

# MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

February 18, 2020

The minutes of the proceedings of a regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, held at 7:00 pm in the City Hall Council Chambers 500 Central Avenue, Coos Bay, Oregon.

## **Those Attending**

Those present were Mayor Joe Benetti and Councilors Lucinda DiNovo, Drew Farmer, Stephanie Kilmer, Phil Marler, Carmen Matthews, and Rob Miles. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Library Director Sami Pierson, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

## **6:20 p.m. - Council Interviews**

At 6:20 p.m. prior to the start of the regularly scheduled council meeting, the council interviewed applicants for the Budget Committee. No decision was made.

## **7:00 p.m. - City Council Agenda**

### **Flag Salute**

Mayor Benetti opened the meeting and led the council and assembly in the salute to the flag.

### **Public Comments**

Brad Michaud, North Bend stated he was concerned about the number and severity of potholes with some being in crosswalks. Mayor Joe Benetti stated cold patching does not last and currently the asphalt plant was closed. City Manager Rodger Craddock stated there were 1,024 potholes on the list to do and 600 were filled during the fall 2019 construction season. Council stated there was a priority list for potholes and the transportation utility fee was passed for additional road improvement funding. Bittin Duggan, Coos Bay stated the crosswalks were also not well lit, causing an issue with those in wheelchairs; asked council to address the cement riser in front of city hall as a safety hazard; noted the Human Rights Advocates of Coos Bay were promoting the season for non-violence which was between the dates of the deaths of Gandhi and Martin Luther King, Jr. with an artwork display at the North Bend Public Library; and wanted to note the community service and housing support available at United Harmony Methodist Church, though the homeless community could still use help with laundry.

### **Consent Calendar**

Mayor Benetti reviewed the consent calendar which consisted of:

- 3a: Approval of minutes of January 14, 2020
- 3b: Approval of minutes of January 14, 2020 (special meeting)
- 3c: Approval of minutes of January 21, 2020

3d: Approval of minutes of January 28, 2020

3e: Approval of minutes of February 4, 2020

3f: Approval of minutes of February 11, 2020

3g: Acceptance of January 2020 Check Registers

3h: Acceptance of January 2020 Financial Reports

Councilor DiNovo moved to approve the consent calendar as presented. Councilor Marler seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

### **Report by Marshfield High School Key Club Members**

Marshfield High School (MHS) Key Club representatives Emerald Russell and Zachariah Sahli summarized upcoming Key Club activities, shared various ongoing fundraising activities and achievements by various MHS clubs, committees, and athletic teams. The Harding learning center is scheduled for demolition in March 2020, the Coos Bay School District will host a farewell event in the gym February 22, 2020 from 11:00 a.m. - 1:00 p.m. MHS lost student Blake Crane due to complications of Influenza B and gave condolences to his family.

### **Presentation on the Coos Bay-North Bend Water Board by General Manager Ivan Thomas**

Coos Bay-North Bend Water Board General Manager Ivan Thomas provided an update to the Council regarding the status the Water Board as well as past, current, and future projects. Board Members Dr. Charles Sharps and Melissa Cribbins also attended. Mr. Thomas stated the full service water utility employed forty-one people. The water for our community was supplied from three lake reservoirs (Merritt Lake, Upper Pony Creek, Joe Ney Reservoir) and eighteen groundwater wells in the dunes, which travels through 258 miles of water mains, portable water reservoirs, thirty-three pump stations, and results in customer service meter reads of 13,200 per month, generating billing and collection for 13,160 water services, with an \$8,000,000 annual revenue in support of \$1,530,000 in capital improvements and \$4,800,000 in operations and maintenance. Approximately \$4,500,000 was spent on capital projects the last three years. Recently completed projects: Terramar and Millington storage reservoirs refurbishment; smart phone meter reading; computer and server replacements; water main replacements on Coos River Highway, 6th Avenue, E Street and 3rd Avenue; Glasgow telemetry replacement; water meter test bench replacement; and Joe Ney Dike repair. Currently working on: McCullough bridge water main relocation; McCullough bridge water pipe painting; water main replacements on Madrona Street and 5th Avenue; pump replacements on Pennsylvania Avenue, Flanagan Street and Oregon Street; and SCADA client computer and firewall replacement. Near Future: Wisconsin pump station improvements; Radar and Isthmus Heights storage reservoirs refurbishment; 4th Street water main replacement; Minnesota Avenue pump replacement; water meter replacement program; 18" transmission main tunnel repair; and master planning for utilities. Mayor Joe Benetti thanked the Water Board for everything they had done and Mr. Sharps and Ms.

