

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

**July 5, 2022**

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 8:33 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Attending**

Those present were Chair Stephanie Kilmer and Board Members Joe Benetti, Lucinda DiNovo, Drew Farmer, and Rob Miles. Board Members Carmen Matthews and Sara Stephens attended remotely by teleconference. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Assistant City Manager Nichole Rutherford, Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, Police Chief Chris Chapanar, and Library Director Sami Pierson.

**Public Comments**

Darrion Lyn, North Bend asked what the URA goals were. City Manager Rodger Craddock stated he would meet with him after the meeting to discuss and the goals were also listed on the city website.

**Public Comments**

No public comment forms were received.

**Consideration of Award of Construction Contract for Empire Fire Station Parking Lot and Ed Lund Park Fencing**

Public Works and Community Development Director Jim Hossley stated the City received two bids on June 29, 2022 for the Empire Fire Station #2 Parking lot and Ed Lund fencing project. Knife River Materials (KRM) appeared to be the low responsible bidder; however, after reviewing the bid it became apparent the bid did not meet the requirements of the bid documents. KRM's proposal did not comply the instructions to bidder, "Contractor shall not award work to all subcontractors which total more than 50% of the contract amount." KRM exceeded this requirement by 10%. Unfortunately, since it was inconsistent with our bidding instructions, the city had no choice but to award the contract to the next responsible bidder, Laskey-Clifton. This project was divided into two bid schedules that served two different userships both the Fire Department and Parks. The Urban Renewal Agency may award the contract to Laskey-Clifton to include both or just one of the schedules.

Schedule "A" Fire Station #2 Parking lot, which Laskey-Clifton bid for \$500,299.80, included the following: This schedule of work consisted of a new fence and ADA compliant concrete sidewalk through the alley way between S. Wall Street & S. Wasson adjacent to the Fire Station. This sidewalk would be supported with a two-foot-tall retaining wall and one ADA

ramp. Two electric vehicle gates would be installed, as well as, new pavement, pavement markings, water quality feature, and ornamental fencing around the parking structure for the fire department.

Schedule "B" Ornamental Fencing at Ed Lund Park, which Laskey-Clifton bid for \$63,500.00, included the following: This schedule of work consists of the purchase and installation of ornamental fencing that would encompass Ed Lund Park, three man-gates and one sixteen-foot-wide vehicle gate.

Understanding this project was a significant amount of money, there were several benefits to the community should the Agency decide to award this bid. This project would help clean-up the area while restricting access to the park when the park was closed, improve ADA access to the park, allow staff to service and maintain the park as intended, and provide a secure parking area for the employees at the fire department while performing their duties. This project would be funded by the Empire Urban Renewal Capital Projects Fund 58-945-530-3123. If both schedules were awarded the total project cost including a 15% contingency would be \$648,369.77. Agency discussion ensued.

Board Member DiNovo moved to award the contract for the Empire Fire Station #2 Parking Lot and Ed Lund Park Fencing Project to Laskey-Clifton for \$563,799.80 plus authorize a 15% contingency of \$84,569.97 for a total cost not to exceed \$648,369.77. Board Member Farmer seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Matthews, Miles, Stephens.

### **Board Comments**

Board Member Miles stated the little kids area at Mingus Park was in bad shape and needed work. Agency Manager Rodger Craddock stated it was being discussed in the Parks Master Plan and staff have discussed how to break-up the capital improvement needs.

### **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 August 16, 2022.



Stephanie Kilmer, URA Chair

Attest: Nichole Rutherford  
Nichole Rutherford, City Recorder