

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

February 1, 2022

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 Council Chambers, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Stephanie Kilmer and Rob Miles. Councilors Carmen Matthews and Sara Stephens attended virtually by teleconference. Councilors Lucinda DiNovo and Drew Farmer were absent. City staff present were City Manager Rodger Craddock, Assistant City Manager/Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, Police Chief Chris Chapanar, Library Director Sami Pierson, and Deputy Library Director Christina Coffman.

Flag Salute

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

Public Comments

No public comments were made.

Public Comment Form

No public comment forms were received.

Presentation of the Semi-Annual Report on the Coos Bay/North Bend Visitor and Convention Bureau

The City of Coos Bay, the City of North Bend, and the Coquille Indian Tribe created an intergovernmental entity to be known as the Coos Bay/North Bend Visitor and Convention Bureau (VCB) in 2010. The VCB engages in activities designed to promote events and attractions in the Coos Bay/North Bend geographic area so as to attract tourists; and thereby, foster an important component of the local economy. When possible, the VCB works to coordinate efforts with other efforts in the area to achieve maximum return on monies expended on tourism promotion from all sources. The Coos Bay / North Bend Visitor Convention Bureau (VCB) provides quarterly reports to the council detailing the activities of the VCB, the events and attractions which have been promoted by the VCB, and the funds spent to date. VCB Director Janice Langlinois stated the VCB was responsible for the promotion, advertising, and marketing of the area to existing and potential travelers to increase overnight visitation year-round, utilizing print, digital, and broadcast advertising, social media, trade shows, familiarization tours, public and media relations, promotions, and more. Sample advertising, campaigns, and promotions were presented. Ms. Langlinois stated visitor trends showed 2021 was significantly better than 2019; 2020 started strong, floundered when the pandemic hit, but rebounded over the summer months and 2021 was

stronger though it dipped towards the end of the year. 2021 had 481,400 unique visitors compared to 369,361 in 2020. Data found those who saw an ad at least once in the month of December, 1,244 appeared in the destination from December 1st to January 21st and 116 stayed in one of the featured lodging properties for an average of three days and spent an estimated \$99 daily. The return on ad investment was \$204 for every one dollar spent. The Visitor Information Center between July and December had 10,999 visits for \$16,401 in sales.

Discussion and Approval of Recent Parks Commission Recommendations

Public Works and Community Development Director Jim Hossley stated on January 20, 2022 the Parks Commission made the following recommendations for the City Council's consideration.

Kayak Launch at John Topits Park

The Parks Commission recommend approving the location of the placement of a kayak launch at John Topits Park. Motion carried by unanimous vote.

Disc Golf Course Tournament at John Topits Park

The Parks Commission recommended moving forward with issuance of a special event permit for a disc golf tournament at John Topits Park with the caveat there was no park closure, there was a PSA in advance, signage and if possible some ushers or representatives could interact with people while the event was going on over two days.

Marshfield Pioneer Cemetery Assessment and Repairs

The Parks Commission recommended approving a request to hold a fundraiser to perform an assessment of the Pioneer Cemetery as amended to include the requirement the methodology of fundraising did not compromise receiving grants in the future due to mixing private funds with public lands. Motion carried by unanimous vote.

Council discussion ensued. Council stated concern for parking for the kayak launch due to the future library and wanted keep the library design consultants informed of plans to design accordingly. Also stated concern for safety keeping the park open during the disc golf tournament and requested to have spotters around the course.

Councilor Miles moved to approve the Parks Commission recommendations with the Council recommendations. Councilor Kilmer seconded the motion which carried. Ayes: Benetti, Kilmer, Matthews, Miles, Stephens. Absent: DiNovo, Farmer.

Discussion Regarding New Library Facility

Library Director Sami Pierson stated at the January 25, 2022 council work session, staff presented materials from Hacker detailing cost estimates and design elements, as well as, several bond scenarios prepared by the city's financial advisor, Wedbush Securities. Following the work session, the Library Steering Committee met to review the same materials, as well as, additional information from Hacker regarding possible siting and

potential to include a 911 Communications/Dispatch facility within the new library building. The Library Steering Committee meeting can be viewed at https://www.youtube.com/watch?v=2r7r6W8wO_g. City Manager Rodger Craddock stated the new site would take the facility out of the tsunami inundation zone, off room to grow, would be funded separately, and would provide personnel on-site 24 hours with officer presence.

Ms. Pierson presented the four options regarding the general placement of a building on the building site. There were no specific building details just blocks as placeholders; the architecture team had discussed the general layouts of each option including the placement of parking. After considering the options the steering committee had a consensus of Option A or Option D, with Option D being the favored one. Option D provided outdoor space, the ability to maximize daylight, overall better views of the lake and park, and organized the interior in the most efficient way.

Additionally, road access was discussed. The traffic analysis for the new library site was going to concentrate on access through Hull Street at this time (Option 1 on page 4 of Steering Committee 1/27/22 document). The traffic engineers were going to study Hull as it was and then study Hull with adding some signal timing from the light at LaClair and lane adjustments on Newmark/Hull. If it was discovered a signal was warranted then Option 2 and Option 3 would be studied. Staff requested council ratification of: library siting, bond scenario preference, and whether to include 911 Communications/Dispatch Center facility in the bond title language.

