

# MINUTES OF THE PROCEEDING OF THE CITY COUNCIL

January 3, 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 at 7:00 P.M. in the Council Chambers of City Hall and proceeding to regular session in the Council Chambers at 7:30 P.M.

## **Those Present**

Those present were Mayor Joanne Verger, Councilors Joe Benetti, Gary Combs, Cindi Miller, Don Spangler and David Williams. City staff present included Interim City Manager Bruce Meithof, City Recorder/Finance Director Gail George, City Attorney Randall Tosh, Police Chief Marc Adams, and Public Works Director Ralph Dunham. Members of the media were also present.

## **Work Session**

Mayor Verger reviewed the agenda for the meeting. Mayor Verger asked where Northside Ford, the lowest bidder on the dump truck, is located. Public Works Director Ralph Dunham replied they were in the Portland area. Councilor Combs asked about the funding for the dump truck which came in slightly over budget. Finance Director Gail George replied that the difference would come from another capital line item which came in under budget. Interim City Manager Bruce Meithof explained the request for the Urban Renewal District in Empire and said the funding could come from contingency or other unanticipated revenues through a supplemental budget. Verger asked if the current Urban Renewal Agency could be the governing body for this district. Meithof replied that this could be the case, but that the funds and projects for both districts would be kept completely separate. He also explained that before a district could be established, there needed to be public input with a report and plan adopted. Verger and Councilor Benetti expressed a desire to make sure the citizens in the Empire area are behind this idea before proceeding much further. Verger asked who in the City would conduct the meetings to get public input. Meithof said that in the current district, the City hired a consultant to develop the report and plan as well as hold the public hearings and receive public input. He remarked that although the City has staff with the expertise to take public input and develop a report and plan, the staff does not have the time to take on this project. When asked how many meetings would be held, Meithof replied that at least two or three, and maybe more depending on the amount of public interest. It was also mentioned that and money spent on a consultant or preparing the plan and report would be a loan to the agency. Verger noted the addition of agenda Item 8 to handle a letter of resignation she received from Councilor Gene Melton and added an executive session for labor negotiations.

## 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 December 20, 1994.
- b) Approval of an OLCC application for Jozsef Bruckner, Fran's Tavern.

Councilor Miller moved for approval of the consent calendar. The motion was seconded by Councilor Combs and carried with the Mayor and all Councilors present voting aye.

**Public Comments**

No one appeared to offer comments.

**Award of Bid - Police Vehicles**

Police Chief Marc Adams reported sending a request for bids to all local new car dealerships and receiving one sealed bid. He noted that \$54,000 had been budgeted for normal fleet replacement. He said the bid of \$49,737 from Tower Motor Company for three Ford Crown Victoria vehicles was compared to the prices available from the State which were \$58,611 for three Chevrolet Caprice vehicles and \$49,956 for three Ford Crown Victoria vehicles. On motion by Councilor Combs seconded by Councilor Miller, a bid was awarded to Tower Motor Company for three (3) 1995 Ford Crown Victoria police package vehicles for a total cost of \$49,737 plus licensing and registration fees. The question was called and the motion carried with the Mayor and all Councilors present voting aye.

**Award of Bid - Public Works Dump Truck**

Public Works Director Ralph Dunham reported that the Public Works Department solicited and received bids for a new 10 yard dump truck. Of the bids received, he noted only the Ford truck could meet the delivery date in the specifications. The Ford bids were \$85,164 from Tower Motor Company and \$82,830 from Northside Ford. He said that after reviewing the bids, he is recommending awarding to the low bidder, Northside Ford. He told the Council the extra money needed over the amount in the budget would be made up from another item coming in under budget. Councilor Miller moved to award the bid to Northside Ford for a 10 yard dump truck at a cost of \$82,830. The motion was seconded by Councilor Williams and carried with the Mayor and all Councilors present voting aye.

**Adoption of Amendment to Parks Commission Ordinance, Ordinance No. 213**

Ordinance No. 213 was drafted at the request of the Council to remove the term limits for those serving on the Parks commission. Councilor Miller moved to enact Ordinance No. 213. The motion was seconded by Councilor Benetti and the Council was polled with the following result:

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

### **Proposed Empire Urban Renewal District**

Interim City Manager Bruce Meithof reported that Michael Freeman, co-chair of the Empire Property and Business Owners Association, has requested that the Council look at forming an Urban Renewal District in the Empire Area. He instructed the Council that there were several ways to proceed including having the Council hold public hearings and if there is sufficient interest and support, hire a consultant to prepare the necessary plan and report. He suggested that the decision for the Council tonight is whether or not to proceed any further with this request. Mayor Verger said she feels there has been support from the Empire community to work with the City and she would like the Council to hold some public meetings to assess the support. Councilor Miller said she felt real positive about this issue and would like to see the City proceed as rapidly as possible. Noting the success of the downtown district, Councilor Benetti would like to pursue this matter. Councilor Combs also likes the idea and is not opposed to hiring a consultant to help with the process. Councilor Williams said he would like to explore forming this district and asked how much land is being considered and how it fits into the state limits on Urban Renewal areas. Meithof replied that the State allows up to 25% of the land in the City to be included in Urban Renewal districts and the current district is only three to five percent. He also noted that the boundary shown on the map is only a suggestion and may be changed after public input. Williams asked if this district could be added to the current district and Meithof replied that it could not. Meithof explained that even after a district is formed, no income will be generated until the property values in the district increase. Verger wanted to make sure that everyone involved and the public get a clear understanding of what Urban Renewal is and how it works. Councilor Spangler said he had received a lot of positive public comment about establishing a district and would like the Council to move forward as rapidly as possible.

