

## **MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL**

**December 2, 1997**

The minutes of the proceedings of the 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 to a regular session in the Council Chambers at 7:30 p.m.

### **Those Present**

Those present were Mayor Joanne Verger, Councilors Joe Benetti, Jeff McKeown, Cindi Miller, and Kevin Stufflebean. Councilors Don Spangler and Judy Weeks were absent due to illness. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Fire Chief Stan Gibson, Library Director Carol Ventgen, Community Services Director Bruce Meithof, Police Chief Chuck Knight, and Accounting Systems Supervisor Mary Beth Holst.

### **WORK SESSION**

#### **Other Discussion**

Mayor Verger requested the police chief's salary and department reorganization be added to the agenda. Mayor Verger reported Council would be taking public input on the downtown traffic and parking study during the public hearing, and explained a decision would not be made by the Council at this time. City Manager Bill Grile commented a presentation on the study had been made to the Downtown Association and would also be made to the Chamber of Commerce on Wednesday. Mayor Verger suggested comments from the presentations be submitted in report form to the Council. Mr. Grile reported it was his recommendation during the budget process to establish a blue ribbon committee to study the city streets, look at ways to improve the streets, and whether to suggest a street serial levy. Community Services Director Bruce Meithof reported the sewer improvement project on Anderson Avenue was a high priority and would leave approximately \$50,000 in the fund for the remainder of the fiscal year.

#### **Department Report - Community Services Department**

Community Services Director Bruce Meithof reported on a number of projects including the 5<sup>th</sup> Street project, the Eastside boat ramp, the D Street project, the local improvement districts on California, 20<sup>th</sup>, 21<sup>st</sup>, and 22<sup>nd</sup> Streets, and the Empire Urban Renewal gateway project. Mr. Meithof reported the building inspector in-training program has gone well and it is expected the City will have an inspector certified within the year. Councilor McKeown inquired about the cost overruns on the 5<sup>th</sup> Street project. Mr. Meithof said it was approximately \$5,000 and the changes were for problems with drainage flow, location of catch basins, and were due to lack of engineering consideration in the planning.

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### **COUNCIL MEETING**

#### **Flag Salute**

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

#### **Consent Calendar**

Mayor Verger read the consent calendar which consisted of the following items:

- a) Approval of the minutes of November 18, 1997
- b) Setting a public hearing before the Planning Commission regarding vacation of an undeveloped alley on Myrtle Avenue between North 7<sup>th</sup> and 8<sup>th</sup> Streets

Councilor Miller moved to approve the consent calendar as presented. Councilor Stufflebean seconded the motion which carried with the Mayor and all Councilors present voting aye.

#### **Public Hearing — Downtown Parking and Circulation Study**

Mayor Verger explained the downtown parking and circulation study was performed by Kittelson and Associates and was paid for by ODOT. Mayor Verger noted several meetings have been held to take input, and the Council would not be making a decision on the study until a later date. The public hearing was opened for comments.

H. M. Harkinson, Charleston, suggested better directional signs for parking and the signs should be placed far enough ahead so people can make appropriate lane changes. He commented the parking along Broadway is needed by many businesses in that area.

Steve Clay, 1920 North 14<sup>th</sup>, Coos Bay, reported the study does not reference Central Avenue. Mr. Clay explained in 1992 the Council approved a plan to focus on a visual and physical connection between the bay and the front doors of city hall. He suggested a traffic light on Bayshore and Broadway to allow pedestrian access to the boardwalk. Mr. Clay agreed with the idea of removing the Sportsman building to develop access between the parking area and businesses in the area. Mr. Clay commended Kittelson and Associates on the report and supported the concept of getting traffic off Anderson onto 4th and Elrod to eliminate the bottleneck at Anderson and Broadway. He commented it would not cost a lot of money to do the 4<sup>th</sup> and Elrod plan.

Mike Crow, 125 West Central, Coos Bay, agreed with the study in that a parking structure is not necessary. He expressed concern for businesses that require use of a vehicle for conducting business, and suggested the concept of seasonal parking. Mr. Crow suggested that prior to choosing a lot for employee parking, the City should determine what the actual number of employee spaces are needed.

Ralph Larson, 774 South 7<sup>th</sup>, Coos Bay, commented on the need for adequate signage and suggested changing the parking on Curtis Avenue, near the Coney Station, to the north side of the street. Mr. Larson also suggested developing a rest stop downtown. Mr. Larson opposed changing 2<sup>nd</sup> and 3<sup>rd</sup> Streets to two-way traffic as this would make truck deliveries difficult. He expressed

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concern about losing on-street parking.

