

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

August 30, 1995

The minutes of the proceedings of a special council meeting of the City Council and the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, at 7:00 p.m. in the Council Chambers.

Those Present

Those present were Mayor Joanne Verger and Councilors Joe Benetti, Cindi Miller, Don Spangler, Judy Weeks, and Dave Williams. City Staff present included Interim City Manager Chuck Knight, City Clerk Joyce Jansen, City Attorney Randall Tosh, Community Services Director Bruce Meithof, Finance Director Gail George, Police Chief Marc Adams, and Library Director Carol Ventgen. Members of the media were also present.

Public Hearing

Mayor Verger opened the public hearing on the final plan of the Empire Urban Renewal District. Bruce Meithof explained the purpose of the public hearing was to take input on the final plan and report for the Empire urban renewal district. He submitted ten letters for the record which are attached hereto and made a part thereby. Meithof said the Planning Commission reviewed the plan and recommended approval of the plan in concept to the Council which is attached hereto and made a part thereby. He said a copy of the plan had been submitted to all taxing districts and no comments were received.

Mike Freeman, 905 Ferguson, Coos Bay, representing the Empire Association, said the association gives full support to the urban renewal plan. He said the plan would benefit all of Coos Bay and the Empire area has a lot of potential. He complimented Al Benkendorf and Rich Turi on doing a good job on the plan.

Vickie Cornwall, 242 North Wasson, said she fully supports the plan and that it would greatly benefit the bay area.

Glen Marker, 14th Street, stated he was concerned about the amount of urban renewal taxes he pays annually and recommended that Council have the voters decide whether another urban renewal district be added.

Jerry Higgins, owner of property located on Fulton, stated a year ago he sold the property and that Ralph Dunham said the City was offered the property for considerably less. He said because of this comment from Dunham he lost the sale. Mayor Verger commented that perhaps he should attend the next regular council meeting to discuss this matter. City Attorney Tosh said this is not an urban renewal issue and should be discussed at a regular council meeting. Higgins said property owners should know what the plans are for their property under the urban renewal plan.

Clarence Miller, 234 Mill Street, said the report leaves a lot of vacancies and felt the City should let citizens know which parcels of property the City plans to confiscate. He suggested the

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money be given to the property owners to fix up their property rather than form another urban renewal district. Meithof said there are four areas in the plan that most likely would require the City to purchase the property. He said the Council and Budget Committee would be approving the projects and the plan does not say the City will confiscate property. Councilor Benetti asked if property acquisition is scheduled during the first two phases of the plan and Al Benkendorf responded that only the waterfront property is scheduled for purchase during the first ten years. Clarence Miller asked why the location for the motel was chosen. Benkendorf said the site is key to the urban renewal plan because the redevelopment begins with the waterfront area.

Sargent Webster, North Bend, said he supports the urban renewal plan for improving the area. He said this is a long range plan and will take time to complete.

Mabel Royce, Coos Bay, said she supports an urban renewal area but was concerned that there had not been enough citizen participation and input in the plan. She said the plan should have been made available to the public sooner and more time allowed for comments. Meithof responded that public participation was part of the planning process and that 90 percent of the ideas established by the citizens were reflected in the plan. He said plans were available to the public at city hall and the public library.

Royce expressed concern that the public receive notice before changes are made to the plan and Randall Tosh responded that statutes require notice be mailed to city residents before major changes are made. Royce commented the school district will lose tax support because of the urban renewal district. Benkendorf explained the legislature established that calculations for urban renewal tax rates are based on pre-ballot measure five and the schools would not lose funding due to establishing an urban renewal district.

Carl Barnett, Coos Bay, expressed concern about the stability of the land along the coast. He said a fault runs along the coast and it is an important consideration in the plan.

Ray Watson, 1186 Juniper, said urban renewal is good for the Empire people but other residents should have the opportunity to vote on establishing the urban renewal district.

Hal Ford, Coos Bay, opinioned the downtown mall and boardwalk were failures and that each member of the urban renewal agency should be held responsible for these projects. He said he was not in favor of another urban renewal district.

Norbet Kollar, Newmark Avenue, said he has lived here ten years and the area does not need more people or higher taxes.

Greg Miller, 234 Mill Street, said he had talked previously with the City about doing improvements to their property and were told that they could not make the improvements. He expressed concern that other people besides the property owners were deciding improvements and use of property. He said property taxes are too high.

Elaine Plumber, Ace Hardware Store, said she is excited about the urban renewal and the improvements to the Empire District. She said the taxes will not be much higher than they are now and expressed support to the Council for the plan.

