

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

July 25, 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 Joanne Verger, Councilors Joe Benetti, Gary Combs, Cindi Miller, Don Spangler, and Judy Weeks. 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, Public Works Directors Ralph Dunham, and Police Chief Marc Adams. Members of the media were also present.

Work Session

Councilor Weeks requested a clarification on item number 2f regarding a zoning change to allow pet shops in C-1 zones. City Manager Elliott stated that part of the process for a zone change is to set a public hearing before the Planning Commission and that is the action requested of the Council tonight.

Councilor Benetti reported the Urban Renewal Committee held a meeting with Al Benkendorf and Bruce Meithof and discussed the suggested boundaries. He said Benkendorf would be presenting three plans to the Council tonight for their consideration.

Councilor Spangler stated that Norma Frost contacted him and said she was not aware that her item would be on the agenda. She is requesting an exemption to Ordinance No. 200 to leave the open foundation from a house that has been burned. The ordinance requires that debris be removed after demolition of a building.

City Manager Elliott reviewed the proposed garbage increase rates and the impact of the three percent anticipated revenue from the franchise fee. If the revenue was folded into the rates the City would have to find the money somewhere else from the general fund. Staff recommendation is to adopt rates as presented.

City Manager Elliott explained that the City was given a ¼ acre lot located in Cooston, which is outside of the City limits which staff is recommending be surplus and a price set at \$3700. Councilor Spangler asked for an explanation on the price. Public Works Director Dunham reported the property does not have a well or improvements and the zoning in that area requires five acres to build. He stated the price was established using the County assessed value and the estimated value of the timber.

COUNCIL MEETING

Flag Salute

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

Presentation of Award - Chris Coles

Mayor Verger presented an appreciation award to Chris Coles for her work as chair of the Council Citizen Committee.

Consent Calendar

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

- a) Approval of minutes of special meetings of July 5, and 6, 1995
- b) Approval of minutes of the regular meeting of July 11, 1995
- c) Adoption of resolution 95-13 - Amending the 1995/96 tax levy
- d) Tree Board appointments - Rex Miller and Craig Chaney
- e) Initiate zoning change for Eastside boat ramp and set public hearing
- f) Initiate zoning change to allow pet shops and pet grooming in the C-1 zone and set public hearing
- g) Approval of OLCC application for Jacaville Trading Co., Inc. dba Checkerberry's
- h) Approval of OLCC application for RLH Partnership dba Red Lion
- I) Approval of OLCC application for Erik and Lori Absalon dba Bank Brewing Company

Councilor Weeks moved to approve the consent calendar with a correction to item d) adding Nancy Jarvis for appointment to the Tree Board. The motion was seconded by Councilor Miller and carried with the Mayor and all Councilors present voting aye.

Public Comments

Clint Johnson, Chairman of the Board of Directors of the Coos Bay Saturday Market, reported the Saturday Market will open this Saturday at 10:00 o'clock and 25 to 30 vendors have contacted them. He said response has been great, ranging from Tillamook to the California border. He thanked the Mayor and Council for their support and help with the project.

Flora Lee Lockhart, Coos Bay, downtown business owner, reported that when the City was working on the Anderson Avenue sidewalks, she appeared before the council to let them know of some bad sidewalk conditions. She said she was assured that the sidewalks would be repaired and since that time there have been numerous trip and falls on sidewalks. She asked how many more accidents must occur before city repairs the sidewalk. Mayor Verger asked if she had talked with staff and said staff would check into the situation. Councilor Combs commented that he had asked

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Flora Lee to submit a list of areas that need repair and Flora Lee said a formal presentation will be made to the Council in September.

Patricia Williams, 5th Street, Coos Bay, appearing on behalf of her neighborhood, said there is a known drug house on Johnson Street. She said the neighbors are concerned and have notified the police who suggested a neighborhood watch program be formed. She said Officer Schweitz and Captain Benson met with the neighborhood and suggested what action to take. Councilor Combs suggested that she contact Coos Stop Crime and Williams said she has done so. She said she is very impressed with the cooperation from the Police Department.

Robert Bartel, 428 North Marple, Coos Bay. He stated he would like to thank Public Works and Community Development departments for their help while he was building his family home. He said all the staff was very courteous and prompt and the City has a great staff.

