

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

May 28, 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, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Community Development Administrator Carolyn Johnson, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

Review of the Following Council/URA Agenda for June 4, 2019

Coos County Area Transit Proposed Regional Transit Hub

Coos County Area Transit (CCAT) General Manager Sergio Gamino brought the new trolley for the Council to tour and presented a Front Street Development proposal to Council for a regional transit hub with an unspecified location that would need to go through the Planning Commission for zoning requirement change needs; the building would provide rental space as well. To pursue the project and receive a grant, Mr. Gamino requested Council to write a letter of support for the project not tied to a specific location. Council consensus for City Manager Rodger Craddock to meet with Mr. Gamino to write a letter of support.

Continuation of Discussion on Upcoming Street Maintenance Projects

On May 14, 2019, Councilors expressed some concern regarding the blade patching versus other methods of pothole/street repair. City staff was working on collecting information for alternative options for Council to consider. Council discussed and the agenda item was moved to the June 11, 2019 work session when more information would be available.

Consideration of Approval on a Transportation and Growth Management Application for the Front Street Action Plan

Community Development Administrator Carolyn Johnson stated the Oregon Department of Transportation's (ODOT) Transportation and Growth Management (TGM) Type Two grant application period was now open. Due by June 6, 2019, this grant was to "help local governments develop integrated land use and transportation plans and implement measures that encourage livable, affordable, and accessible communities for all ages and incomes; promote compact, mixed-use, walkable development to increase walking, biking and transit; or support physical, social, and economic needs." TGM grant objectives are to: 1) Provide transportation choices; 2) Create communities (including housing, work places, shops, schools, parks, etc.) with well-located activity centers accessible to pedestrians, bicyclists, and transit users; 3) Support economic vitality including planning for growth to accommodate future residents, businesses and services, and housing with access to education, jobs, and

services; 4) Save public and private costs with compact land uses and well-connected transportation patterns; and 5) Promote environmental stewardship.

The City's Front Street Action Plan is a strong candidate for this grant. The Plan identifies open space and pedestrian connectivity and improvements to the transportation network to improve multi-modal safety. The Plan projects specifying these needs included:

- Project A-1 Public Waterfront Accessway improvements for a non-motorized boat launch and a public viewpoint.
- Project B-1: Historical Wayfinding with the creation of a strategy for the Front Street waterfront area to provide directions to major attractions.
- Project B-5: Public Parking Management Strategy identifying policies and programs that result in more efficient use of parking resources on Front Street.
- Project C-1: Pedestrian North-South Connection - Waterfront Walkway.
- Project C-3: Circulation and Connectivity Improvements to create a well-connected street network. There is not a final street network decision for Front Street.
- Project C-4: Access/Intersection improvements to improve safety, reduce congestion, and enhance overall traffic flow as redevelopment occurs on Front Street.

City staff discussed with ODOT, received encouragement from the Department of Land, Conservation and Development to consider the grant application, and reviewed the grant criteria for how funding for the above projects could move the goals of the Front Street Action Plan forward. The work related to these projects would not be related to physical improvements; however, work funded by the grant would further need planning and technical assessments specified in the Plan. This work must be complete prior commencing the capital improvements along Front Street envisioned for multi-modal transportation, parking, and wayfinding. There is a 12% grant match requirement that could be provided in the form of staff time and materials. If the \$250,000 maximum grant amount was requested, a \$30,000 grant match would be required. Council discussed and consensus to authorize City staff to proceed with the application and a letter of support for the grant would be presented to Council on June 4, 2019.

Award of Consulting Services and Construction Bid for Pump Station 8 Upgrade Project

Public Works and Community Development Director Jim Hossley stated Pump Station 8 (PS8) was a major pump station located along Newmark Avenue at the LaClair Avenue intersection. The pump station had been identified in the City's Wastewater Master Plan and the twenty (20) year take-down list. The City contracted with RH2 to perform design services. Bids were advertised, two bids were received, and were opened on May 23, 2019. The results were presented and the engineer's recommendation was to award the contract to Stettler Supply & Construction for \$846,300 plus a 15% contingency for the project. RH2 also submitted a scope and fee to perform construction management services for \$98,595. This project was the last project associated with the Loan #2 from Oregon Infrastructure Finance Authority (IFA).

