

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

January 4, 2000

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. Cindi Miller was out of town and excused from the meeting. 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, and Police Chief Chuck Knight.

Approval of Meeting Minutes of October 5, 1999 and November 2, 1999

Board Member Stufflebean moved to approve the minutes as presented. Board Member Weeks seconded the motion which passed with all members present voting aye.

Adoption of Resolution 00-1 Authorizing Payment to the City for Performance of Administrative Services

Board Member Stufflebean moved to adopt Resolution 00-1 authorizing payment in the amount of \$50,000 to the City for performance of administrative services. Board Member McKeown seconded the motion which passed with all member present voting aye.

Authorization for Funding for Locating the Tug Irene

City Manager Bill Grile reported Sause Bros. presented the City with the Tug Irene which represents a great deal of the history of the community. There are two design ideas for review; one follows the design of the boardwalk and the other design is a ship in a bottle. The display would be located on a parcel across from the Marshfield Sun Building museum which would give the tug high visibility. The site is within the State right-of-way and although the State has given permission, it is conceivable permission could be revoked.

Board Member Verger expressed concern the shelter design would not induce people to stop. Board Member Weeks agreed and Board Member Stufflebean did not support the location or design. Board Member McKeown asked if the \$90,000 is the cost for the ship in a bottle design. Mr. Grile commented the cost is based on the boardwalk design. Mr. Grile expressed concern about the cost of the plexiglass. Board Member McKeown commented it would be good to get started on the Front Street Project and as the tug is historical to the area, Front Street would be a good location. He further expressed concern about the best way to spend the first money and he is somewhat skeptical about the bottle design.

Chair Benetti suggested staff come back with preliminary costs on both designs. Board Member McKeown commented there may be other ideas for the tug. City Attorney Randall Tosh commented the project could be submitted to the Oregon Arts Council for design. No motion was made; consensus of the Board that staff would bring the costs and more details for the ship in a bottle design back to the Agency for

review, and staff to follow up with the Oregon Arts Council.

**Authorization to Proceed with Request for Proposals
for the Bayshore Street Scape Project**

The project is located along North Bayshore Drive between Commercial Avenue and Fir Avenue. The design would include the installation of period lighting, new sidewalks or the repair of existing sidewalks, and landscaping to make the business area along Highway 101 more appealing. Board Member Week moved to authorize staff to send out request for proposals for the Bayshore Street Scape project. Board Member Stufflebean seconded the motion which passed with all members present voting aye.

**Authorization to Proceed with Architectural Services
for 5th Street Plaza**

City Manager Bill Grile reported the Agency had previously reviewed proposals from Crow/Clay for development of the 5th Street Plaza, but due to the cost the project was not done. In the summer of 1999 the City removed the utility building and vegetation. Mike Vaughan recently appeared before the Agency with suggestions for development and expressed a desire to prepare a plan for the area. Mr. Grile commented the Agency can either go out again with an RFP or negotiate with Crow/Clay and have some design creations presented to the Agency. Board Member Stufflebean suggested proceeding with the quickest way to get the project done, hopefully by the end of May or at the latest by August in time for the Blackberry Arts Festival.

Board Member Spangler commented the Agency had gone for RFPs before and Crow/Clay convinced staff the plaza was not a good idea. Mr. Grile reported the plans were presented to the Agency and because the designs were very expensive, the Agency did not proceed with the project. In place of the plaza project, the Agency approved the 5th Street improvements and additional parking. Board Member Verger expressed concern the Agency stay in the driver's seat and direct staff as to what the Agency wants done. She further commented the designs previously submitted were too elaborate. Board Member McKeown agreed the plaza needs to be completed and suggested going out again for RFPs. He inquired if the Oregon Arts Counsel could look at the design and Mr. Grile responded it would likely take too long. Board Member Weeks suggested if the project appears to have cost overruns, that the Agency discuss the expenditure before the work is done. City Attorney Tosh commented overruns could be addressed in the agreement. President Benetti commented he would like to see new designs submitted for consideration. Board Member Stufflebean commented going out for RFPs would take approximately six weeks and the Agency has not expressed any ideas about the design.

Board Member McKeown expressed concern that \$100,000 may not be enough for the project. Board Member Verger commented overruns on projects are a concern and there should be a clear understanding regarding overruns with the firm. Board Member Spangler commented during a non-construction time of the year, six weeks wouldn't make much difference and suggested going out for RFPs. Board Member Stufflebean moved to direct staff to prepare a Request for Proposals for the 5th Street Plaza design. Board Member Spangler seconded the motion which passed with Chair Benetti and Board Members McKeown, Spangler, Stufflebean, Verger voting aye; Board Member Weeks voting no. Mr. Grile noted staff would bring the RFP to the Agency for review.

Executive Session

Pursuant to ORS 192.660 (1)(e) an executive session will be held for the purpose of consulting with legal counsel regarding real property transactions.

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The Agency reconvened in regular session.

Adjournment

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

Joe Benetti, Chair
Urban Renewal Agency of the City of Coos Bay
Coos County, Oregon

ATTEST:

Don Spangler, Secretary
Urban Renewal Agency of the City of Coos Bay
Coos County, Oregon