

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

February 11, 2020

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 6:00 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, Phil Marler, and Rob Miles. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Nichole Rutherford, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, Battalion Chief Jeff Atkins, and Police Chief Gary McCullough.

Public Comments

Steve Schneiderman, Coos Bay, thanked council and staff for efforts to repair potholes including one at the corner of Broadway and Ingersol, a very busy intersection and will have a lot of exposure during the upcoming OSAA 3A Basketball Tournament. Mr. Schneiderman also asked about the status of the update to municipal code which would allow for electronic signs in the Waterfront Heritage Zone. Community Development Administrator Carolyn Johnson shared those amendments would be coming before council before the end of the fiscal year. James Behrends, Coos Bay, shared his thanks for efforts by council and staff to promote tourism and the completion of new state of the art wastewater treatment plant. Mr. Behrends also noted the community was still plague with property crimes, he would be engaging the community to start neighborhood watch in areas throughout the city and to expect increased involvement. Mr. Behrends also indicated he would be in support of the library bond. Robb Crocker, Oregon City, stated he recently brought several friends from the Portland area who are real estate investors and gave a tour of the community. Everyone was very impressed with efforts to encourage development and growth, especially with how council used the urban renewal agency as a tool. Mr. Crocker shared how important the facade grant program was and a greater focus on marketing and education might encourage more business owners to participate; he would be submitting facade improvement grant requests for three of his recently acquired buildings located in the downtown area.

Review of the Following Council/URA Agenda for February 18, 2020

Approval of Façade Improvement Program Grant Request for Exterior Improvements at 375 Central Avenue

Community Development Administrator Carolyn Johnson stated Bridge Street Commercial LLC was the new owner of 375 Central Avenue, a National Historical Register property formerly housing Marshfield City Hall. While interior renovations of the building have commenced, Bridge Street Commercial LLC requested a \$50,000 Façade Improvement Grant. Their façade project included repair/replacement of windows with like-kind materials/design, stained-glass window replacement using the original design, and installation of overhead doors in the area of the coffee shop reminiscent of those when the building

served as a firehouse. All doors would be restored; old wood covers and boarded-over entries/exits and service access points would be removed, rehabilitated and rebuilt. At the main entrance, the lions added in the 1960's would be cleaned and painted, and the building steps resurfaced and/or replaced as necessary for compliance with a previously authorized stair improvement project. New awnings, monument sign, and many of the doors and windows will be replaced to the specifications of the 1920's period when the building was constructed. Exterior in-ground ambient lighting for all building sides would be installed, along with refurbished period street lamps and sconces where possible.

The Facade Improvement Program currently provides a 50/50 grant (based on the lowest bid) with a maximum grant award of \$25,000 per fiscal year. The program also requires three bids be obtained for the facade project. The applicant seeks \$50,000 and an exception to the three bid requirements as they are currently working with a local, licensed contractor for all improvements. The URA Board has discretion to authorize funds beyond the program maximum and to waive the three-bid requirement.

On February 18, 2020, staff would make recommendations on this proposal to the URA Board. The first recommendation would be to authorize a deviation from the Façade Improvement Grant program \$25,000 maximum grant award and approve a \$50,000 facade improvement grant from the Downtown Urban Renewal Façade Improvement Program (#57-940-520-2415) 2019-2020 budget. The second recommendation would be to require that prior to funding the grant award, State Office of Historic Preservation's (SHPO) requirements are met and city staff review and approve the detailed bid documents. The third recommendation would be that the Agency board waive the three bid requirement specified by the façade improvement grant program.

Discussion of On Call Electrical and Plumbing Contracts

Public Works and Community Development Director Jim Hossley stated every two years the city prepares request for proposals for on-call electrical services and on-call plumbing services. Those services are used to respond to work orders that require specialized skills in order to maintain facilities and infrastructure. Two contractors responded to the request for electrical services; there were no responses to the request for plumbing services. Staff would seek contracts with both electrical contractors, as often a backup option is necessary to complete tasks timely; the contracts would both include rates as proposed by the lowest bidder.

Approval of the 2020 URA Downtown District Request for Financing - Approval Would Require Adoption of Resolution 20-02

Finance Director Nichole Rutherford stated the agency desired to undertake the 4th Street improvement project within the downtown district which included street improvements from Commercial Avenue through Donnelly Avenue, sidewalk improvements along the same corridor, two traffic signals at the intersections of 4th Street with Commercial Avenue and with Central Avenue, and striping for the newly designed traffic patterns, parking and bike lanes. Funding for this improvement project requires soliciting a request for financing (RFF) to secure the best terms. Resolution 20-02 authorizes staff to complete the RFF process, negotiate the terms, and secure funding to complete the projects.

Consideration to Adopt Resolution 20-04 Approving the Bay Area Enterprise Zone Agreement with Jordan Cove Energy Partnership L.P.

On September 10, 2019, the city council adopted Resolution 19-18 approving the Bay Area Enterprise Zone (EZ) agreement with Jordan Cove Energy Partnership L.P.(JCEP) and authorizing the mayor to sign the related agreement. The city's EZ partners Coos County, Port of Coos Bay and the city of North Bend also formally approved the negotiated agreement. JCEP had since requested some minor corrections, in part to fix an incorrect date and to clarify what was included and not included in the Community Service Fee. The CEP Workgroup reviewed the requested changes and had voted to recommend approval of the amended agreement. Approval of the agreement provided a framework for how to best use the revenues to benefit the community should the development be realized.

Council Comments

Councilor DiNovo shared a concern about maintenance of the cemetery located on Lakeshore Drive. Upon discussion, it was determined the city did not own the cemetery property, rather the Confederated Tribes of the Coos, Lower Umpqua and Suislaw Indians did. Councilor DiNovo also asked if the council would consider having staff assist with an equity and inclusion statement, as well as, development of criteria for honoring citizens or community groups for their volunteer efforts to improve aspects of our community, such as the work done to maintain the Lady Bug Garden. City Manager Rodger Craddock also shared there would be a ceremony on February 29, 2020 at 10:00 a.m. near the Tug Irene off of Front Street for Alonzo Tucker.

Executive Session

Finance Director Nichole Rutherford read the executive session meeting disclosure statement. An executive session was held pursuant to Oregon Revised Statute (ORS) 192.660 (2) (e) for the purpose of discussing real property transactions and (h) for consultation with legal counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed.

Adjourn

There being no further business to come before the council, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for February 18, 2020 in the council chambers at city hall.



Joe Benetti, Mayor

Attest: Nichole Rutherford
Nichole Rutherford, City Recorder