Discussion of Department of Environmental Quality State Revolving Fund Loan for Wastewater Treatment Plant 1 and Corresponding Sponsorship Option Loan for S. 2nd Street Green Parking Lot/Englewood School Brownfield Project

Public Works and Community Development Director Jim Hossley stated the City's loan application through the Department of Environmental Quality (DEQ) State Revolving Fund (SRF) program to fund design and construction for Wastewater Plant 1 Phase 1 Upgrade was approved. The loan for Plant 1 is referred to as a "point source loan", and this program was how Plant 2 was funded. Additionally, the SRF program allows a public agency who is applying for a point source loan to take advantage of a Sponsorship Option (SO). This SO encourages communities to pursue water restoration or protection projects in conjunction with traditional wastewater projects by offering financial incentives. This means that the City can complete SO projects without additional impacts to ratepayers. This has no impact to ratepayers because DEQ reduces the combined loan's interest rate so the debt service for the combined project equals what the debt service would have been for the traditional wastewater project associated with the point source loan. Per Council direction, staff applied for SO funding for South 2nd Street Green Parking Lot and Englewood School Brownfield Project. A draft copy of the loan agreement for pre-design and environmental crosscutting funding for Wastewater Treatment Plant 1 Phase 1 Upgrade project for an amount of \$1,350,000 and the corresponding Sponsorship Option loan (South 2nd Green Parking Lot and Englewood School Brownfield) for an amount of \$165,000 was presented to Council. DEQ created these loans in a two-phase approach: the original loan amounts are to complete the pre-design and State and Federal environmental cross cutters and once DEQ approves the pre-design and the City has obtained all environmental cross cutters, DEQ would amend the loan to include the final design and construction phase of the projects. This amendment would increase the WWTP1 loan to \$14,365,156 and the SO loan to \$1,588,000.

Discussion of Department of Environmental Quality State Revolving Fund Loan for Pump Station 17/Force Main Under the Bay Project and Corresponding Sponsorship Option Loan for South 4th Street Green Parking Lot

Public Works and Community Development Director Jim Hossley stated the City's loan application through the Department of Environmental Quality (DEQ) State Revolving Fund (SRF) program to fund construction for the Pump Station 17 Upgrade and Force Main Under the Bay project was approved. The loan for Pump Station 17 and Force Main project is referred to as a "point source loan", and this program was how Wastewater Treatment Plant #2 was funded. Additionally, the SRF program allows a public agency who is applying for a point source loan to take advantage of a Sponsorship Option (SO). This SO encourages communities to pursue water restoration or protection projects in conjunction with traditional wastewater projects by offering financial incentives. This means that the City can complete SO projects without additional impacts to ratepayers. This has no impact to ratepayers because DEQ reduces the combined loan's interest rate so the debt service for the combined project equals what the debt service would have been for the traditional wastewater project associated with the point source loan. Per Council direction, staff applied for SO funding for South 4th Street Green Parking Lot. A draft copy of the loan agreement for construction funding for Pump Station 17 upgrade and Force Main Under the Bay project for an amount of \$3,610,838 and the corresponding pre-design and environmental cross-cutters for the Sponsorship Option loan (South 4th Street Green Parking Lot) for an amount

of \$100,000 was presented to Council. DEQ has created the SO loan in a two-phase approach: the original loan amount will complete the pre-design and environmental cross-cutters and once DEQ approves the pre-design and the city has obtained all the environmental cross-cutters, DEQ would amend the loan to include the final design and construction phase of this project. This amendment would increase the South 4th Street Green Parking Lot loan to \$446,340.

Approval of Emergency Operations Plan Amendments

Fire Chief Mark Anderson stated management staff had completed a review of the scheduled sections of the Emergency Operations Plan; one-third of the plan was reviewed, fourteen (14) sections, with ten (10) sections not having any recommended changes or updated department titles for combined departments. The major changes noted were: 2.2 Planning Assumptions residents are encouraged to be self-reliant for two weeks from three to five days, updated contact information, and updated emergency call lists. Approval of these revisions would amend the plan and the previous version would be archived. Mr. Anderson also gave Council an Independent Study Program pamphlet with information to take the Emergency Management Institute's Independent Study Program.

Council Comments

Councilor Miles asked about the fire over the last weekend in the Empire District. City Manager Rodger Craddock stated the property was purchased eighteen months ago by an organization out of Myrtle Creek that planned to bulldoze the property, there would not be any clean-up by the City of Coos Bay. Councilor DiNovo stated she received a question regarding needle collection, would the the City consider providing receptacles in all the public bathrooms, and if not, why. City Manager Rodger Craddock stated it hasn't been considered in the past, there was a concern for the receptacles to be well contained so they could not be broken into, but staff would look into having a location. Fire Chief Mark Anderson stated needles were not collected from the general public because it is costly to dispose of and there is a yearly Drug Take Back event that collects needles. Ms. DiNovo additionally asked for a Community Enhancement Plan (CEP) Work Group meeting update. Mr. Craddock stated the meeting was scheduled for June 27, 2019 from 2:00 p.m. to 4:00 p.m. in the Council Chambers at City Hall. Councilor Matthews asked where business owners could get an automated external defibrillator (AED) subsidy or grant. Mr. Craddock stated to contact the Bay Area Hospital Community Foundation.

Adjourn

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council Meeting was scheduled for June 4, 2019 in the Council Chambers at City Hall.



Joe Benetti, Mayor

Attest: 

Melissa Olson, Deputy City Recorder