

MINUTES FOR THE PROCEEDINGS OF THE CITY COUNCIL

August 15, 1995

The minutes of the proceedings of a regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, beginning with a work session in the Council Chambers at 7:00 p.m. and proceeding with a regular session in the Council Chambers at 7:30 p.m.

Those Present

Those present were Mayor Verger and Councilors Joe Benetti, Gary Combs, Cindi Miller, Don Spangler, Judy Weeks, and Dave Williams. City staff present included City Manager Bill Elliott, City Clerk Joyce Jansen, City Attorney Randall Tosh, Finance Director Gail George, Community Development Director Bruce Meithof, Planning Coordinator Kevin Cupples, Police Chief Marc Adams, City Engineer Ralph Dunham, and Fire Chief Cliff Vaniman. Members of the media were also present.

Work Session

Elliott reviewed Ordinance No. 215 amending the land development ordinance. Combs asked if the ordinance had been approved by the Planning Commission and Elliott said yes. Elliott discussed proposed plans for development of the old Chevron property. He said the architect for the Chamber of Commerce presented a plan which allows for more parking. Elliott recommended the City coordinate the design with the Chamber and said council action is required to approve the architect design expenses. Mayor Verger expressed concern regarding the location of the kiosk and Elliott said the City would coordinate placement with both architects. Dunham said the advantage of keeping the kiosk where it is currently, is that people have access to information without leaving their car. Verger asked if moving the kiosk would allow for more parking and Dunham said no. Benetti asked how many parking spaces could be developed and Dunham said sixteen due to lane width and parking space width. Elliott said he had contacted Kaffe 101 owners about the project and they are not interested in selling their property. Dunham said there are more parking spaces in Stuart Wood's plan, done for the Chamber, because he eliminated some of the RV parking. Verger commented she was pleased with the progress of the Chamber.

There was discussion of whether the building expansion would affect the parking lot improvements and if a local landscape architect would be hired for the project. Dunham said the expansion would not affect the parking lot improvements and changing architects at this time would delay the project considerably due to obtaining State approval of the change.

Vaniman explained the mutual aid agreement is the same agreement that has been used in the past and said it includes parts of Curry, Douglas and Lane Counties. Elliott reviewed the purpose of combining the Public Works and Community Development Departments to provide better service to the community. He recommended Council adopt Resolution 95-15, as required by charter, to establish the position of Deputy City Manager and approve the new salaries for the Deputy City Manager and Planning Coordinator.

Elliott said he had received many calls from citizens concerning the 10th Street Park and the

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residents in that area are requesting the City maintain the neighborhood park. Verger commented that her understanding was the park was not used, the equipment was gone, and there was a water problem. Spangler reported he had walked the park and neighborhood and had talked to the residents. He said the park is being utilized and is in need of improvements. Meithof said he talked with neighbors and the parks crew and the park is usually flooded October through June. He said vehicular access is through an alley and much of the time the park cannot be maintained because of the water problem. He pointed out that the property abutting the park along the street is not owned by the City. Meithof said playground equipment has been purchased for \$1600 and that further improvements could be made by the Parks crew.

COUNCIL MEETING

Flag Salute

Mayor Verger called the meeting to order and led the assembly in the salute to the flag.

Consent Calendar

Mayor Verger read the consent calendar which included the following items:

- a) Approval of the minutes of the regular meeting of August 1, 1995

Councilor Miller moved to approve the consent calendar as presented. The motion was seconded by Councilor Weeks and carried with the Mayor and all Councilors voting aye.

Public Comments

Steven Coonay, Coos Bay, said that a number of citizens are concerned about the trees being removed from Central Avenue. He said he had a petition with 35 signatures to save the magnolia tree and other plants. Benetti asked if the tree was scheduled for removal. Dunham said a plan for saving trees and plantings in the Mall will be brought to the Council at a future meeting. He said the planters are being left due to grade differences and that a number of trees in Block One and Two have been saved at public request.

Amendment to the Land Development Ordinance - Land Division Requirements

Elliott reviewed the amendment to the land development ordinance. He said the amendment would allow staff to make some of the final decisions concerning partitions instead of having them reviewed by the Planning Commission. City Clerk Jansen read the title of Ordinance No. 215 and the changes in wording in Section 14, Chapter 1.8, deleting the definitions for major partition, partition minor and partition major, and Section 15, Chapter 1.8, deleting the definition for recognized neighborhood or community organization. Jansen polled the Council and Ordinance No.

