

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

August 21, 2007

The minutes of the proceedings of a meeting of the City of Coos Bay Urban Renewal Agency, held immediately following the City Council meeting held at 7 p.m. in the Council Chambers, 500 Central Avenue, Coos Bay, County, Oregon.

Those Attending

Those present were Chair Jon Eck and Board Members Michele Burnette, Mark Daily, Roger Gould, Stephanie Kramer, Jeff McKeown, and John Muenchrath. Staff present were City Manager Chuck Freeman, City Attorney Nate McClintock, Clerk to the Agency Jackie Mickelson, Assistant City Manager Joyce Jansen, Public Works and Development Director Jim Hossley, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Captain Gary McCullough.

Approval of the Minutes of August 7, 2007

Board Member Burnette moved to approve the minutes of August 7, 2007 as presented. Board Member Kramer seconded the motion which carried with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, McKeown, and Muenchrath voting aye.

Consideration of an Award for Professional Services Contract for Phase II Soil Investigation of the Central Dock Property

Public Works and Development Director Jim Hossley reported the City had been involved in an environmental site assessment project at the Central Dock property for two years and had entered into a professional service contract with Koos Environmental to meet industry standard requirements for Phase II of an environmental soil assessment. Mr. Hossley reported DEQ required more samplings in April 2006, so the City again contracted Koos Environmental for \$17,900. After several months DEQ approved the consultant's work plan, but the number of sample sites had been doubled and increased the cost to \$36,062. The Agency discussed liability of previous property owners and ways to receive money for the soil testing. Board Member Muenchrath suggested addressing the issue of the Department of State Lands' interpretation of historically filled lands before making any decisions. Board Member Burnette moved to approve the amendment to the professional services contract with Koos Environmental from \$17,900 to \$49,725. Board Member McKeown seconded the motion which carried with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, and McKeown voting aye, and Board Member Muenchrath abstaining.

Consideration of Transfer of Funds for Materials and Services

City Manager Chuck Freeman reported this was the second part from the discussion at the council meeting earlier this evening on the re-organization of the positions in the Public Works and Development Department. Mr. Freeman reported this was an increase of \$25,000 over the adopted budget, so it was necessary to transfer \$17,000 from capital outlay to materials and services in the Downtown Capital Projects fund and \$8,000 from the capital outlay to materials and services in the Empire Capital Projects fund for services by Vicki Dugger of the Oregon Downtown Development Association.

Board Member Gould moved to adopt Resolution URA 07-04 transferring budget appropriations. Board Member Burnette seconded the motion which carried with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, McKeown, and Muenchrath voting aye.

Discussion of the Department of State Lands Interpretation of Historically Filled Lands Within the City of Coos Bay and Urban Renewal Agency Boundaries

City Manager Chuck Freeman briefly reviewed the Department of State Lands (DSL) interpretation of historically filled lands owned within the City of Coos Bay and Urban Renewal Agency Boundaries. The Coos Historical and Maritime Museum site was located within the boundary area. Mr. Freeman reported there was a potential liability to the Agency, and a possibility the Agency may or may not own the property. Mr. Freeman reported this was a state wide issue, and DSL was addressing the projects as they come in. Board Member Gould commented this issue had a major impact on every community in the State of Oregon where lands that had been developed over decades were thought to be owned by private parties. He further commented by Statue designated flood lots in the late 1800's were owned by the State of Oregon and any land that was filled and transferred into ownership was still owned by the State.

Board Member Gould moved to approve the Urban Renewal Agency contract for up to \$25,000 with Portland Attorney Martha Pagel to represent the Agency in solving the issue of the State of Oregon ownership claim of Central Dock Historical Museum property. Board Member Muenchrath seconded the motion which carried with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, McKeown, and Muenchrath voting aye.

Public Comments

Annie Donnally, Director, thanked everyone for supporting the Coos Historic and Maritime Museum.

Adjourn

There being no further business to come before the Agency, Chair Eck adjourned the meeting.

Jon Eck, Chair

Attest:

Mark Daily, Secretary