

CITY OF COQUILLE
CITY COUNCIL MEETING MINUTES (as accepted with corrections 3/7/05)
February 7, 2005

COUNCIL PRESENT: Mayor Steve Britton, Councilors: E.N. "Corky" Daniels, Kathy Hagen, Jan Torbeck, and Fran Capehart

STAFF PRESENT: City Manager Terence O'Connor, Finance Director Chuck Dufner, Public Works Director John Higgins, City Attorney John Trew, Library Director Anne Conner, Fire Chief Dave Waddington, Police Chief Mike Reaves

PRESS: Dan Schreiber, The World
Jake Wilhelm, Coquille Valley Sentinel

AUDIENCE: A roster of those present is on file in the City Recorder's Office.

1. CALL TO ORDER /PLEDGE OF ALLEGIANCE

Mayor Britton called the meeting to order at 7:00 p.m.

A. Mayor Britton led those assembled in the Pledge of Allegiance.

2. MAYOR'S COMMENTS

Mayor Britton welcomed the students from Mr. Hampton's government class attending the meeting, and noted that Bob Mason, Mayor of Coquille from 1970-1974 had passed away and the funeral would be Saturday. The Mayor made appointments to the City of Coquille's boards as follows:

Planning Commission, 4 year term
Frank Booth

Library Board, 4 year terms
Councilor Kathy Hagen
Barbara Steele

Park and Recreation Committee, 2 year terms
Chair, Councilor Jan Torbeck
Councilor Kathy Hagen
Councilor Corky Daniels
Norma Chappelle
Dennis Graham
Dave Chappelle
Lynn Kindred

Administrative Committee 2 year terms
Chair, Councilor Mollie Anderson
Councilor Fran Capehart
Jeff Adkins
Lynn Kindred
Dave Chappelle
Mayor Steve Britton

Public Works Committee, 2 year terms
Chair, Councilor Loran Wiese
Councilor Fran Capehart
John Christiansen
Lowell Thomas

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Public Safety Committee, 2 year terms
Chair Loran Wiese
Councilor Mollie Anderson
Bruce Parker
Wayne Robison
Eugene Hager

He also noted that there were vacancies on the Public Safety, Forest Management, and Planning Commission boards and invited those in the assembly to apply if they were interested.

3. COUNCIL COMMENTS

Councilor Hagen was pleased at the number of students present and said they were our future leaders. Councilor Capehart talked about the upcoming swimming pool benefit, a chili cook-off Saturday, Feb. 26th. Tickets cost \$5 each, and there is still an opening for two teams, with entry fee of \$10. Councilor Torbeck talked about the annual Valentine's Dance also the 12th, open by invitation only, costing \$35.00 and all proceeds to go the Denna Pearce Memorial Foundation, which provides scholarships to deserving young women from the Coquille Area. Please contact her for more information. She would also be glad to go back to Washington D. C. to lobby for funds for the sewer upgrade if necessary.

4. STAFF REPORTS

Police Chief Reaves report is in the council packet. He noted that E-bay sales of four vehicles brought in \$3,667 and that two have been picked up and paid for. E-Bay is a good method for Coquille to conduct its public auctions. The Chief said Officers Bryant and Ulmer have been awarded a Medal of Merit and recognized for their community service by the Chamber of Commerce, and that Officer Scotty Lathrom is on duty. One Officer is out on medical leave. Library Director Conner's reports were in the packet and she reported that only one firm responded to the RFP for the Space Need Assessment, Building Program Document, Site Evaluation Study. She is recommending them and it is Item 11 on the agenda. She has also had one employee out and they should return next week. Public Works Director John Higgins' report is in the packet, he has a request for a stop sign at 6th and Elliott and would like the Council to refer the matter to the Public Safety Committee. The Council agreed to do that. Mr. Higgins also reported that due to a change in the requirements effective Jan. 1, the city is required to report that the water exceeded the turbidity rules and the city is required to send letters to the residents. City Manager O'Conner said that the rules change, and our non-compliance is something we have known about for sometime and is what we are preparing for with the water system upgrade. He also noted that now that we are out of compliance with the new rules we would be able to get a non-compliance letter, which will allow us to proceed with the funds request. Fire Chief Waddington's report is in the packet, he and Shawn March will be going to Portland to review the specifications on the new fire truck, and that the fire department is having a pancake feed on Feb. 26th as a fund raiser for the burn center. Finance Director Chuck Dufner's report is in the packet, the audit report due date has been extended to March 15, to allow for the addition of the General Fund Fixed Assets. We received a grant from ODOT for repairs to Collier St. and he attended a training on the accounting software the city uses for accounting.