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215 was adopted with the following results:

Voting Aye: Mayor Verger, Councilors Benetti, Combs, Miller, Spangler, Weeks, and Williams
Voting No: None
Absent: None

Recommendation on Development of Chevron Property and Amendment to the Architect Agreement

Elliott said the owners of Kaffe 101 were contacted about selling their property and they were not interested in selling or in doing a joint parking lot with the City. He said ODOT estimated the cost of the project at \$253,000 and that the City's match was \$33,000. He presented staff's concept drawing of the parking lot and asked Council approval for \$6,900 for architect fees to develop plans for the project. Benetti moved that the architect fees be approved and that the City coordinate the project with Stuart Woods. Miller seconded the motion which carried with the Mayor and all Councilors voting aye.

Authorization of Mutual Aid Agreement - Fire Department

Elliott said the agreement was a renewal of the 1990 mutual aid agreement for fire services. He said the major change was the additional language stating that the City would not deplete its force to answer a call for aid. Spangler asked for clarification on the City's response to another community requesting aid. Vaniman replied that each department has determined their resources and when a department is beyond their ability, they call for mutual aid. He said our department would send either equipment or personnel in response to a call. Miller moved to approve the mutual aid agreement. Weeks seconded the motion which passed with the Mayor and all Councilors voting aye.

Approval of Reorganization of Public Works and Community Development Departments - Resolution 95-15

Mayor Verger commented this was in the newspaper before it was approved by the Council and asked that in the future items first be approved by the Council before they are released for publication. Elliott said the reorganization combines the Community Development and Public Works Departments under one manager and establishes the position of Deputy City Manager. He said the intent of the reorganization is to make city hall more friendly to the public. He said it also allows the City Engineer to focus on project management which is cost saving for the City and allows for better coordination of projects.

Elliott proposed a salary of \$5,000 per month plus a \$200 per month car allowance for the Deputy City Manager. He reviewed the salary recommendation for the Planning Coordinator stating that the position had been in a three year plan to bring the salary up to where it should be. After

considerable discussion of the salary level and the LGPI salary report, Benetti asked why the salary was not addressed during the budget process. George said the salary adjustment was mentioned during the budget process and was to have been brought up at a later date before the Council. She said copies of the LGPI report would be made available to the Council.

Verger read Resolution 95-15. Benetti moved to adopt the resolution approving the consolidation of the public works and community development departments. Miller seconded the motion which passed with the Mayor and all Councilors voting aye. There was discussion of car allowance versus mileage and the cost of providing a car. Elliott said it is more expensive to provide a vehicle for staff use. Spangler complimented staff on the streamlining of city services and moved to accept the reorganization plan, Meithof's salary of \$5000 and car allowance of \$200 per month. Miller seconded the motion which carried with the Mayor and all Councilors voting aye.

Meithof explained the reorganization creates the Department of Community Services which is divided into five sections comprising of engineering/building maintenance, operations/streets and parks/vehicle maintenance, wastewater and collections, planning, and administration. He said salaries of supervisors in each of the sections currently earn \$3400 per month and the Planning Coordinator earns \$2900. He said the planning Coordinator will be taking on more responsibilities and should be brought up to the supervisor level. Verger said it should have been done during the budget process. Meithof said it was not in the budget because of discussions at that time regarding management salaries.

Benetti asked for a report to clarify duties of the Planning Coordinator and the City Engineer and what the changes in duties will be under the reorganization. He said salary increases should be discussed in the budget process. Consensus of the Council was that staff prepare a report and submit it to the Council at a later date.

Approval to Surplus City Property - 10th Street Park

Elliott reported the City has received considerable input from neighbors who would like the park to remain. He said there are safety issues such as the stairs that need immediate attention and other improvements which could be budgeted next year. Elliott stated that the Coos Bay Lions Club has approached the City recently for a park project and 10th Street Park could be a possibility. Verger asked if anyone in the audience would like to address the council.

Don Rubow, Coos Bay, said he lives next door to the park and there are repairs that are needed in the park. He said the problem with the flooding is because the culvert plugs up and there is no where for the water to go. Verger said it is not the intent of the City to take anything away from activities for children and it was the understanding of most of the Council that the park was not being used.

