

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

July 19, 2011

The minutes of the proceedings 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, Coos County, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Jennifer Groth, Joanie Johnson, Stephanie Kramer, Crystal Shoji, John Muenchrath and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Acting Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Library Director Carol Ventgen, Fire Chief Stan Gibson, and Police Captain Cal Mitts.

Public Comments

Gino Landrum, Coos Bay: Stated a past ODOT Highway 101 project erected green spires, in honor of the McCullough bridge architecture, two by Fred Meyer and one near the Super 8 and he wondered why there was only one by the Super 8. Board Member Vaughan stated it was art and was as originally constructed. Mr. Landrum suggested the spires should be maintained or they would become blight; and suggested urban renewal funds be set aside to address graffiti wherein City Attorney Nate McClintock stated urban renewal funds were limited to capital expenditures and not operations and maintenance.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of July 5, 2011; 2b: acceptance of the June 2011 URA combined cash report; 2c: adoption of Resolution 11-05 approving a loan from the Urban Renewal Agency to the City of Coos Bay to finance the city hall seismic project and approval of an intergovernmental agreement evidencing the loan. Board Member Shoji moved to approve consent calendar approving the minutes of July 5, 2011, accepting the June 2011 URA combined cash report, adopting Resolution 11-05 approving a loan from the Urban Renewal Agency to the City of Coos Bay to finance the city hall seismic project and approval of an intergovernmental agreement evidencing the loan. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, Muenchrath and Vaughan voting aye.

Consideration of a Future Empire Wi-Fi Zone and Expansion of the Downtown Wi-Fi Zone

Economic Revitalization Administrator Joyce Jansen reported the Downtown Wi-Fi zone was established in 2006, expanded in 2009, and currently covers the area from 7th Street to the waterfront and from Elrod Avenue to Park Avenue. Ms. Jansen stated the City received a request from Jay Farr of Farr's True Value Hardware to expand the coverage of the downtown Wi-Fi to the southern portion of the city. The antenna for the proposed expansion would be placed on the Napa Auto Parts store located at 857 South Front Street and would provide coverage to Farr's, Abby's Pizza, Taco Bell, Fred Meyer, Safeway, and Lucky Logger RV Park. The estimated cost to expand the area would be \$2,100 with an additional cost of \$500 for an

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easement agreement with NAPA Auto Parts. Ms. Jansen noted the proposed expansion could be connected to the existing downtown Wi-Fi controller resulting in no additional costs for management fees.

Ms. Jansen reported the proposed Empire Wi-Fi zone would place the Wi-Fi zone on Newmark Avenue beginning at the “Y” and ending at the waterfront. Antennas would be placed on Cardinal Employment Services, Empire Fire Station, Sweeney's Auto Body, and Empire Café. The estimated cost to develop the zone would be \$25,700; \$4,500 for antenna placements, \$14,000 for fiber development, and \$7,200 for the five-year maintenance agreement. City Attorney Nate McClintock stated the maintenance would not qualify for urban renewal funding.

Board Member Shoji stated there was a time limit for being logged onto the Wi-Fi, it was geared for visitors and occasionally users, was limited due to a building's structure, and it may not address all of the needs. Board Member Groth asked if there was data on the usage of the system wherein City Manager Craddock stated there were statistics on the number of hits. Board Member Shoji stated the Wi-Fi was to encourage economic development by visitors stopping to shop and to briefly use the Wi-Fi. Board Member Vaughan suggested a temporary antenna be installed to monitor the demand wherein Mr. Craddock stated fiber would need to be installed which would preclude a trial period. Board Member Shoji stated she was concerned with the priority of projects and the recent programs not funded. Consensus was for staff to provide statistics on the usage of the downtown Wi-Fi system.

Consideration on a Proposed Eastside Parking Lot Expansion

City Manager Rodger Craddock stated the Eastside boat ramp was heavily used during the fishing season noting the use often exceeded the parking capacity for the location. Mr. Craddock stated the Eastside boat ramp was a partnership between the City and the Oregon International Port of Coos Bay (Port), along with financial assistance from the Oregon State Marine Board (Marine Board). Both the City and Port were approached about creating additional parking at the Eastside boat ramp. The Port employed Stuntzner Engineering to survey and design possible layouts for additional parking. Based on the site survey, Stuntzner Engineering identified two parking area additions: one for vehicles only and the other for vehicle/trailer parking. The estimated project cost would be \$146,881. Staff contacted the Marine Board for financial assistance and noted current grant funds were limited to \$10,000, if approved, with a 50/50 match. Staff proposed a phase approach: Phase 1 would provide a graveled overflow parking area for vehicles/trailers this year and time to apply for grants to pave the Phase 1 area and fully develop the second overflow parking area for vehicles only. Staff further proposed the use of City staff to grub, grade, gravel, and mark the overflow parking area for the development of Phase 2 as a cost savings measure. The estimated cost for Phase 1 based on the design provided by Stuntzner Engineering, would be \$18,635.25. Board Member Muenchrath asked the cost of paving for Phase 1 wherein Mr. Craddock stated approximately \$100,000. The City and Port scheduled a community meeting on July 28, 2011 in the Eastside area to discuss the proposed project and provide an opportunity for citizens to share their concerns and suggestions. Mr. Craddock also noted if the concept plan was approved by the Agency, staff would need to apply for a variance from the Planning Commission to allow a one year reprieve from paving the lot. Consideration by the Planning Commission was scheduled for August 9, 2011.

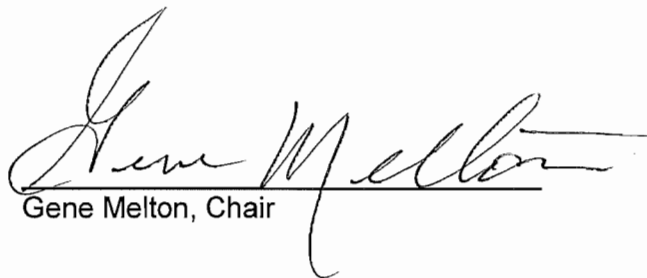
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Board Member Muenchrath stated he would like to see a commitment from the Port for the project. Board Member Vaughan asked if erosion control was part of Stuntzner's design wherein Mr. Craddock stated the scope included review of drainage aspects. Board Member Shoji asked if a one-year reprieve from paving was given to businesses wherein Mr. Craddock stated the Planning Commission would make the determination and Board Member Groth stated there were such decisions made. Consensus was to attempt the variance and obtain a commitment from the Port.

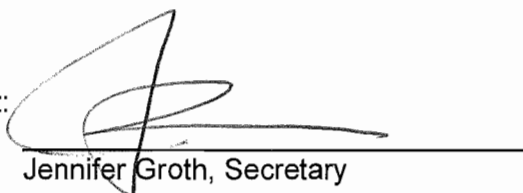
Gino Landrum, Coos Bay: Stated he was the first business with a hot-spot Wi-Fi available to the public in Coos Bay and he did not have any problems; and stated the County was discussing a Wi-Fi region. Jay Farr, Coos Bay: Suggested consideration of expanding the Wi-Fi to the southern end of Coos Bay near his business, Farr's.

Adjourn

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


Gene Melton, Chair

Attest:


Jennifer Groth, Secretary