Kelly Barnett, Coos Bay, representing the Drop in Play School, thanked the City for supporting the Neighborhood Facility Building and said they are appreciative it is still their home.

Update - Empire Urban Renewal District Plan

Mayor Verger welcomed Al Benkendorf of Benkendorf and Associates, and Architect Richard Turi. City Manager Elliott explained Benkendorf would present an update from a meeting of the Urban Renewal Committee on the project which was held this afternoon. He said several boundary alternatives were discussed and will be presented for Council consideration.

Benkendorf stated that they would be looking for direction from the Council in establishing a boundary and they have a short time frame in which to establish the district. He remarked the plan must be completed by the first of September. Benkendorf said there are three primary factors that impact the location of the district; one being existing development in the area, second the prevalence of blight and third which areas have potential to create revenue for the district.

Benkendorf reviewed the land use inventory which identified areas and their current uses and identified blighted areas. He stated they studied the assessed value of the area and determined that there is about \$31 million in land and improvement value. He said there is high value in the Michigan through Montgomery area and the downtown area and indicated the area south and east of downtown also have a high value. He said a one percent increase of value in this area would show incremental revenue of \$9,000 in the first year, and a five percent increase would be approximately \$45,000 excluding any new development.

Benkendorf reported on the three boundary alternatives beginning with alternative number one which includes all of the bay front with Michigan as the southern boundary, Main as the eastern boundary and Schetter as the northern boundary. He reviewed the second alternative which extends east along Newmark extending two block south of Newmark and includes commercial development

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and vacant lots. He said alternative three is similar to number two, the difference being it includes one more block north and two blocks south. He said the purpose of this alternative is to include the highest value in this area and capture the greatest amount of base to generate revenue to get the program going. He stated the committee's recommendation to the Council is alternative number two. Councilor Benetti pointed out the committee extended the boundary along Newmark to include new development.

Mayor Verger asked Benkendorf if he wanted an official motion from the Council and he said yes. Councilor Miller moved to adopt alternative number two establishing the boundary for the Urban Renewal District. Councilor Spangler seconded the motion which carried with the Mayor and all Councilors present voting aye.

Report from Promotions Committee - Kay Heikkela

Kay Heikkela explained the committee was set up by the Cities of Coos Bay and North Bend and that hotel/motel tax monies are used to promote the area. She said the Coos Bay council representatives are Councilors Miller and Benetti. Heikkela reviewed the advertising program conducted by the committee which includes magazines, billboards and brochures. She reported that over 9,000 inquiries were received by the Chamber of Commerce from advertisements in Sunset Magazine. Heikkela commented that Don McMichael has given permission to use one of his art works for the Cottage Grove billboard.

Councilor Weeks asked Heikkela if she has worked with The Mill in getting conventions into the area and Heikkela said she has and they share information. Councilor Spangler complemented the committee on work they are doing. Councilor Benetti said they have approached the County to do a county-wide room tax for funds to go into this committee and it is still in the discussion stage.

Request by Norma Frost for Waiver of Ordinance #200 Requirements

Mayor Verger announced that this item would be carried over to the next agenda as Norma Frost had not been notified of the meeting.

Resolution 95-14 - Setting Rates for Solid Waste Collection

City Manager Elliott reported the resolution represents the rates as presented at the last council meeting. He said the average customer would save about 44 cents per month if the City donated the three percent back but the net impact on the General Fund would be \$53,000. He said staff recommendation is that the City not tap the General Fund for that amount and adopt the proposed rate. Councilor Miller moved to adopt Resolution 95-14 setting garbage rates effective July 1, 1995. The motion was seconded by Councilor Weeks.

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Councilor Spangler expressed his concern about the impact the increase would have on residents on low or fixed incomes. He stated the fault belongs with the County and it is unfortunate that the increase is passed onto the customers. Councilor Miller commented that it is not the haulers fault and said she would vote for the increase. Councilor Benetti said the City has no other alternative at this time and future increases would be looked at closely. Councilor Combs stated that regulatory agencies are placing more regulations on the County which raises costs. He said he shares the concerns of the Council, but at this time the City has no other alternatives but to implement the increase. Councilor Weeks expressed concern about the information Council received from Bev Owen and said the City needs take a serious look at the situation before the next increase comes along.

