

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

August 20, 2019

The minutes of the proceedings of a regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, held at 7:00 pm in the City Hall Council Chambers 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Drew Farmer, Stephanie Kilmer, Phil Marler, and Rob Miles. Councilors Lucinda DiNovo and Carmen Matthews were absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

Flag Salute

Mayor Benetti opened the meeting and led the Council and assembly in the salute to the flag.

Public Comments

Bittin Duggan, Coos Bay stated she was the chair for the Human Rights Advocates of Coos County promoting human rights, support for the most recent event Pinwheels for Peace scheduled for September 21, 2019, and would be in the Fun Festival parade. Teresa Rigg, Coos Bay stated she was there in support of the Human Rights Advocates and Ms. Duggan, brought in a photo of a large pothole to share with the Council, and was concerned the Coos Bay North Bend Water Board (Water Board) would turn off resident water if the Transportation Utility Fee (TUF) was not paid. Mayor Joe Benetti stated when Council voted on the TUF, they was not sure if the Water Board would allow or not the City to not have the water turned off if the TUF was not paid. Manager Rodger Craddock stated the Water Board did not have the ability to separate out the different charges on the bill, only collected the fees, and it was the same process for any outstanding amount regardless of what fee it was. Rick Shearer, Coos Bay stated the City was doing a wonderful job with the potholes.

Consent Calendar

Mayor Benetti reviewed the consent calendar which consisted of:

- 3a: Approval of minutes of August 6, 2019
- 3b: Approval of minutes of August 13, 2019
- 3c: Approval of minutes of August 13, 2019 Special Meeting
- 3d: Acceptance of July 2019 Check Registers
- 3e: Acceptance of July 2019 Financial Reports

Councilor Miles moved to approve the consent calendar as presented. Councilor Kilmer seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Miles. Absent: DiNovo, Matthews.

Consideration of Approval of a Community Development Block Grant Program

Public Works and Community Development Director Jim Hossley stated NeighborWorks Umpqua (NWU) proposed a Community Development Block Grant (CDBG) application for rehabilitation of stick-built and manufactured homes in the cities of Coos Bay and Reedsport, and also within Coos County. The \$400,000 grant would be available for rehabilitation of stick-built homes or manufactured homes on fee-simple land, with another \$100,000 available for rehabilitation of manufactured homes in manufactured home parks.

The cities and county would jointly sponsor a Regional Housing Rehabilitation Program (Program) funded with CDBG monies administered by the Oregon Business Development Department's (OBDD) Infrastructure Finance Authority. Coos Bay would be the lead agency (Grantee) responsible for applying, receiving, and administering the CDBG funds. If awarded, a City agreement with NWU (Subgrantee) would be required to provide home repair services to Coos Bay, Reedsport, and Coos County qualified homeowners.

The Program would provide housing rehabilitation grants of up to \$10,000 per household for owner-occupied homeowners, at or below the federal low- and moderate-income limits adjusted by family size. This limit was eighty percent (80%) of the Area Median Income as defined by the U.S. Department of Housing and Urban Development. In Coos County, a family of four with an annual income of \$41,500 or less would qualify to apply for the Program's CDBG grant funds for housing rehabilitation.

The CDBG application is due August 28, 2019. The subgrant agreement between NWU and the city was required for inclusion in the CDBG application to OBDD. Staff was in discussion with NWU; however, the subgrant agreement draft is not complete. Staff recommends Council authorize the CDBG application submittal subject to completion of the subgrant agreement to the satisfaction of the City Manager.

Home Repair and DreamBuilders Program Manager, Brandy Haselden, stated the grant needed three applicants, with the City of Coos Bay being the lead agency this year, one of the other agencies would take the lead the following year to continue the program on a rotation basis. Ms. Haselden stated they did not need to advertise for the available funds, they receive calls as there was a greater need than available funding, and currently had a wait list of fifteen individuals in the City of Coos Bay and another thirty within Coos County.

Councilor Kilmer moved to approve the submittal of a CDBG residential rehab program grant application to OBDD subject to completion of a subgrant agreement with NWU to the satisfaction of the City Manager. Councilor Marler seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Miles. Absent: DiNovo, Matthews.

