

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

April 9, 2019

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 5:30 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, 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, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, Battalion Chief Jeffery Adkins, and Police Captain Chris Chapanar.

Review of the Following Council/URA Agenda for April 16, 2019

Consideration of Proposed Facade Improvement Grant for 737 N Front Street

Public Works and Community Development Director Jim Hossley stated Heidi Sause, the owner of a partial two-story structure at 737 Front Street, was seeking a grant for up to \$4,120 for the installation of three windows on the upper level of her building's east elevation. The windows would be the same style/material as the windows replaced in the prior two façade improvement applications (2017 and 2018). The Façade Improvement Program requires three bids for the facade project be obtained.

In 2017 and 2018, the building's interior and exterior improvements were valued at over \$150,000 with assistance of \$50,000 in Facade Improvement Grants. The current uses on the first floor includes "Front Street Provisioners", a restaurant/wine bar; a warehouse with a tenant performing glass work and boat repair; and an office. The upper floor is not occupied at this time. Ms. Sause indicated that prospective renters had reservations about the lack of natural lighting. The extra lighting and view should help make the upper floor space more desirable to prospective tenants.

Ms. Sause indicated that with her prior improvements she attempted to acquire three bids, but she was unsuccessful because contractors in the area were too busy and unable to provide bids. She stated she was very satisfied with her prior contractor who did provide a bid, and she requested it satisfy the requirement. The submitted bid was \$3,120 in material, \$5,000 in labor, and \$300 for architectural design.

Ms. Sause submitted a land use application requesting approval of an Architectural Design Review as required by the Waterfront Heritage District (WH) for exterior improvements. The Design Assistance Team (DAT) met on March 4, 2019, and they determined that the proposed second-story windows are consistent with existing windows and continue to be in keeping with the historic character of the structure and the district. They recommended the project be approved. The Planning Commission met on Tuesday, April 9, 2019 to review the request and render a final decision.

Consideration of Approving Regulations for an Indoor Marijuana Processing Business

Public Works and Community Development Director Jim Hossley stated the Oregon Liquor Control Commission (OLCC) imposes and collects a state tax on marijuana grown, processed, and sold in the state. Oregon cities and counties with marijuana business regulations which allow for each of these functions are provided with a revenue share of these taxes quarterly. If a local agency does not have regulations allowing each type of marijuana business noted above, the revenue sharing of these taxes is not provided.

Coos Bay's marijuana regulations include standards and criteria for marijuana sales and processing, but there are no regulations for marijuana production. Thus, there is no State distribution of quarterly revenue to the City. To secure the state marijuana tax revenue of approximately \$45,000 to \$60,000 a year, the city must adopt regulations to grow marijuana. Additionally, the city's marijuana land use regulations for processing and retail/wholesale sales have not been updated since 2017 and was recommended to be updated. Suggested Coos Bay Municipal Code (CBMC) Title 17 primary regulations for marijuana businesses were:

1. Define and identify the variety of marijuana type businesses in the city
2. Allow indoor growing of marijuana in the Industrial Commercial area of the city as a permitted use with development standards and criteria for staff use in assessment of applications. Outdoor marijuana growing was not compatible with the city's urban setting, and would be prohibited.
3. A 1,000-foot distance between any type of marijuana business and a limit on the business size of no more than 5,000 square feet would be required.
4. Site plan review by staff would be required.
5. Light and glare mitigation, building code compliance, compliance with State requirements, and a prohibition of outdoor storage would be required.
6. The property owner would be required to sign a waiver of any claim to hold the city responsible for any impact of state or federal enforcement action.
7. Marijuana sales could not include those in a drive-up facility or use.

Council discussed addition of all crops, not just marijuana to the regulation, and requested a map of the industrial areas where growing would be allowed.

Approval of the Arbor Day Proclamation and Presentation

Public Works and Community Development Director Jim Hossley stated Coos Bay had a special reason to celebrate Oregon Arbor Week and National Arbor Day this year, the City was named a Tree City USA by the National Arbor Day Foundation for the 25th consecutive year for the City of Coos Bay's commitment to maintaining a healthy urban forest. Oregon Department of Forestry (ODF) Jon Laine was scheduled to make a presentation at the April 16, 2019 Council meeting.

Presentation on Disaster Preparedness

Fire Chief Anderson presented on the efforts by the City to insure staff and public are adequately prepared for disasters that may impact our community. A disaster was any event

that seriously disrupts the functioning of a community or society and causes human, material, and economic or environmental losses that exceed the community's or society's ability to cope using its own resources. Coos Bay area threats were severe weather (wind), earthquake, tsunami, hazardous materials release, flooding, wildland fire, domestic terrorism, and pandemic or biological emergency. Mr. Anderson discussed City, staff, and community training and education conducted such as plan reviews, various drills, classes, lectures, communication brochures, and "Blue Line" (blue tsunami zone road markings) project. Training opportunities and items to address were classes for Council and City staff, update shelter management, beach evaluations, damage assessments, maps, additional evacuation route signage, and readiness campaigns. The Fire Department purchased equipment such as a rescue trailer, food, blankets, short-wave radios, and various shelter resources. Additional equipment opportunities were upgrading radios, rescue raft, mobile generator or lights, drone program, and additional shelter resources to equip ten percent (10%) of the local population.

Review of City Council Goals for FYE 2019-2021

March 22, 2019, the City Council held a work session to discuss goal priorities for the next two years. City Manager Rodger Craddock presented the City of Coos Bay Mission Statement, City Council's 25 Year Vision, Leadership Approach for 2019-2021, 2019-2021 Council Priorities, and goals for Council functioning. The City of Coos Bay Council identified the following priorities:

1. Ongoing maintenance and improvement of the City's wastewater system.
2. Maintenance and repair of the city's streets, parking, and street lamp infrastructure.
3. The need to build a new library facility outside of the tsunami inundation zone.
4. Economic development.
5. Housing supply and homelessness in Coos Bay.
6. Communication with citizens.
7. City parks.
8. Public safety.

The Council reviewed and discussed the draft goals with completion dates. Mr. Craddock stated the goals details would have clarifications and be updated for review at the April 16, 2019 Council meeting.

Council Comments

Councilor Farmer stated he received an update from the League of Oregon Cities regarding House Bill 2408 which made it out of committee with an amendment establishing any development with a twenty (20) million dollar value threshold in an Enterprise Zone and receiving tax abatement or credits from a local government would need to implement prevailing wage. Council asked City Manager Rodger Craddock to draft a letter in opposition on behalf of the Council to send to Representative Caddy McKeown. Councilor DiNovo requested an update on the Community Enhancement Plan (CEP). City Manager Rodger Craddock stated a meeting was being planned in the next two weeks for the CEP Work Group, was waiting to hear from the Port of Coos Bay Director, and was dependent on availability of representatives. There may need to be more than one meeting and Mayor Benetti encouraged the Councilors to attend along with the two Council representatives.

Adjourn

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for April 16, 2019 in the Council Chambers at City Hall.



Joe Benetti, Mayor

Attest: Nichole Rutherford
Nichole Rutherford, City Recorder