Jan Lawrence, Coos Bay, reported that she had spent a lot of time researching Urban Renewal and agrees that the public needs education on the subject. She also thanked Mayor Verger for her suggestion to form an association and get things going in the Empire area. She thanked the Council for their support and gave the Council a copy of a survey done in the area. Lawrence also said she had some ideas of what the people would like the area to look like.

Michael Freeman, Coos Bay, expressed his appreciation for the help from the City, and felt the Empire Association had a good understanding of Urban Renewal and how it works. He noted that he understands the responsibility of the Association in getting public input and support.

Mayor Verger suggested holding a meeting at the Empire Lakes Community Building as soon as possible with either herself or an outside facilitator to run the meeting. There was consensus on the Council to set up a meeting shortly after the new City Manager arrives, tentatively at 7:00 p.m. on January 19th at the Empire Lakes Community Building and that the meeting be publicized as much as possible.

### **Council Appointments:**

The Mayor recommended the following Council appointments to various committees:

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Joint TV Committee - Joe Benetti and Joanne Verger  
Library Board - Joanne Verger  
Tree Board - Gary Combs  
County Urban Renewal Agency - David Williams  
Enterprise Zone committee - David Williams  
Oregon Coast Zone Management Association - Cindi Miller

There was consensus on the Council to accept the Mayor's recommendations.

### **Letter of Resignation from Gene Melton**

Mayor Verger read a letter of resignation from Gene Melton citing his work schedule as the reason he has been unable to attend the Council meetings. She explained filling this vacancy is different from when they filled Grile's position because they needed someone right away when Grile resigned and there were only a few months left in his term of office. She suggested that the City accept applications. Councilor Miller said she would like to encourage people from the Eastside area as well as others who are interested to apply. Councilor Spangler felt that the next highest vote getter, James Mann should get consideration. The Council agreed to take applications for a couple of weeks and then set up interviews of the interested candidates before the Council.

### **City Attorney Report**

A written report was in the agenda packets from Paula Bechtold suggesting that the Council wait until January 17, 1995 before acting on the OLCC application for Harold's Club in Empire. Newly appointed City Attorney Randall Tosh reported he is getting up to speed on all the pending issues.

### **City Manager Report**

Interim City Manager Bruce Meithof noted a retirement party for Gene Ellis at 2:00 p.m. on January 4, 1995, and that he will be resigning from his position of Interim City Manager effective January 16, 1995.

### **Council Comments**

Councilor Spangler thanked Bruce Meithof for the job he has done as Interim Manager.

Councilor Miller also extended her thanks to Meithof for the excellent job he has done as Interim City Manager. She wanted to make it clear that Gene Melton did not know when he ran for Council in November that he would be resigning. She stated that he thought it would be possible to arrange his work schedule to be able to attend the Council meetings.

Councilor Benetti thanked Meithof for serving as Interim Manager and said he would miss Gene Melton being on the Council. He commended the Empire Association for the work they are doing to improve the area.

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Councilor Combs noted the resignation of Jane Olbekson and commented on her valuable service to the City. He also commented on Gene Ellis' service to the City and commended Bruce for the job he has done in holding down two positions for the past few months. He said he was glad the ordinance was changed to eliminate the term limits on the Parks Commission.

Councilor Williams said he appreciated the job Bruce has done, that he will miss Melton and welcomed the new City Attorney.

Mayor Verger added her appreciation to that of the others for the outstanding job Bruce Meithof has done as Interim City Manager, especially noting his excellent communication style and wonderful attitude about people. She said she is looking forward to meeting with the Empire group and commented on their wonderful attitude. She declared that 1995 promises to be a wonderful year, and said she will miss Jane Olbekson, noting that she is a wonderful worker. She expressed her appreciation to Jane Olbekson and Joyce Jansen for their outstanding work on the city newsletter.

**Executive Session**

On motion by Councilor Miller, seconded by Councilor Combs, the Council went into executive session pursuant to ORS 192.660 (1) (d) for the purpose of discussing labor negotiations. Those attending were the Mayor and all Councilors present, Interim City Manager Bruce Meithof, City Recorder/Finance Director Gail George, City Attorney Randall Tosh, Accounting Manager Mary Beth Holst and Police Chief Marc Adams. Members of the media were also present.

**Adjournment**

There being no further business to come before the Council, Mayor Verger adjourned the meeting to 7:00 o'clock P.M. in the Council Chambers of City Hall on January 17, 1995.

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

**ATTEST:**

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Gail George  
Recorder of the City of Coos Bay  
Coos County, Oregon