Mayor Verger said the Council needs to communicate to the County the City's position on the garbage rate increase. She said she has talked with Commissioners Owen and Ross and they reported that the figures are projections and the County really doesn't know what the actual costs will be. The question was called and carried with the Mayor and Councilors Benetti, Combs, Miller, and Weeks voting aye. Councilor Spangler voted nay.

Request to Surplus Property and Set a Value - Lot in Cooston

City Manager Elliott explained the lot was donated to the City years ago and is outside the City limits. He said the lot is not buildable due to lot size based the current zoning in that area and the price of \$3700 was established from the appraised value, plus the value of the timber, and the cost to the City to sell the property. Councilor Benetti moved to surplus the property for \$3700. The motion was seconded by Councilor Miller and carried with the Mayor and all Councilors present voting aye.

City Attorney's Report

City Attorney Randall Tosh discussed proposed changes to the council rules. He asked the Council to review rules for things they would like to see added or changed, and suggested a work session be held to discuss the rules. He said the rules will need to be adopted by resolution. The Council set the work session for 6:00 p.m. on August 1, 1995

City Manager's Report

City Manager Bill Elliott said he had been contacted by Job Corp regarding assisting in working on the Scout Cabin. He said they will be here Friday to review the project and report what they can do for the City. He reported he met with the Home Builders Association and things are looking good. He said it was a very positive meeting and he will be meeting with them again in a month or so. He reported on various meetings he will be attending and reminded Council of the Police Department Strategic Planning Forum being held in Hauser tomorrow.

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Elliott reported that the Maritime Festival has approached the City with a request to place a banner on one of the boardwalk pavilions. Mayor Verger suggested some thought go into this before a decision is made. Consensus of the Council was to have Elliott bring this back at a later meeting. Councilor Spangler asked for an update on street signs.

Mayor and Council Comments

Councilor Spangler thanked the gentlemen who complimented the staff and said it was nice to hear positive things from the public. He said the Saturday Market is a good step forward for the City.

Councilor Weeks said there is a lot of activity at the skateboard park and asked if a curfew would be set. She said Chief Adams told her there is a citywide curfew in effect. She complimented the Promotions committee on a job well done and mentioned she is proud of the work Joe and Cindi do on the committee.

Councilor Combs reported the City received a grant to build rest rooms at Empire Lakes. He asked about replacing the striping for the sidewalks on Commercial Avenue. City Manager Elliott said he would check into the matter. Combs reminded everyone the Parking Committee will be meeting on Thursday at 5:15 p.m.

Councilor Benetti complimented City Attorney Randall Tosh on doing an excellent job on the council rules and said it was nice to have the compliments about the staff. He asked if bids have gone out for Block Three and Elliott said it is in the design stage. Public Works Director Dunham said there are two projects ahead of Block Three that must be completed before funding is lost. Benetti said the Downtown Association is concerned with doing Block Three after the Fun Festival but before the Christmas Season. He asked about the progress on the personnel policy manual and Elliott said it would be a month before he would start on the revision.

Mayor Verger asked about rest rooms on the boardwalk during the Saturday Market. Elliott said he had been contacted about placing sanicans on the boardwalk and he will be in touch with the Saturday Market Association for the cost. Consensus of the Council was to authorize the City Manager up to \$1000 for providing sanicans on the boardwalk. She asked for an update on the Chevron property and Elliott said it would be ready for Saturday Market to use on Saturday. Dunham said it is scheduled for paving in September/October. She reported the Oregon Coast Music Festival was fabulous and she said next summer City meetings should not conflict with the festival. She said the Public Access TV Committee will be meeting Wednesday night. She complimented the Urban Renewal Committee on doing a good job.

Executive Session

On motion by Mayor Verger, seconded by Councilor Miller, and with the Mayor and all

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Councilors present voting aye, the Council went into executive session pursuant to ORS 192.660 (1) (h) to consult with counsel concerning pending litigation and (1) (e) to discuss real property issues. Those attending the executive session were the Mayor and Councilors Benetti, Combs, Miller, Weeks, and Spangler, City Manger Bill Elliott, City Clerk Joyce Jansen, City Attorney Randall Tosh, and media representative Elise Hamner.

Adjournment

There being no further business to come before the Council, Mayor Verger adjourned the meeting to 6:00 o'clock p.m. in the Council Chambers of City Hall on August 1, 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