

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

**June 16, 1998**

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, in the Council Chambers at City Hall beginning with a public hearing at 6 p.m. and continuing with the regular meeting immediately after the City Council meeting beginning at 7 p.m.

**Those Present**

Those present were Board Chair and Board Members Jeff McKeown, Cindi Miller, Don Spangler, Joanne Verger, and Judy Weeks. Board Members Joe Benetti and Kevin Stufflebean were absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Acting Community Services Director Steve Doty, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Stan Gibson

**Public Hearing — Presentation of the Front Street Draft Master Plan**

Vice-Chair Miller opened the public hearing. Crystal Shoji, planning consultant for the project, reported the project was funded by the Forest Service under monies available for communities making a transformation from industry/timber jobs to other industries. Ms. Shoji reported a town hall meeting had been held the previous week and many comments had been given; she noted most of the comments were positive and enthusiastic about the project. Stuart Woods, project architect, commented turn out at the town hall meeting was good and he was pleased with the comments from the public. Mr. Woods commented there are some concerns still to be addressed with the Department of Transportation, DEQ, and the railroad. He briefly reviewed the plan as developed to this point, noting the core area which is planned to have a mixed group of uses and access to the water. Mr. Woods noted the transition zone would be for parking and circulation and would be addressed later.

Board Member Spangler inquired what the City would need to do for the infrastructure. Mr. Woods said there would need to be improvement to Bayshore to include pedestrian traffic on the east side of Bayshore and also a method to slow the traffic down. Mr. Woods commented the focus is the waterfront and access to the water. Board Member Spangler asked about the zoning for the area. Mr. Woods reported it would retail of all classes and accommodate 24-hour uses such as for condos in the upper levels and motel use. There would be no residences on the ground level. Board Member McKeown inquired if the area is restricted to water use at this time. Ms. Shoji responded the area is zoned a shorelands which has more layers of restrictions and the uses as designated in the estuary management plan must be water dependant or water related. She further explained to accommodate the Front Street Plan there would need to be changes made to the estuary plan, comprehensive plan, and the zoning. Board Member Weeks asked about a comment made at the town hall that postal service was not an asset. Ms. Shoji said there would be taxi and postal service, just not on the water side of the core area. Mr. Woods commented the idea of linking the boardwalk with Front Street was part of the plan but projected several years down the road. Board Member Verger inquired about connecting the Coos Bay waterfront with North Bend's waterfront. Mr. Woods replied at some point in time the railroad could be purchased and a trolley used to connect the two waterfronts. There being no further comments to come before the Board, Vice-Chair Miller closed the public hearing.

**Approval of the Minutes of May 5<sup>th</sup> and 19<sup>th</sup>, 1998**

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Board Member Verger noted a typo in the minutes and moved to approved the minutes of May 5<sup>th</sup> and 19<sup>th</sup> as corrected. Board Member Weeks seconded the motion which passed with all members present voting aye.

**Public Hearing — Fiscal Year 1998/99 Budget**

Vice-Chair Miller opened the public hearing. There being no comments to come before the Agency, the hearing was closed.

**Adoption of URA Resolution 98-5 Adopting the Fiscal Year 1998/99 Budget and Making Appropriations**

Board Member Weeks moved to adopt Resolution 98-5 which is attached hereto and made a part of thereby. Board Member McKeown seconded the motion which passed with all members present voting aye.

**Appointments to the Design Review Board**

City Manager Grile reported the Design Review Board has been established as an advisory committee to the Urban Renewal Agency by URA Resolution 98-1 and it is recommended the formerly appointed board members be appointed as the new committee with the addition of a representative from the Empire Community Association. Board member McKeown moved to appoint the former board members and Julia Spangler to the Design Review Committee. Board Member Weeks seconded the motion which passed with all board members present voting aye.

**Award of Bid — South Front Street and Ingersoll Avenue Street Improvement Project**

City Manager Grile reported the South Front Street and Ingersoll street improvement project will greatly improve traffic circulation in the area. Mr. Grile explained the project was designed to improve both sides of the rail track, but it recently came to the City's attention that some of the property owners had concerns about the project and after meeting with the property owners it was decided to not to do both sides. A letter supporting the project was received from Napa Auto Parts. Mr. Grile reported the low bid was from Umpqua River Navigation Company for \$145,120.50.

Board Member Spangler commented the primary recipient of the project was Napa and asked why the Agency was paying for the project rather than doing an LID. Board Member McKeown commented the project will help free the congestion at the Hwy 101 intersection and not just improve the street. Mr. Grile commented there have been the many complaints about the Johnson-101-Bayshore intersection and this will solve some of the problems. Board Member Verger inquired about continuing the improvement north past Ingersoll to intersect with Hwy 101. She said this idea was from a citizen and not a property owner in that area. Mr. Grile said it was worth looking into. Board Member McKeown suggested additional signage in the area be included to help move traffic.

Board Member Verger moved to award the bid to Umpqua River Navigation Company in the amount of \$145,120.50. Board Member Weeks seconded the motion which passed with all members present voting aye.

**Award of Bid — Library Expansion Project**

City Manager Grile reported the library expansion project had been voted on by the people and the

Agency had approved the project for \$1.5 million. He reported six bids had been received and the low bid was from Upper Valley Builders for \$1,397,320. Mr. Grile noted there were separate contracts for the shelving and voice/data systems. Mr. Grile reviewed the items covered in the base bid and noted the contingency fund would be \$65,284.32. Mr. Grile asked if the board members had any reservations for holding to the \$1.5 million for the project. Board Member Spangler commented it was clear from the voters that the project would not be over \$1.5 million.

Architect Rob Porter briefly reviewed the expansion project and the areas in which cuts could be made to keep the project within the \$1.5 million. Board Member Weeks moved to award the base bid to Upper Valley Builders for \$1,397,320. Board Member Spangler seconded the motion which passed with all members present voting aye.

**Award of Bid — Shelving Contract for the Library Expansion Project**

Board Member Verger moved to award the low bid for the shelving to Technical Furniture Systems, Inc. for \$84,320.24. Board Member Weeks seconded the motion which passed with all members present voting aye.

**Award of Bid — Voice and Data System for the Library Expansion Project**

Board Member Weeks moved to award the bid for the voice and data system contract to GTE Telephone Operations in the amount of \$32,103.44. Board Member McKeown seconded the motion which passed with all members present voting aye.

**Direction to Proceed with the Empire Urban Renewal Street Scape Project**

City Manager Grile reported there was \$215,000 budgeted for the sidewalk and lighting project. Rob Porter, project architect, reported the project is ready to bid and basically includes traffic calming areas, period style lighting, landscaping, electrical and irrigation needs. Board Member Weeks inquired about the gateway and Mr. Porter responded it would be located at the Y and done at a later date. Board Member Spangler asked why the sidewalk stopped at the turn. Mr. Doty replied it was on private property. Board Member asked if the lighting would be vintage style and if the Empire Community Association had been contacted about the number of planters and the maintenance required. Mr. Porter replied the lighting would match the downtown lighting and the Association had agreed to the planters. Julia Spangler, representing the Empire Community Association, expressed concern about the abrupt ending of the sidewalk and requested this matter be looked into further. Mr. Grile said staff would review the area again. Len Farr, Farr's True Value Hardware, thanked the agency and staff for the street improvement. Vice-Chair Miller moved to direct staff to proceed with the project. Board Member Spangler seconded the motion which passed with all members present voting aye.

**Adjournment**

There being no further business, Vice-Chair Miller adjourned the Urban Renewal Agency meeting.

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Cindi Miller, Vice-Chair  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon

ATTEST:

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