5. CITY MANAGER'S REPORT

The City Manager's Report was included in the packet. The senior center asked that six tables not being used by the city be donated to the senior center, Mr. O'Conner agrees it would be better to get more use from these items and the Council agreed that the tables should be donated. He received notice that Charter cable is raising its rates, that the increase is only on expanded services and that the city only has a voice on the basic cable rate so residents of more than the basic package will be seeing rate increases. He attended a meeting regarding

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stockpiles of emergency supplies in case of an emergency or natural disaster and this information will be incorporated into the city's emergency plan. He reported that several candidates applied for the Sergeant's position we had advertised and after testing, interviewing and preliminary background checks one was offered the position. However the offer was declined. One reason was the "fit" of the city with the applicant and his wife who came from a significantly larger city. However all the candidates for the position mentioned the salary was not in line with other areas and a survey showed that this was correct. He requested the council up the salary range for Sergeant to that formerly used for Lieutenant from \$2,893 to \$3,692. The Mayor

noted that this is still at the low end of the comparable salaries and asked if it should be increased more, Mr. O'Connor said that would be considered in the budget process. Councilor Capehart made a motion to accept the Proposal to increase the salary and Councilor Torbeck seconded, there was no discussion and the motion passed unanimously. Mr. O'Connor is working on the 2006 Federal Program for earmarking funds. We received \$250,000 of earmarked funds this year and it may warrant another trip to Washington although in looking at the Presidents proposed budget cuts, these funds came from a program marked to be cut. Lastly Manager O'Conner and Mayor Britton presented an award to Jim Sanders for 25 years of public service, Mr. Sanders received a standing ovation from the audience.

6. PUBLIC PARTICIPATION

Ms Pat Lewis asked that regarding the County Courthouse the public should consider the vacant property and all of the property for sale in Coquille, that Denny's pizza was rumored to be closing, lack of shopping, and the general poor economy. After continuing for a while it became apparent she was speaking to the issue of the uses of the Old City Hall after the move to the new one and her last comment was that buildings in the city for sale had appraisals of \$350,000 to \$390,000 and the City should not accept just any offer for the building. Ms. Judi Costello asked if the finance director could document that the funds for the future reserve for the sewer plant upgrade were in fact there and was assured that as of the 2003/2004 audit there were sufficient reserves for the amount budgeted. She also asked if the funds donated to the skating program went into a separate checking account and was told they do not have their own checking, and finally she asked if anyone knew who owned the planter in front of Rich Fish's property in the sidewalk and was referred to Bob Taylor. T. J. Baker said that Denny's was not closing, that not only did 6th and Elliott need a stop sign but 3rd and Folsom did also.

7. CONSENT CALENDAR

Councilor Torbeck made corrections to the minutes from Jan. 3rd. Councilor Daniels made a motion to accept the Consent Calendar with corrections to the minutes of Jan. 3rd. as noted, Councilor Hagen seconded. All voted in favor.

8. PUBLIC INPUT – DISPOSITION OF OLD CITY HALL

The Mayor opened the discussion by talking about the move of City Hall to the OFCCU building, the accessibility issues of the old City Hall building, expense to maintain, heat and cool it. He commented on the need to talk about selling it, keeping it, putting it back on the tax rolls and opening the floor to the public. Comments from the audience included keeping the building as a city asset, a question about control of the building after its sale. This was answered in that there were zoning and use rules but any activity within those would be up to the new owner. Mr. Darron Haitt suggested a youth center. Mr. Lowell Thomas mentions the Getty Foundation, which provides grants to study the situation and determine the best uses of historic buildings. Mr. Hampton agreed to survey his classes and reporting back to the city the outcome of the survey as to the best use. Mr. Edwin Eshler noted that since the DARE center closed there was nothing for the youth of the area to do. The Mayor noted that the City was far from any decision and that further conversations would be held, that keeping the building involved many considerations of the expense of maintenance and accessibility, and the city wants its citizens involved in the process.

The Mayor adjourned the meeting for a break at 8:00

The Mayor reconvened the meeting at 8:15

9. CONSIDERATION OF AGREEMENT EXTENDING PROPERTY TAX EXEMPTION TO FIVE YEARS FOR CAPITAL INVESTMENT BY BANDON DUNES DESTINATION RESORT.