Melinda Bird, Coos Bay, said she has obtained over 30 signatures from neighbors who want the City to keep the park and they are willing to donate time and labor to keep it maintained. She said many of the neighborhood children have no place to play except the street.

Verger inquired about funding to clean up the park. Elliott said it was not budgeted and funding would have to come from another project. He said new equipment has already been purchased and perhaps the Lions club could provide the labor to install the equipment and clean up

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the park. He reported the Parks Commission had reviewed the park and recommended the City look for an alternate site for a park because of the flooding. Consensus of the Council was to approach service clubs to make improvements to the park and have the City address the culvert and water problems. Combs moved to fund improvements to the park in the amount of \$5,434. Miller seconded the motion which passed with the Mayor and all Councilors voting aye.

City Attorney's Report

Tosh said he is working on an ordinance for the city dock and asked Council for clarification of inclusions in the ordinance. Verger suggested that Council contact Tosh with comments for the ordinance. He said he will be sending Council a revised draft of the Council Rules and a work session was scheduled for 6:00 p.m. on September 18, 1995 in the Manager's Conference Room. Spangler asked Tosh to review and report on the City's liability for volunteer workers in City Parks.

City Manager's Report

Elliott reported on the various meetings he had attended and said that at the transportation meeting he learned there are limited State projects planned for the Bay Area. He said in the future cities may be required to take over highway improvements.

Mayor and Council Comments

Councilor Spangler asked when the work session for the Bay Area Rescue Mission would be held and Elliott said that because of legal issues the session was delayed. Benetti commented that the legal issues should be resolved before setting a work session. Tosh said his recommendation would be to wait for the appeal period to lapse and in the mean time he would be available to answer legal questions from anyone.

Councilor Weeks said she noticed that raised areas on sidewalks have been ground and that she has been accepted to the Citizen Police Academy. She remarked that train cars have been parked along the downtown waterfront area and asked that a letter be sent to the railroad company. She expressed concern about Councilors submitting letters to the editor because citizens may not always realize the letters do not represent the opinions of the City Council.

Councilor Spangler said his letter was in response to Roger Gould's letter and he was writing as a citizen of Coos Bay. Verger explained that sometimes the public has difficulty separating comments from citizen and councilors. Spangler asked if councilors should not write to the public forum. Verger suggested that when a councilor submits a letter to the public forum that it be made very clear whom the letter is from.

Councilor Combs asked for the Parking Committee meeting to be rescheduled for late September to allow more time for research on parking recommendations. He said Taylor-Wasson Park is looking good and suggested staff look at replacing the asphalt under the climbing bars with a less abrasive material. He thanked citizens for their comments on the 10th Street Park.

Councilor Miller said she was excited about attending the Citizen Police Academy and would be making reports to the Council about the Academy.

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Councilor Benetti expressed concern about whether the City should try to respond to letters in the public forum. He said frequently erroneous information is printed and the public perception is that anything published is correct. Elliott said the Council does have that option, however, it may not be appropriate to do business in the public forum of the newspaper. He said the City Attorney would not send a letter unless authorized by the Council.

Mayor Verger said the Council would hold an Executive Session on August 21, 1995 at 5:15 p.m. to evaluate the City Manager.

Executive Session

On motion by Benetti and seconded by Councilor Weeks, and with the Mayor and all Councilors voting aye, the Council went into executive session pursuant to ORS 192.660 (1) (d) for the purpose of discussing personnel matters and ORS 192.660 (1) (e) for the purpose of discussing real property transactions. Staff attending were City Manager Bill Elliott, City Clerk Joyce Jansen, City Attorney Randall Tosh, Finance Director George, Police Chief Adams, and media representative Elise Hamner of The World.

Regular Session

Councilor Miller moved to adopt Resolution 95-16 declaring the necessity and purpose for acquiring vacant real property known as lots 24-27, Block 30, Railroad Addition to Marshfield, Coos Bay, Oregon, for the purpose of constructing a parking lot for the Bay Area Senior Center. Councilor Weeks seconded the motion which carried with the Mayor and all Councilors voting aye.

Adjournment

There being no further business to come before the Council, Mayor Verger adjourned the meeting to 7:00 p.m. in the Council Chambers of City Hall on September 5, 1995.

Joanne Verger
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:

Joyce Jansen
City Clerk of the City of Coos Bay
Coos County, Oregon