

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

May 8, 2018

The minutes of the proceedings of a City Council and Urban Renewal work session of the City of Coos Bay, Coos County, Oregon, held at 5:30 pm in Fire Station No. 1 Conference Room - 450 Elrod Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Lucinda DiNovo, Drew Farmer, Stephanie Kilmer, and Phil Marler. Councilors Jennifer Groth and Stephanie Kramer were absent. City staff present were City Manager Rodger Craddock, Finance Director Susanne Baker, City Attorney Nate McClintock, Public Works and Community Development Director Jim Hossley, Operations Administrator Randy Dixon, City Engineer Jennifer Wirsing, and Police Chief Gary McCullough.

Review of the Following Council/URA Agenda for May 15, 2018

Discussion on the Park Action Master Plan

Public Works and Community Development Director Jim Hossley stated the Parks Commission Chair Christine Cole would discuss the reorganized Parks Master Plan into the "Park Action Master Plan" to reflect site specific projects. Ms. Coles presented the 2010 Heritage Art Park & Plaza concept and requested the City Council consider some of the amenities. Mayor Benetti asked if costs were obtained wherein Ms. Coles estimated cost to contract with local firm at approximately \$35,000 to perform those tasks. Operations Administrator Randy Dixon stated the components of the project could be prioritized based on Council direction. City Manager Rodger Craddock stated the concept plan presented was a result of 2010 planning and based on \$1 million required funding, it was not prioritized. Mr. Craddock suggested the topic could be scheduled for a future work session to determine which amenities were desired subject to grant funding.

Proposed Summer/Fall 2018 Construction Projects for the Engineering Division

City Engineer Jennifer Wirsing provided a work load schedule which included the wastewater Capital Improvement Projects (CIP) for the upcoming construction season and into 2019, as well as the 2018 Timber Sale project. Funding for the projects included the Wastewater Improvement Fund, Infrastructure Financing Authority loan proceeds, Street Improvement Fund, Department of Environmental Quality (DEQ) State Revolving Fund loan proceeds, and Urban Renewal funds. Projects included: Mingus Park sewer replacement, 8th Terrace sewer replacement, N. Cammann sewer replacement, N. Cammann road repair, WWTP2 Project, S. 10th Street sewer replacement, WWTP1 – gas flare for the digester, Birch and Front Streets storm drain replacement, 9th Avenue/Eastside Lagoon road repair, Ocean Boulevard at Vine Avenue culvert replacement, H and F Streets and 9th Avenue road repair, and Newmark Avenue storm drain realignment. Of the 13 projects, two were combined, the Mingus Park/8th Terrace and N. Cammann projects.

Additionally, there were several smaller repairs to be completed if budget and the construction season would allow. Of these eight projects, five were for the storm sewer system: 5th Street and Highland sanitary sewer, Southwest Boulevard sanitary sewer, N. 8th Street between Coos Bay Boulevard and Hemlock sanitary sewer, Thompson road storm sewer, N. 8th and N. 7th Streets storm sewer, 11th Street and Elrod storm sewer, Division Avenue storm sewer, and Butler storm sewer projects.

Ms. Wirsing requested ideas for the signage for WWTP2 in Empire. Suggestions included a small sign with the address, maybe a City logo; something that did not detract from the landscaping and draw unnecessary attention. Staff would take the suggestions into consideration and provide a concept.

Proposal to Construct a Multi Sports Complex

City Manager Rodger Craddock stated the City was approached by a group to utilize 40 acres of City owned timber land for additional baseball/softball fields. The land currently provided resources for capital purchases; the property was within the watershed which required approval of the Coos Bay North Bend Water Board with the condition the topography carried water away from the watershed; and there was an access issue which required an easement. Potential issues could include land use changes and how to replace the revenue source.

