

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

**May 19, 2020**

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held at 8:20 pm as a virtual meeting.

**Those Attending**

Those attending remotely by teleconference were Chair Stephanie Kilmer and Board Members Joe Benetti, Drew Farmer, Phil Marler, Carmen Matthews, and Rob Miles. Councilor Lucinda DiNovo was absent. City staff attending remotely by teleconference were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Community Development Administrator Carolyn Johnson, and Fire Chief Mark Anderson.

**Public Comments**

No public comments were provided online and no public comment forms were received.

**Consent Calendar**

Chair Kilmer reviewed the consent calendar which consisted of:

- 2a: Approval of minutes of May 5, 2020
- 2b: Approval of April 2020 Financial Reports

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

**Approval to Purchase Replacement Floats at Empire South Dock Under an Emergency Procurement Contract**

Public Works and Community Development Director Jim Hossley stated the City of Coos Bay's Empire boat ramp/dock facility was a heavily used boat ramp by both local residents and visitors from across the state. Unfortunately, five of the eight float docks on the south side of the Empire boat ramp were showing signs of failure, so staff had to remove them and close the south side of the ramp until they could be replaced. Failure was caused by age and ocean waves. The city had declared the issue an emergency in order to swiftly replace the floats to ensure adequate protection to those using the facility and trying to launch from the north side.

Under Governor Brown's Executive Order 20-12 Oregonians were required to follow social distancing rules and limit gatherings. As such, the city implemented safety measures which included the closure of one of the launch lanes at the Empire South Dock/Boat Ramp. With one lane closed, staff was able to remove some of the failing floats. In doing so, the already aged facility, experienced greater use on the remaining open lane, as well as absorbed more significant impact from the turbulent waters. As the fishing season approached, the ongoing safety of the facility had come into question, without the replacement of several floats to provide

a more stable environment. The upcoming fiscal year budget included proposed amounts to replace several failing floats at city owned dock facilities, unfortunately, due to safety concerns and the necessity of access for the community during upcoming heavy use season, the floats must be replaced immediately.

The City of Coos Bay provides several dock facilities for community access: Empire North/South Dock, Downtown Dock/Boardwalk, and Eastside Dock. These aged facilities are used for a wide range of recreational activities such as boat launch, fishing and crabbing, and are in need of replacements floats to ensure safety and stability. Initial estimates to replace the floats were in the \$7,500/float range, using the current wood-based design. To replace all floats with wood, 57 in total, it was expected to be over \$420,000. As funds were limited, a plan was developed to replace floats at the facilities over the next several years. Unfortunately, the Empire South Dock had a more immediate need for replacement.

In discussions with the State Marine Board, it was determined there were already design plans available for an aluminum-based dock/float system. Moving to the aluminum system provided greater longevity. With this greater longevity, there was a greater cost, but the benefit to moving to aluminum system outweighed the additional cost. Additionally, in the discussions with the State, there could also be grant funds available which could support replacement of the rest of the floats at the city's dock facilities. The cost for the upgraded, aluminum system was twice as much as the wood system, at \$15,000 for each twenty-foot section. To replace all the floats at the boat ramps with a new aluminum system, the cost could exceed \$330,000, with a side note that the estimated total cost did not factor the Boardwalk Dock system structure/design which is different than the boat ramps/docks in Empire and Eastside.

Both of the Downtown and Empire District's Plans included dock facility upgrades. Moving to the aluminum system, from the wood system, would be an upgrade, making the necessary replacement eligible for funding from the agency. Because of the safety concerns and the upcoming fishing season, staff recommended purchasing the floats under the emergency procurement rules and staff would be responsible for installation.

Board Member Matthews moved to approve the purchase of replacement floats for the Empire South dock under an emergency procurement contract in an amount not to exceed \$140,000. Board Member Farmer seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Matthews, Miles. Absent: DiNovo.

### **Agency Comments**

Mayor Joe Benetti asked for an American Building status update. City Manager Rodger Craddock stated staff had received a call from the attorney representing the owner, noting the new owner desired to fix up the entire building, and requested a phone call back to discuss. Mr. Craddock stated there was no additional information at this time; if there was a new owner it would not change the requirements, but would start the process over; however, if it was the same owner the city was waiting for COVID-19 to end to proceed with scheduling a hearing before a hearings officer.

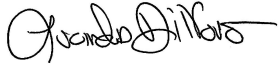
**Adjourn**

There being no further business to come before the agency, Chair Kilmer adjourned the meeting. These minutes were approved as presented by the Urban Renewal Agency on June 2, 2020.



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Stephanie Kilmer, Chair



Attest:

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Lucinda DiNovo, Secretary