

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

**May 4, 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, Don Spangler, Kevin Stufflebean, Joanne Verger, and Judy Weeks. Board Member Cindi Miller absent due to illness. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Community Services Director Bill Finney, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Chuck Knight.

### **Approval of the Minutes of April 20, 1999**

Board Member Stufflebean moved to approve the minutes of April 20, 1999. Board Member Weeks seconded the motion which passed with all members present voting aye.

### **Empire Streetscape Architect Issues**

City Manager Bill Grile reported Rich Turi had requested to appear before the Agency to share his opinions on the Empire Streetscape project. Mr. Turi commented there was an article in the newspaper that stated the architect should have realized the impact the island would have on Coos Bay Marine which put a negative light on his firm. He explained the project was divided into two sections; the downtown area and the gateway. The downtown phase came together very well and the gateway was extremely difficult. Mr. Turi said ODOT had put many restrictions on the project because of two streets converging onto another creating a three-way (the Y) intersection. Another problem for design is that much of the area is developed right up to the sidewalk. Mr. Turi reported many designs were considered and when one was selected, the City indicated they would review the design with the property owners. The first correspondence stated the design was accepted by everyone, followed by correspondence stating one property owner didn't like the design, and at this point the City postponed the gateway project to concentrate on the streetscape in the downtown area. Mr. Turi explained when his firm was ready to go out to bid, he was instructed to add the island back in. He pointed out that his firm was not designated to address the property owners, therefore, is not responsible for the impact to the business owner.

Don Spangler asked if the island was put in in compliance with ODOT specifications and Mr. Turi said it was. Mr. Turi reported his firm has been in contact with ODOT frequently over the past two years since the beginning of the project and in the first and second years, Richard Sjolander of ODOT stated the painted lines indicate a no-drive area. Then just recently, Jim Risley of ODOT issued an opinion that the painted areas are okay to drive. On the matter of meeting with businesses in the area, Mr. Turi commented Mr. Bruce Meithof, then Community Services Director, had told him city staff would handle the contacts. Mr. Turi noted it would be difficult to perceive an impact on a business when ODOT had reported it had designated the intersection as dangerous and left turns were prohibited. Mayor Verger reported the project was not built quickly, many public meetings were held, and the project has been in the news frequently. Councilor Spangler suggested redesigning the island as a compromise.

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Harry Andrews, Coos Bay Marine, commented he had been presented with plans by Mr. Meithof which he and his partner reviewed, and later contacted Mr. Meithof with concerns that the design would block access to their business and view of their building windows. Mr. Andrews reported before purchasing the business 14 years ago, they had talked with ODOT about the left turn issue and were told it was a legal turn. Mr. Andrews explained their objection to the island had been told to the Agency when they did the on site visit. They have used the lane for 14 years and are requesting the Agency have the island removed. Don Spangler commented the only objection raised during the on site visit was to the gateway monument blocking the windows. Jeff McKeown commented it is unfortunate that everybody has received conflicting information from ODOT regarding the left turn, and he has personally tried to make the turn and it is dangerous to do so. Joanne Verger expressed concern that once the island is removed, ODOT may come back and prohibit the left turn anyway.

Chair Benetti noted everyone is in agreement that you can turn left at this location, but to do so is a safety hazard. He suggested the City and ODOT make a refuge lane so the turn can be made more safely. Mr. Andrews commented there are areas marked on Newmark and people are allowed to make turns. Judy Weeks commented Coos Bay Marine is not the only business affected by the island; the Nancy Devereaux Center's driveway is blocked to traffic coming from the west. She also noted the island curb is too high and is dangerous, and supported removing the island. Van Messner, Coos Bay Marine, reported they would not have purchased the business if the turn had not been allowed. ODOT told them the intent of the cross lines was to make it a relief lane. Joanne Verger asked why they waited until the island was done to come to the City. Mr. Messner said they had only talked about the monument and the installation of the island happened very quickly. Duane Haught, Allied Motors, reported he had tried on several occasions to see Mr. Turi with his concerns about the island design. Mr. Haught commented the island makes it difficult for emergency vehicles to make the turn and he supports removal of the island. Jeff McKeown said the Agency previously voted to remove the island. Mr. Grile reported removal of the island was delayed so the Agency could hear from Mr. Turi.

### **Library Remodel Project Architect Issues**

Mr. Grile reported this matter had been before the Library Project Committee and it was felt there were some mistakes made in the design which incurred additional expenses. He explained change orders are customary on large projects but when there are mistakes made, it would be fair and reasonable to split the cost. Mr. Turi commented there is a distinction between a mistake and an error. If something is left out of the drawings and is caught at some time and would have been included in the bid, the City would pay the additional amount. Mr. Grile commented some of the alternates would not have been selected if the original cost would have been in the original bid. He noted the City is not dissatisfied with the project, however, staff feels the change orders are not acceptable. Mr. Grile reported the lights could not fit in the rafters and inquired if that was a design error. Mr. Turi said the fixtures should have been surface mount and the plans showed them as an inset light; it was a mistake and the bid would have shown the higher amount which is one of the reasons you have a change order fund. He further stated architects do not pay for omissions and as this is a standard policy with architects he would not pay for the changes. Mr. Turi offered to write a letter to his engineers and make a request that they pay for the error.

### **Adoption of Resolution 99-3 Declaring the Necessity and Purpose of Acquiring and Authorizing Purchase of Certain Real Property**

City Attorney Randall Tosh reported the purchase would be for properties owned by the Schniederman's and would be for use in the Front Street Redevelopment Project. Board Member Kevin Stufflebean moved to adopt Resolution 99-3 declaring the necessity and purpose of acquiring and authorizing

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purchase of certain real property. Board Member Verger seconded the motion which passed with all members present voting aye.

**Executive Session**

Pursuant to ORS 192.660 (1) (e) the Agency held an executive session for the purpose of discussing real property negotiations.

**Adjournment**

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

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Joe Benetti, 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