Rod Olsen, Giovanna Height, and Dean Martin made a presentation on behalf of those interested in developing a sports complex for school kids and adults in the area. Proposed sport events included baseball, softball, soccer, volleyball, football, dance, basketball, band, etc. Ms. Height discussed the challenges of having multiple children doing multiple sports and the scheduling/dropping off issues and how a sports complex would alleviate that issue. Ms. Height acknowledged the facility would have to support itself and had spoke with SWOYA, Special Olympics, Bandon Dunes, and the school district. Dean Martin discussed past efforts to garner support for a sports complex, other sports facilities, and provided a proposal. Mr. Martin suggested a parks utility fee, attached to the water/sewer bill, would raise money to support the sports complex and recognized the sports complex would have to generate revenue to be self supporting and to offset the City's loss of timber sale revenue. Mr. Martin stated the costs to construct and manage the sports complex had not been generated. The Barview Area Charleston Area Parks Association (BACAPA) property was close to being fully built out with the last five fields being developed. The consensus was the sports complex would cost \$15 - \$20 million to construct. Councilor DiNovo stated before a decision could be made a business plan, firm cost of construction, revenue projections, and other information would be needed. It was suggested that if the Coquille Indian Tribe was approached they may be able to assist in providing enough land for a sports complex. City Manager Rodger Craddock suggested there was not enough staff to maintain current park infrastructure, it should not be the responsibility of the City to maintain, and the group would be tasked with seeking access and approval from the Coos Bay North Bend Water Board to determine if the property was an option. Councilor Marler suggested the possible use of the Port of Coos Bay's property in Eastside.

Presentation on GMA Garnet

City Manager Rodger Craddock introduced Brianna Hanson, a consultant for GMA Garnet (GMA), who stated GMA was the largest industrial seller of the mineral garnet who recently purchased an industrial site in Bunkerhill. Ms. Hanson provided a presentation recently provided to the Enterprise Zone for their exemption for tax savings. The presentation described the corporation's business plan, purchase of the former Oregon Resources Corporation (ORC) facilities, the worldwide garnet market, and plans for production. The product that GMA produced was utilized in waterjet cutting and blast cleaning industries as an abrasive and was recyclable. Ms. Hanson explained GMA's business plan and proposed investment in the plant.

Approval of an Emergency Medical Services Proclamation

City Manager Rodger Craddock stated this year the Emergency Medical Services week was May 20th through May 26th. A proclamation which identified the City of Coos Bay as a community who recognized the important contribution of emergency medical services would be provided to the Council for adoption.

Approval of the Historic Preservation Month Proclamation

Public Works and Community Development Director Jim Hossley stated May was National Historic Preservation month. Mr. Hossley stated a proclamation would be presented to the Council for adoption to raise awareness of the importance of preserving historic structures and places.

Adjusting Sewer Rate Fees - Would Require Adoption of Resolution 18-16

Public Works and Community Development Director Jim Hossley stated the City of Coos Bay Budget Committee concluded the fiscal year 2018-2019 budget meetings in April which included a 6.4% increase in the sewer user rates. In order to implement the sewer user rate adjustment commencing with the June 2018 billing cycle, Resolution 18-16 would need to be adopted to allow the Coos Bay North Bend Water Board sufficient time to update their programming.

2018 URA Empire District Request For Financing - Would Require Adoption of URA Resolution 18-06

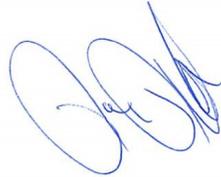
Finance Director Susanne Baker stated the Urban Renewal Agency (Agency) recently approved the purchase of real property on Ocean Blvd for a future Library site and the Disposition and Development Agreement (DDA) with the Confederated Tribes of Coos, Lower Umpqua and Siluslaw (Tribe) which included repair of the seawall at the western terminus of Newmark Avenue. The funding for these projects required soliciting a Request for Financing (RFF) to secure the best terms. Resolution 18-06 and the Master Bond Declaration authorized staff to complete the RFF process, negotiate the terms, and secure the funding to complete the projects.

Executive Session

Finance Director Susanne Baker read the executive session meeting disclosure statement and the Urban Renewal Agency met in an executive session pursuant to ORS 192.660 (2) (e) for the purpose of discussing real property negotiations. No decisions were made.

Adjourn

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for May 15, 2018 in the Council Chambers at City Hall.



Joe Benetti, Mayor



Attest:

Susanne Baker, City Recorder