Mr. O'Connor began the discussion by explaining this request was for an additional exemption on a new expansion of 7 Lodges costing about 6.5 million dollars to be built at the Bandon Dunes Resort. This improvement is required to create jobs that pay in excess of 150% of the existing wage in Coos County; the average wage is \$24,515 so the jobs would be over \$39,773. For this to happen the resort needs the

approval of the members of the Coquille Valley Enterprise Zone, consisting of the cities Myrtle Point, Coquille, Bandon and Coos County. A motion to approve an agreement extending property tax exemption to five years for capital investment by Bandon Dunes Destination Resort was made by Councilor Capehart and seconded by Councilor Daniels. All voted in favor.

10. ORDINANCE 1453 AN ORDINANCE REPLACING SECTION 13.04.060 METER READING AND BILLING WITH A NEW SECTION 13.04.060

Mr. O'Connor explained that with the last passage of this Ordinance a section that should have been included was not, and this is a correction to include language left off the previous Ordinance. Councilor Torbeck made the motion to correct Ordinance 1453 with a new section 13.04.060 and was seconded by Councilor Capehart. A roll call vote was made and recorded as follows.

Councilor Daniels, AYE
Councilor Hagen, AYE
Mayor Britton, AYE
Councilor Capehart, AYE
Councilor Torbeck, AYE
The ordinance passed.

11. APPROVAL OF THE SPACE NEED ASSESSMENT AGREEMENT FOR THE LIBRARY.

Councilor Torbeck excused herself from the discussion. Library Director Conner explained that this is exactly the same document as presented at the last meeting. The Library Board recommends entering into the agreement with Robertson/Sherwood Architects, P.C. Councilor Hagen made a motion to enter into the agreement for the library space need assessment, Councilor Daniels seconded the motion, and all voted in favor.

12. BID ACCEPTANCE AND BID AWARD – NEW AMBULANCE

Fire Chief Dave Waddington explained that the city had received two bids for a new ambulance. H&W/ Horton bid was \$102,430 and met all the specs, Wheel Coach bid \$120,048 for an ambulance that met the spec. and submitted a second bid of \$109,048 that did not meet the specs. After the deadline passed Wheel Coach amended their bid to \$101,117 on the vehicle that did not meet specs., and could not be accepted anyway as it was after the opening of the bids. Chief Waddington noted the purchase was consistent with the policy of replacing ambulances every 10 years. The Mayor asked how many miles were on the ambulance that was being replaced and was told 74,000, but the vehicle would either be kept in the city fleet or sold. Councilor Torbeck made a motion to accept the bid from H&W/Horton.. Councilor Capehart seconded. In the discussion Councilor Daniels noted he was a member of the Coquille Ambulance crew but would like to vote on the issue, The council agreed there was no conflict and all voted in favor.

13. SERVICE REQUEST – 56711 DILLARD DRIVE

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Mr. & Mrs. Hewlett appeared at the council meeting, Mrs. Hewlett explained they had a leak in the pipe from the city meter located some distance from their house, that the pipe was old and they had previously repaired it twice but this time the location of the leak was not apparent and to locate the leak would cost \$3,000. Even after this expense and the expense of repairing the pipe it would still be an old pipe and subject to more leaks. Public Works Director Higgins had dealt with this problem before with the previous owners of the home and had gotten a bid that would allow a connection from the Quail Meadows subdivision and have a shorter distance of pipe to maintain. In 1994 an estimate of the cost was \$86,320. The Mayor asked if this issue could be dealt with as part of the water system upgrade in the next couple of years. Mrs. Hewlett said the leak was bad enough that they were shutting the water off every day and that was a long time to wait. The Mayor asked Mr. Higgins to work with Hewletts to find some options that may help, depending on the expense it would need to come back to the Council for approval.

14. EXECUTIVE SESSION PURSUANT TO ORS 192.660 (2)(e) REAL PROPERTY TRANSACTION

City Manager O'Conner notified the Council there was no additional information so the executive session was canceled.

O'Conner also asked the council to approve a Flexible Maintenance Agreement with ODOT as they had done in the past to allow the City to contract with ODOT or ODOT to contract with the city for street maintenance, he noted there was no cost involved unless the agreement was used. Councilor Capehart made a motion to enter into the flexible maintenance agreement with ODOT, Councilor Torbeck seconded all voted in favor..

15. ADJOURNMENT

Hearing no further business, Mayor Britton adjourned the meeting at 9:05 p.m.

Mayor

ATTEST: _____
City Recorder