes.

Board Member Spangler asked if this would be an advisory vote and Board Member Verger said yes. She explained voters expressed their desire to have a voice on major projects when the Larson Initiative passed. Board Member Spangler commented the charter amendment does not apply to the Urban Renewal Agency. Board Member Benetti said the Urban Renewal Agency could still go out for an advisory vote. Board Member Verger commented the ballot language must be very clear on the plan and the cost of the expansion. She further commented the library needs to have something done and until we get an advisory vote, we don't know whether to hold on to the money or go forward with the expansion. Board Member McKeown agreed the ballot should include the cost of the project and how it will be financed.

Board Member Spangler commented the original plan was for \$3.1 million and the cost should be known before going to the voters. Board Member Verger said she would support a modification of the original plan. Board Member McKeown suggested the Agency look at the revenues we have and expect to receive. City Manager Grile said the indication is the Urban Renewal Agency will receive the same amount in funds for this fiscal year as last year, which is more than first anticipated. Chair Benetti asked when the figures would be known and would it be in time for the November ballot. City Manager Grile said the Department of Revenue and County Assessor's Office are still working on the figures. Board Member Verger suggested using the funds available now and pay as we go; there is money in the carryover and money will be coming in.

Urban Renewal Agency Minutes - August 4, 1997

Board Member Spangler said it would be a mistake to use all the funds for the library and not do other projects such as Front Street, and further noted there is nothing in the budget earmarked for the library. City Manager Grile noted there is a capital improvement list which includes Front and Ingersoll and the south town stormwater projects. Board Member Verger recommended reviewing what would be affordable and not take away from every project; however, we do not currently have a major project going on. She further said the advisory vote does not mean the project would be done immediately.

City Manager Grile said \$800,000 in urban renewal funds is projected for this year. Chair Benetti recommended reviewing the urban renewal projects along with the funds the agency expects to get. Board Member Spangler commented nothing should be done in any of these areas until we know what the voters want. He explained the voters should be aware of the cost of the project, how the agency plans to move ahead, and what the expansion plan will be. Chair Benetti reported the library project architect, Rich Turi, had previously commented the project could be done in stages. Board Member McKeown expressed the importance of letting the voters know the revenue would be coming in and how much would be spent on the library expansion. City Attorney Tosh said the size of the expansion, how it will be funded, with bonds, short-term or long-term financing, were all a part of a complex question. Board Member Weeks inquired if the minor projects recently done be affected.

Curt Benward, Library Board Chair, reported the Library Board has not revisited the expansion project, but they very much support an advisory vote. He said the need is great to do something about the library and reported the \$38,000 spent would not affect the expansion as the improvements were necessary for safe and efficient operation of the library. Mr. Benward suggested the Agency consider the library's operating costs when looking at the project as to whether there would be enough staff for the expanded library. Mr. Benward noted while the community is not growing, the use of the library has continued to climb. Board Member Spangler expressed dismay that although the tax levy in '94 opened libraries to all people, each community has continued to build more libraries. Board Chair Benetti reminded the Board that they were starting with a clean slate.

Board Member Verger moved to direct staff to come back with a suggestion as to how the expansion might be done in phases, and prepare to go out for an advisory vote on that plan in November. Board Member Miller seconded the motion which passed with all Board Members present voting aye.

Executive Session

Board Member Verger moved to meet in executive session. The motion was seconded by Board Member Miller and passed with all members present voting aye. The Urban Renewal Agency met in executive session pursuant to ORS 192.660 (1) (h) for the purpose of consulting with legal counsel concerning potential litigation. The Board reconvened in regular session.

Review and Consideration of the Awning Program

Board Member Verger moved to have the City Attorney prepare a resolution asking the Design Review Board to offer a window of opportunity for property owners who have had canopies removed to apply for an awning, with all applications to be submitted before the close of this fiscal

Urban Renewal Agency Minutes - August 4, 1997

year, June 30, 1998. Community Services Director Meithof commented the application process takes approximately three months which would require that funds be carried over into the next fiscal year. Consensus of the Board was this would be appropriate. City Manager Grile suggested he work with the City Attorney on the resolution using information from the work session last week. Board Chair Benetti commented the awning program has been going on for five years and the City has met their obligation, and it is now time to close out the program. Board Member Miller seconded the motion which passed with all Board Members present voting aye.

Approval of the Minutes of June 17, 1997

Board Member Cindi Miller moved to approve the minutes as presented. Board Member Judy Weeks seconded the motion which passed with all Board Members present voting aye.

Adjournment

There being no further business to come before the Urban Renewal Agency, Board Chair Benetti adjourned the meeting.

Joe Benetti
Chair of the Urban Renewal District
of the City of Coos Bay
Coos County, Oregon

ATTEST:

Don Spangler
Secretary of the Urban Renewal Agency
of the City of Coos Bay
Coos County, Oregon