

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

April 6, 1999

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.

Those Present

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

Approval of the Minutes of the February 16 and March 16, 1999 Meetings

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

Selection of a Location for the Empire Streetscape Gateway

Community Services Director Bill Finney explained the final decision on the location for the gateway was deferred some time ago until other aspects of the project had been completed. Staff is now asking direction for placement of the gateway. Mr. Finney reported the owners of Coos Bay Marine have expressed concern about the location of the gateway and the placement of the traffic island at the Y intersection. Harry Andrews, co-owner of Coos Bay Marine, reported customers cannot access their business due to the concrete island. Mr. Andrews explained access had previously been made with a left turn from Ocean Blvd. onto Woolridge Street and now that turn is not possible. He further expressed concern that no one can tell him the dimensions of the gateway monument that is to be placed in front of his building. Mr. Andrews reported the windows are used for display purposes and the gateway has been planned to be placed in front of the windows.

Board Chair Benetti commented a left turn off Ocean Blvd. was not a legal turn and the gateway in this location had been discussed previously with the owners. Police Chief Knight reported at one time it was an illegal turn, but with the placement of a refuge lane, it became a legal turn. Board Member Spangler noted that from a practical standpoint, it is a hazardous turn to make because of the amount of traffic in this area. Board Member McKeown commented the ability for customers to access Coos Bay Marine is a valid concern and suggested staff look into the situation and bring a solution back to the Agency for consideration.

Board Member Spangler reported approximately 18 months ago the Agency had a on site meeting and spoke with Mr. Andrews and his partner about the placement of the gateway on the west side of their building so the window would not be blocked. It would, however, require their sign to be moved. Mr. Andrews commented that placement of the gateway had not been discussed with Coos Bay Marine and they prefer to keep their business sign in its current location. Board Member Spangler reported from the minutes of previous Agency meetings it was the consensus of the Agency and input from Empire citizens that the monument be placed at the Y intersection, and

the location had been discussed with Coos Bay Marine. Board Member Stufflebean reported at that time the Agency had been given the dimension of 20' long and 4' high. Board Member McKeown noted the alternative location could be at McKays Market on Cammann Street. Julia Spangler, Empire Business Association, reported that in the planning phase there were alternative designs for the monument and the selected design was the one that is not a solid structure.

Van Messner, co-owner of Coos Bay Marine, explained they have been given few options and the island is a detriment to their business. He reported it has had a serious affect on their business as well as impeding access for delivery trucks to his business and Tri County Plumbing. Chair Benetti apologized to Mr. Andrews and Mr. Messner for the inconvenience and reported staff would be looking into the matter immediately. Mr. Grile asked the Agency for direction to stop work on the island until a resolution to the problem has been made.

Consideration of the Empire District and Coos Bay District Project Lists

City Manager Bill Grile reported a revised projects list has been prepared. Board Member Weeks suggested the breezeway from Broadway to the parking lot be improved. Chair Benetti asked that the list include the purchase of the Sportsman building for improving access to the 2nd and Curtis parking lot. Board Member Verger commented the timing is not good for this project and suggested the Agency wait until it is known what will be happening to the J C Penny building. Board Member Spangler inquired about funds for purchasing property for the kiosk in the Empire district. Community Services Director Finney reported the kiosk would be located in the right of way.

Board Member Stufflebean moved to include the purchase of the Sportman building to the projects list and approve the priority list. Board Member Spangler seconded the motion which passed with all board members present voting aye.

Review 5th Street Plaza (Block 4) Plan Schematics

Community Services Director Finney displayed the drawings for the 4th Street Plaza development prepared by Mike Vaughan a few years ago. After reviewing the drawings consensus of the Agency was to replace the benches and plantings, perhaps include a fountain, and make the improvements at a minimal cost. Board Member Stufflebean commented it should be designed as a gathering place for citizens. City Attorney Randall Tosh offered to design the plaza at no cost and commented it would be designed to be low maintenance, implemented at no major expense, and would be inviting to the public. Board Member Spangler moved to accept Mr. Tosh's offer to prepare conceptual plans for plaza. Board Member Miller seconded the motion which passed with all board members present voting aye. Mr. Tosh said the plans would be presented to the Agency next month.

South 5th, 7th and Kruse Streets Truck Parking

Board Member Weeks expressed safety concerns regarding trucks parking along 5th, 7th and Kruse Streets. She requested the Agency consider purchasing the lot at the southeast corner of 4th and Lockhart for development as a truck parking lot. Consensus of the Agency to direct staff to look into the matter and report back to the Agency at their next meeting.

Project Completion Deadlines

Board Member Stufflebean raised concern that contractors frequently do not complete City projects by the deadline of the contract. Board Member McKeown commented it appears the City is being taken advantage of on many contracts. Board Member Weeks suggested including late penalties in the contracts. City Manager Bill Grile reported staff would look into adding penalty clauses to the contracts. Community Services Director Finney explained the Empire streetscape project was delayed due to the weather.

Empire Streetscape Planters

Board Member Spangler reported he had talked with Empire businesses about performing the maintenance on the new planters and a number of the businesses are willing to do so. He requested the Agency purchase the plants. City Manager Bill Grile said staff would follow through.

Executive Session

Pursuant to ORS 192.660 (1) (e) an executive session was held for the purpose of consulting with legal counsel regarding real property transactions.

The Agency reconvened in regular session.

Adjournment

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

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

ATTEST:

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