Geno Landrum, 2800 Libby Drive, Coos Bay, asked for clarification of enforcement on time limits. Mr. Grile said the comment about no enforcement had been made at the Downtown Association meeting. Mr. Landrum stated if there are time limits they should be enforced, and he supported keeping bike lanes.

Gary Rifkin, 580 North 3<sup>rd</sup>, Coos Bay, expressed concern about parking limits for the parking lot next to his business and noted that limiting the time adversely affects the businesses in this area.

Flora Lee Lockhart, 1300 Ingersoll, Coos Bay, commented on the need for signage for parking and directing people south. She stated no enforcement does not work and has been tried in other cities. Mrs. Lockhart expressed concern about the parking lot next to the Hall building being used for employee parking and commented the businesses in this area would be adversely affected. She suggested employee parking be in the lot facing 4<sup>th</sup> Street. Mrs. Lockhart explained the problem with making 3<sup>rd</sup> Street a two-way.

There being no further comments to come before the Council, Mayor Verger closed the public hearing.

### **Approval of Salary for the Police Chief and Department Reorganization**

City Manager Grile reported the charter requires the Council to set the salary and he is proposing the Police Chief salary be set at \$4391 with an three percent increase after six months of successful performance. Mr. Grile explained that the assistant police chief position would be replaced with a captain, which would be filled with Jack Bushmaker at \$4150. Mr. Grile commented the reorganization would place two ranking positions in the department rather than the current three. Chief Chuck Knight reported Mr. Bushmaker's duties would change considerably, and he supports the salary increase. He explained that frequently the sergeants earn more than the lieutenants. Councilor McKeown inquired how Coos Bay salaries compare to other cities. Mr. Grile reported Coos Bay is lower than some and not lower than others; but the salaries are not lavish. He noted the reorganization would encourage internal promotion and the department will have a number of officers retiring in the next three to five years. Mayor Verger moved to approve the salaries and reorganization in the police department. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

### **Presentation of Fiscal Year 96-97 Audit — Don Hall of Yergen & Meyer**

Don Hall, Yergen and Meyer, reported the City's financial statements for fiscal year 96-97 were in order and commended the staff on performing their duties in the absence of the finance director. Mr. Hall commented the budget and monitoring of expenditures was done well. He commended Mary Beth Holst for excellent performance during the several months without the finance director. Mayor Verger expressed concern for the health of the finance director and commended staff for their work. City Manager Grile thanked Mr. Hall and his staff for helping with the fixed asset report and being available for informal advise. Mr. Hall commented current staffing level is not good for the long term and expressed the need for a functioning finance director. He commended Gail George for doing a fine job for the City as finance director.

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### **Proposal to Establish Mayor's Blue Ribbon Committee to Study City Streets**

City Manager Bill Grile expressed concern over the deteriorating condition of some of the City's streets and suggested establishing a blue ribbon committee to study the streets and financing of repairs. Community Services Director Meithof reported in years past the City had serial levies to continuously keep the streets in repair, and during the past few years very little maintenance has been done. Mr. Grile reported it is cheaper to maintain the streets rather than let them deteriorate and face the cost of rebuilding them. Consensus of the Council to move forward with the committee.

### **Comprehensive Plan Amendment to Change a Parcel from Commercial to Low Density Residential**

City Manager Bill Grile reported the Comprehensive Plan amendment has been before, and approved by, the Planning Commission to make the change in zoning to allow a dwelling to be built. Mayor Verger moved to adopt the Planning Commission's findings, justifications, conclusions, and final recommendation approving Comprehensive Plan Amendment 97-69 and enact Resolution 97-32. Councilor Miller seconded the motion which passed with the Mayor and all Councilors present voting aye.

### **Award of Bid — Anderson Avenue Sewer Project**

Community Services Director Bruce Meithof reported \$365,000 has been budgeted for wastewater improvements and repairs for fiscal year 97-98. He explained Anderson Avenue is high priority for repairs as well as portions of 8<sup>th</sup> and 9<sup>th</sup> Streets. The bid was let for a basic bid for the Anderson project and alternate bids for 8<sup>th</sup> and 9<sup>th</sup> Streets. Bids were received from Mark Colton Excavating, Johnson Rock Products, and Laskey-Clifton Corporation. Mr. Meithof recommended awarding the basic bid to Mark Colton Excavating for \$119,890.33 for the Anderson Avenue project which would leave approximately \$50,000 in the budget for handling emergency repairs through June 31<sup>st</sup>. Councilor Miller moved to award the bid to Mark Colton Excavating in the amount of \$119,890.33. Councilor Stufflebean seconded the motion which passed with the Mayor and all Councilors present voting aye.

