

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

September 19, 2017

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 8:50 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

### **Those Attending**

Those present were Vice-Chair Phil Marler and Board Members Joe Benetti, Lucinda DiNovo, Drew Farmer, Jennifer Groth, Stephanie Kilmer, and Phil Marler. Chair Stephanie Kramer was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Deputy Finance Director Amy Kinnaman, Public Works and Community Development Director Jim Hossley, Library Director Sami Pierson, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

### **Public Comments**

Mike Vaughan. Coos Bay: provided the Urban Renewal Agency with a rendering detailing proposed changes to the vacant property adjacent to the Old City Hall building. Noted he was working with Greg Nichols, owner of the Old City Hall building. Concept was to have a deck, at grade with the dining hall to serve as an outdoor coffee bar; it was possible additional phases would be implemented to incorporate use of the remaining space. Vice-Chair Marler inquired if the presentation was a proposal or conceptual. Mr. Vaughan stated the purpose was to introduce the concept and questioned if this was something the City would like to see. Vice-Chair Marler recommended checking with staff to see if the proposal fit within the City's land use plan. Mr. Vaughan suggested the project would help to revitalize downtown and noted the success of the outdoor space implemented by 7 Devils Brewery. Board Member Groth inquired if City would retain ownership of property or if property would be sold. Mr. Nichols stated he was interested in developing the property for his business and the community; was willing to work on an agreement to possibly pay taxes for use of the property. Consensus was for staff to review proposal and for the matter to be reconsidered at the October 10,2017 work session.

### **Approval of Streetscape Construction Bid**

Public Works and Community Development Director Jim Hossley stated over the past two years, the Urban Renewal Agency reviewed various ideas and renderings for the Highway 101 streetscape. The goal was to improve the appeal of the Highway 101 streetscape from the south to north city limits. The streetscape improvements would be restricted to Highway 101 right-of-way (ROW) and City owned property. Due to funding constraints, efforts on the project focused on the two existing entry monument locations.

Based on early cost estimates, staff budgeted \$175,000 in this year's Downtown Capital Projects Fund Urban Renewal budget for the streetscape projects at the entry monument locations. After completion of the construction documents, the design consultant estimated the total construction cost to be \$225,071. The project was advertised for bid, and the City received one bid from Clean Rivers Erosion Control for a total cost of \$249,999. Mr. Hossley noted there was a \$75,000 shortfall in the budget relative to the bid price, but there were adequate funds in the Urban Renewal Downtown Capital Projects Fund to cover the bid price plus a contingency.

Mr. Hossley advised the proposed bid only covered the streetscape improvements and did not include the two entry signs and rockscaping. The estimated cost for signs was \$32,000 and rockscaping was \$10,000. Vice-Chair Marler expressed concern about the increased costs for the project.

Board Member Groth moved to award contract to Clean Rivers Erosion control for a cost of \$249,999 plus a 10% contingency of \$25,000 for a total cost of \$274,999. Board Member Kilmer seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Kilmer, Marler. Absent: Kramer.

**Adjourn**

There being no further business to come before the Agency, Vice-Chair Marler adjourned the meeting.

Attest:   
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Drew Farmer, Secretary

  
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Phil Marler, Vice-Chair