

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

November 26, 2019

The minutes of the proceedings of a City Council and Urban Renewal work session of the City of Coos Bay, Coos County, Oregon, held at 5:30 pm in Fire Station No. 1 Conference Room, 450 Elrod Avenue, Coos Bay, Oregon.

Those Attending

Those present were Councilors Drew Farmer, Stephanie Kilmer, Phil Marler, Carmen Matthews, and Rob Miles. Mayor Joe Benetti and Councilor Lucinda DiNovo were absent. City staff present were City Manager Rodger Craddock, Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, City Engineer Jennifer Wirsing, Fire Battalion Chief Jeff Adkins, and Police Captain Chris Chapanar.

Review of the Following Council/URA Agenda for December 10, 2019

Discussion of Request to Initiate Vacating Right-of-Way near 289 N 11th Street

Public Works and Community Development Director Jim Hossley stated the property owner at 289 N 11th Street requested the city initiate vacation of right-of-way abutting the northeast property line. Local utility companies and city staff reported no comments or concerns. Councilor Matthews disclosed the property in question was his. Council reviewed application and discussed. If council authorizes staff to proceed with vacation proceedings at 289 N 11th Street, staff would bring back to council an ordinance for review and adoption.

Discussion Regarding Street Standards for New Development

City Engineer Jennifer Wirsing stated in 2016, the council adopted new Engineering Standards, Coos Bay Municipal Code Title 18. Some of the standards for offsite street improvements may be challenging for infill development. Possible changes specific to small developments and offsite street improvements were to keep current standards (minimum of 28 foot wide streets, no new gravel roads, etc.), reduce standards for low volume roads (reduce minimum width, reduce asphalt thickness, no sidewalks, no on-street parking, etc.), or allow gravel roads with minimum standards set; pros and cons were given for each requirement. Council discussed and requested staff to provide a gravel road inventory. Council will continue to analyze other options at the December 10, 2019 work session.

Discussion of 4th Street Road Improvement Options

Public Works and Community Development Director Jim Hossley stated at the November 12, 2019 work session, council considered three options for the 4th Street improvement project. There was consensus of the council to proceed with option two to make improvements to 4th Street from Market Avenue to Donnelly Avenue, all of which were located within the Downtown URA District, and the cost estimate was \$3,325,000. Option three extended the 4th Street improvements south from Donnelly Avenue to Golden Avenue. This portion of the project is not eligible for Urban Renewal (URA) funds and would require

an additional \$1,905,000 from other sources. In an attempt to reduce the cost, council requested staff provide some alternatives and cost comparisons for the 4th Street blocks Market Street to Commercial Avenue, Donnelly Avenue to Elrod Avenue, and Elrod Avenue to Golden Avenue for the consideration. When requesting additional information from the city's consultant, it was found the estimated cost for the URA district project portion was only for Commercial Avenue to Curtis Avenue versus Market Avenue to Donnelly Avenue. Option two was increased by an additional \$609,000; however, the cost for the project portion outside of the URA district was then decreased by \$609,000. For the portion of the project from Market Avenue to Commercial Avenue the asphalt is in fair condition, doesn't have a lot of distress, and wouldn't have to be done immediately, but staff recommends improvements to the sidewalks within this block. City Manager Rodger Craddock stated the gap in financing was available from the URA budget.

Mr. Hossley stated the cost difference between grind and inlay versus full reconstruction, from Donnelly Avenue to Elrod Avenue would save \$110,000 and from Elrod Avenue to Golden Avenue would save \$400,000; however, it was not recommended due to the condition of the Elrod to Golden section. Council discussed and consensus there was not enough savings to not do a full reconstruction. The city was negotiating with their grant writer to apply for Federal grants for the full project. Finance Director Nichole Rutherford stated request for financing closing was scheduled for mid-March. Councilor Kilmer stated she was disappointed in the engineering firm working on the project as there have been a lot of surprises and the costs have increased exponentially.

Discussion of Adoption of Resolution 19-08 for a Minor Plan Amendment to the City of Coos Bay 1998 Downtown Urban Renewal Plan

City Manager Rodger Craddock stated as we were pursuing the funding for the 4th Street reconstruction and pedestrian safety improvement project, it was identified by the bond council there was a need to amend the City of Coos Bay 1998 Downtown Urban Renewal Plan (Plan) to include more specific language regarding street reconstruction projects. The broad goal of reconstruction of streets was listed; however, 4th Street project was not listed as a specific objective to obtain that goal.

Consideration of Approval of Amendment for Additional Engineering Services for Wastewater Treatment Plant 2 Upgrade Project

Public Works and Community Development Director Jim Hossley stated due to delays in the startup of the new Wastewater Treatment Plant 2 (WWTP2), the principle project engineer Jacobs was requesting a contract amendment of \$65,856.00 for engineering services rendered. On August 20, 2019, the council approved a contract with Jacobs for unanticipated additional labor, chemicals, and equipment rental costs associated with the operations/startup costs for WWTP2. Staff would be seeking reimbursement from the treatment plant construction contractor for this amendment, as well as, the previously approved operations and maintenance contract, but staff recommended the amendments be approved given the contract is between the city and the principle project engineer. The city hired a third-party to review the project and learned there may have been errors in the original calculations by the project engineer along with equipment issues from the sub-contractors. WWTP2 has been meeting permit with the injection of chemicals, not originally in the project plan. Council discussed, expressed concern having Jacobs working on Wastewater Treatment Plant 1, questioned if these expenses were actually city expenses, and requested to withhold

payment until getting additional information to discuss at the next Council work session.

City Manager's Report

City Manager Rodger Craddock stated the Boys and Girls Club received a Murdock Grant for doing interior and exterior work on the old masonic lodge, which needs \$150,000 in matched dollars. Options for the building are to place a mural on the south side of the building facing downtown and Mr. Craddock asked if council would allow them to present a facade grant request for up to \$150,000. There were \$300,000 facade grant funds budgeted with potential grant applications coming to council for the Old City Hall, Tioga building, white building next to the Tioga, and Fletcher building (corner of Anderson and Broadway). Councilor Miles disclosed he worked for the Boys and Girls Club, but doesn't not benefit financially from it and stated they had pending grants, donors, and had options for mural grants so the request may not be for the full \$150,000. Council discussed and consensus to allow the grant request for up to the full amount for review.

Councilor Miles stated the Empire Christmas tree lighting was scheduled for December 7, 2019. Councilor Kilmer stated the downtown Christmas tree lighting was scheduled for November 29, 2019.

Adjourn

There being no further business to come before the council, Council President Marler adjourned the meeting. The next regular council meeting was scheduled for December 3, 2019 in the council chambers at city hall.



Phil Marler, Council President

Attest: Nichole Rutherford
Nichole Rutherford, City Recorder