Leonard Latrell, Shorepines Avenue, asked if the urban renewal agency for Empire will be the same people as currently serving on the urban renewal agency. Verger responded that the same people would serve. Latrell suggested that citizens from Empire serve on the urban renewal agency. He asked why the boundary was extended to Norman Avenue. Meithof explained the boundaries

were extended because of development currently being done and proposed for the area. He said the area would add over a million and a half dollars in increased evaluation and create additional money the urban renewal district. Latrell commented that he would like to see something done for housing rehab and not solely for businesses. He said many senior citizens need help fixing up their homes.

Randy Baer, 357 South Wall, said many homeowners need assistance in making improvements to their homes and recommended assistance for homeowners be included in the urban renewal plan.

Flora Lee Lockhart, homeowner and business owner, said she would not be able to afford the additional taxes of urban renewal. She said the senior citizen age group would be greatly affected and asked Council to consider the tax load before enacting the new urban renewal district.

Jim Asline, 920 Newmark, said last week was the first time he had heard anything about the proposed urban renewal district. He expressed concern about tax money being used to improve private businesses and suggested people use their own time and money to make improvements. Verger inquired if he had received notice of the public hearing and he said he had not. She explained the notification requirements for public meetings.

Sargent Webster, North Bend, stated there is nothing wrong with asking senior citizens to invest in the future. He said urban renewal would generate jobs, perhaps not immediately, but in the future.

Mike Freeman, Coos Bay, expressed concern that many of the people here tonight were not involved in the beginning of the process. He said urban renewal will affect taxes very little and expressed his support for formation of the urban renewal district.

Mayor Verger closed the public hearing and adjourned the meeting to the Urban Renewal Agency.

URBAN RENEWAL AGENCY

Benetti called the meeting to order. He said the first item of business was to review the plan and report. Spangler stated for the record that he lives in Empire and owns a house and business in Empire district.

Verger commented that the language throughout the plan refers only to the residents of Empire rather than the whole city. She said Empire is a district within the City of Coos Bay and should not be separated from the City. Verger asked about a change in zoning near Marple from commercial to residential. Benkendorf responded that the current zoning is inconsistent with the City's comprehensive plan and the area is planned for residential purposes.

Benetti asked if the Councilors had any comments at this time and Williams said he agreed with the Mayor on changing the language to reflect the City as a whole rather than referencing only the Empire district. Verger asked for clarification of language in the plan stating that land must be developed according to zoning laws. Benkendorf responded that the language is required by state law and that the plan does not change current zoning. Verger noted that the plan establishes a housing rehab program in the first phase. Benkendorf said the proposal is for \$50,000 for a low interest, revolving loan fund. Benetti asked if the projects in the plan can be moved around and Benkendorf said yes. He asked if the bond issue would take care of the first phase and Benkendorf

said it would take care of approximately 60 percent of the first phase.

Verger asked how the urban renewal agency would implement the theme. Benkendorf responded that an \$80,000 loan program allocated in phase one will be available to businesses to improve their property in accordance to the design theme and \$20,000 has been set aside to create the theme. Weeks asked who governs how the theme will be carried out and Benetti said the urban renewal agency would or the design review board currently in use could do it.

Spangler said the City has received a lot of input since January. He said a lot of effort has been made to notify the citizens of the planning meetings and public hearings to give citizens the opportunity to participate. He stated that 95 percent of the projects in the plan came from the citizens of Coos Bay and he is proud of what the citizens have done. Benetti commented that the plan is for the whole City, not just the Empire district and that urban renewal is a tool for development.

Miller moved to recommend the Empire Urban Renewal Plan to the City Council for adoption. The motion was seconded by Weeks and carried with the Mayor and all Councilors present voting aye.

Benetti adjourned the Urban Renewal Agency meeting to the City Council.

CITY COUNCIL MEETING

Mayor Verger opened the council meeting to review the recommendations from the Urban Renewal Agency, Planning Commission, and Taxing Districts.

Councilor Weeks moved to adopt Ordinance No. 216 approving and adopting an urban renewal plan for the City of Coos Bay and designating an urban renewal district. The motion was seconded by Councilor Miller. The City Clerk read the title of Ordinance No. 216 and polled the Council. The ordinance was adopted with the following results:

Voting aye: Mayor Verger, Councilors Benetti, Miller, Spangler, Weeks, and Williams
Voting no: None
Absent: Councilor Combs.

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

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