Cribbins for serving on the board.

### **Appointments to the Budget Committee**

City Manager Rodger Craddock stated the city received three applications for three appointments to the budget committee, with one of the openings to fulfill a unexpired term. Applications were received from Ali Mageehon, Frederick Taylor, and Florence Pourtal-Stevens. By action of council ballot the council appointed Frederick Taylor to the budget committee for two-year term ending December 31, 2021; Ali Mageehon and Florence Pourtal-Stevens to the budget committee for three-year terms ending December 31, 2022

### **Award of On-Call Electrical Contracts**

City Manager Rodger Craddock stated every two years the city prepares request for proposals for on-call electrical and 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.

Councilor DiNovo moved to award and authorize the City Manager to sign contracts with Reese Electric, Inc. and Kyle Electric to provide on-call electrical services. Councilor Farmer seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

### **Consideration to Approve the Bay Area Enterprise Zone Agreement with Jordan Cove Energy Partnership L.P. - Approval Would Require Adoption of Resolution 20-04**

City Manager Rodger Craddock stated on September 10, 2019, city council adopted Resolution 19-18 approving the Bay Area Enterprise Zone (Enterprise Zone) agreement with Jordan Cove Energy Partnership L.P. (JCEP) and authorizing the Mayor to sign the related agreement. The city's Enterprise Zone 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 Community Enhancement Plan (CEP) Workgroup reviewed the requested changes and have voted to recommend approval of the amended agreement. Approval of the agreement would provide a framework for how to best use the revenues to benefit the community should the development be realized. Councilor DiNovo thanked Rodger Craddock and Melissa Cribbins for their work and due diligence on the project.

Councilor Farmer moved to adopt Resolution 20-04 approving the Bay Area Enterprise Zone Agreement with Jordan Cove Energy Partnership L.P. and authorize the Mayor to sign the related agreement. Councilor Miles seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

### **Assessment for Upgrading Street Lighting Infrastructure**

City Manager Rodger Craddock stated one of the council's identified 2019-2021 priorities included the maintenance and repair of the city's streets, parking, and street lamp infrastructure. One of the identified tasks related to this priority was to undertake an evaluation

of upgrading the street light infrastructure in the city to LED technology. The city had over 1,200 streetlights which cost on average \$220,000 per year to operate.

The city engaged the services of AMERESCO to undertake a feasibility study of upgrading the street lighting infrastructure to LED technology. The results from the feasibility study suggested the cost to update the streetlight infrastructure could cost about \$670,000 and could result in over \$55,000 in annual savings in utility costs. The cost of upgrading the street light infrastructure to LED technology could be financed and was anticipated the annual debt service payments could be covered by the annual operational cost savings.

The next step was a site visit and visual audit of the street lamps infrastructure (Technical Energy Audit and Project Development Plan) to determine actual costs and annual savings. There have been no costs to the city to date for the study, but there is a cost for the audit, if the city moves forward those costs would be rolled into the overall project, but if the city decides not to complete the LED improvements, the city would be liable for those costs. The city negotiated a savings clause which states if there was a simple payback of within fifteen years or less, and the city doesn't move forward, the city is liable for those costs; however, if payback was more than fifteen years, AMERESCO would waive the costs. Council discussion ensued.