Approval of Contract for Pump Station 8 Process Control Software Integration

Public Works and Community Development Director Jim Hossley stated the Pump Station 8 upgrade project was the first pump station upgrade in the new Wastewater Treatment Plant 2 (WWTP2) grid. Due to the recent construction of the new WWTP2 and new electronic

communication abilities, process control software integration was added to the pump station upgrade scope of work. This would allow this pump station to be connected to WWTP2's Supervisory Control and Data Acquisition (SCADA) system thus allowing operators to have oversight of the pump station without physically being onsite. Staff proposed to utilize Jacobs (OMI/CH2M) for these services under the Integrator of Record Contract for \$86,160 plus a 15% contingency for a total amount not to exceed \$99,084. This project would be the last project associated with the Loan #2 from Oregon Infrastructure Finance Authority (IFA).

Councilor Farmer moved to award the contract for Jacobs to perform process control software integration services for Pump Station 8 along with a 15% contingency for a total amount not to exceed \$99,084. Councilor Marler seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Miles. Absent: DiNovo, Matthews.

Consideration of Approval of Additional Costs Associated with the City's Wastewater Operation and Maintenance Contract

Public Works and Community Development Director Jim Hossley stated Jacobs (OMI/CH2M) was the City's operations and maintenance (O&M) contractor for the wastewater collection system and treatment plants. Annually, an O&M fee is negotiated along with a scope of work. The additional labor, chemicals, and equipment rentals due to the Wastewater Treatment Plant 2 (WWTP2) startup issues was outside of Jacobs' scope of work. Jacobs' Amendment 4 approved by Council on July 16, 2019 for additional costs related to time expended beyond the initial scope of work for WWTP2 had almost reached spending authority and staff requested an additional \$150,000 be approved to cover these costs. It was the intent to hold Mortenson and their subcontractor, Xylem, responsible for these additional costs and a claim letter was being sent to place them on notice. The delays would not increase the guaranteed maximum price for the the WWTP2 construction of \$23,075,784.

Councilor Marler moved to authorize compensation to Jacobs up to \$150,000 for costs associated with Waterwater Treatment Plant 2 startup dosto.. Councilor Kilmer seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Miles. Absent: DiNovo, Matthews.

City Manager's Report

City Manager Rodger Craddock stated Police Officer Gary Vrooman was sworn-in August 20, 2019; another unfilled officer position would be filled next week by Police Officer Chris Sparks; Councilors would be attending the League of Oregon Cities (LOC) conference September 26-28, 2019, with Councilor Kilmer named as the official voting delegate for LOC membership meeting and Councilor Miles as alternate voting delegate; new drain murals were currently going in the downtown area; several wastewater system improvements projects would be completed by August 23, 2019; the Empire Urban Renewal Agency (URA) capital street improvement project began August 19, 2019; and the URA facade project at the old warehouse on 2nd Street and Johnson Avenue to a Domino's franchise had begun. The Community Enhancement Plan (CEP) Workgroup (Workgroup) completed work on the Enterprise Zone Agreement with Jordan Cove in December 2018 and recommended approval by Enterprise Zone Partners (EZ Partners). At the August 20, 2019 meeting the Workgroup came to consensus on the Community Service Fee distribution formula with 50% to K-12 Education, 18.75% to economic development in the estuaries through the Waterfront Development Partnership (WDP), and the remaining share to the overlapping taxing districts.

The Workgroup came to a conceptual governance structure for the WDP involving a seven member voting board comprised of two delegates from cities of Coos Bay and North Bend and Port of Coos Bay, and one county commissioner as the seventh member to serve as an ex-officio member of the WDP board, and all funding decisions would require unanimous decisions by the board. The next steps the EZ Partners have to consider ratification of the Enterprise Zone Agreement with Jordan Cove; Intergovernmental agreement (IGA) plan for distribution of the Community Service Fee; Workgroup would need to craft a mutually acceptable WDP IGA; and South Coast Community Foundation (SCCF) would need to be re-established as a nonprofit organization. The documents would be on consent calendar for the August 27, 2019 Special Council meeting.

Council Comments

Councilor Marler stated he was happy with the progress with the potholes and was hearing good comments from the public. Councilor Kilmer invited everyone to the Blackberry Arts Festival downtown on August 24-25, 2019. Councilor Miles gave highlights from the Boys and Girls Club summer program, congratulated the CEP Workgroup, and commended the City on the road improvements. Mayor Benetti thanked everyone involved with the CEP Workgroup, attended the Police Officer swearing in ceremony, and stated it was nice to see the streets worked on.

Adjourn

There being no further business to come before the Council, Mayor Benetti adjourned the meeting. The next regular Council meeting was scheduled for September 17, 2019 in the Council Chambers at City Hall.



Joe Benetti, Mayor

Attest: Nichole Rutherford
Nichole Rutherford, City Recorder