Council reviewed the five financing scenarios presented at the January 25, 2022 Work Session:

1. Level combined payments, repayment of the current GO Bond used to finance the construction of the fire station on Elrod, combined with the addition of the library construction GO bonds, remains relatively level from year to year, roughly hovering around \$1,580,000 annually, and results in an estimated average increase in the tax rate of \$0.9710.
2. Level payment for the new library GO bond issuance and results in an estimated average increase in the tax rate of \$0.9639.
3. Flat combined tax rate, combined tax rate (levy for the existing fire station GO bond and the new library GO Bond, remains relatively level from year to year, roughly hovering at \$1.046, and results in an estimated average increase in the tax rate of \$0.9832.
4. Flat new tax rate, the tax rate (levy) the new library GO Bond, remains relatively level from year to year, roughly hovering at \$0.09753, and results in an estimated average increase in the tax rate of \$0.09753.
5. Level payments, beginning upon retirement of the fire station bonds in FY27, would levy in the first few years only the amount necessary to cover accrued interest, with true repayment occurring after the fire station debt has been fully repaid, and results in an estimated average increase in the tax rate of \$0.9761.

Jennifer Tudor, Coos Bay stated financing option 5 would be more palatable, was glad the traffic analysis was being conducted as she lived close to the location, was thrilled to heard it would include the 911 dispatch center, and asked if we were getting matching funds from the legislature. City Manager Rodger Craddock stated the first request did not succeed and another request had been submitted. Mayor Joe Benetti stated Urban Renewal Agency dollars would be able to be used for the design planning and potentially with traffic plans. Scott Frasier, Coos Bay stated the costs were hypothetical, thought the 911 call center was thrown in to sway the voters, there were other libraries available close to the proposed library

site, spent \$810,000 on current library, stated Coos Bay Village and Front Street would also be in the tsunami zone with no concerns, and with technology changes virtual/digital was available from almost anywhere. Mayor Benetti stated the flood zone at the Coos Bay Village was raised by fourteen feet so it was not at the same level, could not do that at the current library site, repairs had to be made at the current library site to keep it open, cannot use for meetings, and there were over 300,000 physical visits to the library. Mr. Craddock stated there were Oregon requirements about critical public structures and where they should/should not be located. Gina Sutherland, Coos Bay stated libraries were an extraordinarily important community asset and was encouraged to hear of Council's support of the library. Susan Anderson, Coos Bay recognized Council's great work and moving forward with the new library, was a vital component to the community, libraries and parks were symbiotic, would provide an expansion of programs, safer as an emergency site, and not everything was available electronically. Janice Langlinais, VCB Director stated libraries were a vital part of the community, provided Wi-Fi to travelers, and drew people in with programs. Curt Benward, Library Board stated construction on the new library probably wouldn't start until 2023 and not completed until 2025 so would not want to delay the kayak ramp, the Library Foundation had raised roughly \$2.9 million for the library project, the 911 facility would be a win for the library and city, the SWOCC library was for a different demographic with more reference materials and computer used by students, and the new location was almost the same distance from the North Bend Public Library as the current Coos Bay Public Library was. Ken Folker, Coos Bay asked when the ballot measure would be and what the amount on the bond measure would be, hoped it would pass, but additional property tax could make people reluctant, and what would happen if it didn't pass. Mayor Benetti stated it would be in May, would be up to \$20,000,000, and if it did not pass would have to reevaluate to make a determination where to go from there.

Council discussion ensued. Consensus to include the 911 Communications/Dispatch Center facility, bond financing option #5, and the massing option D.

Councilor Miles moved to accept the Library Steering Committee's recommendation of Option D for the siting massing of the new library. Councilor Kilmer seconded the motion which carried. Ayes: Benetti, Kilmer, Matthews, Miles, Stephens. Absent: DiNovo, Farmer.

City Manager's Report

City Manager Rodger Craddock gave an update on the progress on Englewood School site debris cleanup which was expected to be completed February 28, 2022. Had a renewable hydrogen presentation and request for City to consider being a sponsor or grant applicant that would assist the Port of Coos Bay in finding funds and initial planning, attended the Coos County Commissioner's work session, county took under advisement to be sponsor, unanimous Council support, if commissioners fail to agree as there was little time before grand deadline the City would be applicant, and asked to act on behalf of Council to be applicant and use third party to administer. Council consensus for City to be sponsor if Coos County did not.

Council Comments

Councilor Stephens stated attended a servant leadership conference which had great information, most relevant was making sure we take care of the people around us as we lead, saw staff struggling at Hollering Place with garbage and requested trash solutions, and expressed appreciation to staff for covering local graffiti. Councilor Matthews stated the City

of North Bend had a townhall meeting regarding homeless solutions and asked City to share our related work; asked for an update on Coalbank village and homeless workforce; requested meetings to be schedule with the Tribe and North Bend to work together; and was excited for the Library site, potential of future Library, and would be an asset in Empire. Councilor Kilmer stated she attended the North Bend townhall meeting, North Bend was part of the homeless workgroup with a Council appointed representative who sat on the workgroup and the North Bend Mayor attended meetings, would be sharing with North Bend the Coos Bay ordinances and policies, was great presentations made by the Mayors, and stated appreciation to all the volunteers . Councilor Miles impressed with the amount of time put in by the volunteers and by the Hacker design consultants . Mayor Benetti thanked everyone involved with the library, enjoyed presentation at the Wednesday Business Connection, had a good working relationship with the City of North Bend, and saw behind Coos Bay Toyota on 7th Street a lot of washed ashore stuff that would love to have them out in the community.

Executive Session

Deputy Finance Director Melissa Olson 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. No decisions were made.

Adjourn

There being no further business to come before the council, Mayor Benetti adjourned the meeting. The next regular council meeting was scheduled for February 15, 2022. These minutes were approved as presented by City Council on February 15, 2022.



Joe Benetti, Mayor

Attest: Nichole Rutherford
Nichole Rutherford, City Recorder