Councilor Miles moved to approve and direct the City Manager to sign the contract with AMERESCO to perform a Technical Energy Audit and develop the Project Development Plan. Councilor Matthews seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

### **Consideration of a Coos Bay Representative Appointment to the Oregon Coast Community Action Board**

Mayor Joe Benetti stated the Oregon Coast Community Action (ORCCA) was recruiting board of director members interested in serving in a governance capacity. The board was made up of three representative parts - clients, community, and government. Community Development Administrator Carolyn Johnson expressed interest in serving as a government representative. The Mayor of Gold Beach, who serves on the ORCCA Board, asked if the City of Coos Bay Council would consider appointing Ms. Johnson to serve as Coos Bay's representative on the ORCCA board.

Councilor DiNovo moved to appoint Carolyn Johnson as the City of Coos Bay representative to the Oregon Coast Community Action (ORCCA) Board. Councilor Matthews seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

### **City Manager's Report**

City Manager Rodger Craddock stated the newest Coos Bay Police Officer completed the police academy and would have three months of on the job training. In 2018, the community put funds together for a housing analysis, with one suggestion incentivizing developers by providing vacant government properties for private development at no or reduced cost. The Urban Renewal Agency had an undeveloped property which was extended for request for development proposals and a development agreement with Tahoe Pacific Properties was entered into for development of nine apartments. They have completed designs and building permits, and ground breaking was scheduled for February 19, 2020. The city had been grinding out potholes and are waiting for the asphalt plant to re-open. The project to replace pump station 17 and underground line was underway. The city was aware there were

concerned citizens in Empire putting together a petition for rapid fire crosswalk signals on Cammann Street and Newmark Avenue, which was already on the city's project list but waiting for curb returns to be completed, and should be installed the week of February 24, 2020.

### **Council Comments**

Councilor Kilmer stated the Homeless Workgroup recently met and formed a sub-committee for work on temporary lodging regulations; the property watch program was gaining traction and growing; and last week the Coos Bay Downtown Association met to develop economic vitality survey questions for distribution to gain great information for the city. Councilor DiNovo stated city of North Bend signed the intergovernmental agreement (IGA) for the transient lodging tax increase; asked the city manager to include an update in an upcoming Friday Update regarding work on potholes and why cold patching is not the preferred method; and extended condolences to Blake Crane's family. Councilor Marler wished all potholes could be fixed tomorrow, but stated it takes time and there was a plan in place. Councilor Matthews thanked council and staff for working on the streetlight project; also extended thoughts and prayers for the Crane family; and stated the Pledge for the Wild meeting was February 18, 2020. The project had previously worked with larger mountain towns in response to high traffic in natural places and the effects of increased traffic on nature and the community, to pledge to be good stewards to keep area clean and beautiful. Councilor Farmer gave condolences to the Crane family and thanked the school for having counselors on hand; happy to hear about crosswalk flashers in Empire; and asked council to initiate contact with the Department of Land Conservation and Development (DLCD) as they had no plans to hold hearings West of Interstate 5 for House Bills 2001 and 2003. Council consensus was to initiate contact. Mr. Farmer stated he was proud of progress city had made and had heard around town opinions on comparisons between today and forty years ago and since only had personally seen last twenty years, felt progress had been in the right direction. Mayor Benetti stated Pacific Pregnancy Clinic gala was scheduled for February 22, 2020 at the Egyptian Theatre; Empire meeting of concerned citizens was scheduled for February 20, 2020 at the Dolphin Theatre; and gave condolences to the Crane family.

### **Adjourn**

There being no further business to come before the council, Mayor Benetti adjourned the meeting. The next regular council meeting was scheduled for March 3, 2020 in the council chambers at city hall.



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Joe Benetti, Mayor

Attest: Nichole Rutherford  
Nichole Rutherford, City Recorder