### **Public Comments**

Geno Landrum, 2800 Libby Drive, Coos Bay, spoke regarding the 10<sup>th</sup> Court public hearing on November 18<sup>th</sup> and reported Mr. Plattner has made a lot of promises to Dorothy Davis and has not followed up on any of them. Mr. Landrum expressed concern that Mrs. Davis did not get to explain her side of the matter and that he did not receive notice of the public hearing. Mr. Landrum noted there are several property owners in the same area that are in need of attention. He reported Mrs. Davis turned her property over to Mr. Plattner because she was scared by a letter she received from the City. Mr. Landrum said some citizens had gotten together to help Mrs. Davis but Mr. Plattner said he had made arrangements with the fire department to burn the buildings.

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Mayor Verger commented Mr. Plattner has legal title to the property and the Council acted appropriately regarding the matter. She explained that several agencies had been contacted to help Mrs. Davis and Mr. Plattner had told the Council he could have the property to code by December 18<sup>th</sup>. Mayor Verger said the Council is concerned about anyone living in unhealthy conditions. Mr. Landrum said Mrs. Davis did not know where to turn and suggested the City have a referral list. Mayor Verger suggested Mr. Landrum contact the agencies who have visited the residence. Councilor McKeown commented there are several issues involved, and Council did what they pretty much had to do. Mr. Grile reported the resolution enacted does not direct the staff to return on the 18<sup>th</sup> and come that deadline, staff would proceed with abating the nuisance. He further commented the fire chief is on top of the situation and would not consider burning the structures until the garbage has been removed and the rodent problem is solved. Mayor Verger suggested a staff report be made at the December 16<sup>th</sup> Council meeting.

Flora Lee Lockhart, Coos Bay, reported a bear has been on her property and asked the Council what she should do. Mr. Grile suggested she contract the Department of Fish and Wildlife. Chief Knight reported Fish and Wildlife has been contacted about the problem.

### **City Attorney's Report**

City Attorney Tosh reported the City could charge the library fund interest on the loan from the wastewater fund, and to do so, an agreement would need to be drawn up and couldn't be implemented until next year. Mr. Grile noted the interest would be around \$120.

### **City Manager's Report**

Mr. Grile reported the cut from property taxes does not appear as deep as anticipated although the exact figures are not yet available from the assessor's office. He reported the union has not signed the agreement for the parks utility worker position and the city attorney has advised the agreement can be implemented even though the union has not signed. Mr. Grile commented on taking a proactive approach with local truckers to use a pad for their trailer landing gear.

### **Mayor and Council Comments**

Councilor Stufflebean congratulated Chief Knight on his appointment and commented the tree lighting ceremony was well attended. He reported attending a LOC workshop on connecting government and citizens and it appears that Coos Bay is far ahead of many other cities. He noted the public access TV board will hold a meeting to adopt new job descriptions and discuss the future of the public access channel.

Councilor Benetti also congratulated Chief Knight and Marc Adams on his move. He reported on the Bay Area Chamber Tourism meeting noting that one-third of the area's income is from tourism. Mr. Benetti explained there are limited dollars for advertising and the committee will be looking into a countywide room tax to generate funds to help with advertising. He pointed out that currently the City's room tax funds are used to advertise the whole county.

Councilor Miller reported the Chamber's brochure received the 1997 Chamber Executive's

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Award for best area wide brochure. She commended staff's presentation of the parking plan, and wished Chief Knight well with his promotion.

**Councilor McKeown** also congratulated Chief Knight and complimented the city manager and the staff on the City's audit report. He expressed the importance of community input on the traffic and parking study.

**Mayor Verger** reviewed the many events taking place this week including the ribbon cutting at Gregson's in North Bend and Coos Art Museum's open house. Mayor Verger expressed appreciation for the Council's accomplishments of the past year and thanked staff for the hours they put in. She commended city manager Bill Grile, Bruce Meithof, Carol Ventgen and Mary Beth Holst for their performance.

### **Adjournment**

There being no further business to come before the Council, Mayor Verger adjourned the meeting to December 16, 1997 at 7:00 p.m. in the Council Chambers of City Hall.

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

ATTEST:

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Joyce Jansen  
Deputy Recorder of the City of Coos Bay  
Coos County, Oregon