

**CITY OF COQUILLE**  
**CITY COUNCIL MEETING MINUTES**  
**July 6, 2004**

**COUNCIL PRESENT:** Councilor Wiese presiding in Mayor Britton's behalf, Councilors: E.N. "Corky" Daniels, Kathy Hagen, Mollie Anderson, Jan Torbeck and Fran Capehart

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

**PRESS:** Robert Jump, Coquille Valley Sentinel

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

**1. CALL TO ORDER**

Councilor Wiese called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Councilor Wiese led those assembled in a flag salute.

**3. OPENING COMMENTS**

Councilor Wiese welcomed everyone to the meeting.

**4. COUNCIL COMMENTS**

Councilor Hagen suggested replacing the traffic light at 10<sup>th</sup> and Central and replacing it with a flashing red light. She said that people are often running the stop signs. She also thanked the Fire Department for watering the City flowers and said that they looked great. Councilor Capehart commented that Ernie Amling's birthday party was a success and reminded everyone of the physical fitness demo at the community building on Monday at 5:15 p.m. Councilor Torbeck recommended putting in speed bumps and issuing more traffic citations to help solve traffic problems. She thanked Chief Reaves for putting a policeman at the highway and Central where it is 40 mph. Secondly she commented that on 10<sup>th</sup> Street by the Christian Church, there are large vehicles parking and blocking visibility. Councilor Wiese commented that he is glad to be back after his trip to Florida.

**5. STAFF REPORTS**

Fire Chief Waddington reported the current call and response statistics. He said that the Fire Department would be sharing the responsibility of watering City flower baskets with some other organizations and that the Fire Department would be responsible for the watering Monday through Wednesday. He commented that the Fire and Ambulance Department participated in the American Cancer Society Relay for Life. He went over the burn regulations which are allowed from 6 to 10 a.m., only if a hose is available and there is a screen over the barrel. Chief Waddington also asked for Council's approval to bid on the purchase of a new fire truck. Councilor Daniels moved that the Fire Department go to bid on a new fire truck. Councilor Anderson seconded. All voted in favor.

Public Works Director Higgins said that the CCR report is now available in hard copy form as well as on the City website. The stencils for the sidewalks are ready. The DEQ has granted the City 20 additional sewer connections and 15 have already been issued. He has worked with a contractor to clean and scan the City sewer lines that are giving us infiltration troubles. The Planning Commission met on June 14<sup>th</sup> and will continue the meeting in August. The Public Works department has been short staffed since the first week of June as one employee is injured.

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City Librarian Anne Conner said that she was notified from the State that the Ready to Read grant will be \$508 dollars next year. She said that citizen Bob Graham donated a karaoke machine, and they tried it out at the skating party which kicked off the summer reading program. So far 5 summer reading programs have been offered. She said that 162 children have attended the summer reading program. The Children's Librarian, Jan Payne is putting together a "Young Writers Club" for kids who want to write. They will start having "Summer Youth Training" on July 20<sup>th</sup>. The library checked out 14,892 items in June.

Police Chief Reaves stated that the Police Department raised \$1,800 for the American Cancer Society Relay for Life. The Police Department received a radar unit from ODOT. They are still working with the County and Day Wireless on their communication systems upgrade. August 3<sup>rd</sup> is the 4<sup>th</sup> annual National Night Out. Sergeant Sullivan and Chief Reaves are putting together an awards benefit dinner. He then went over statistics for last month.

Finance Director Forrest stated that a preliminary audit was conducted in June. She said that the auditors have said that if we do not invest the Rietman Funds in compliance with ORS 294, then they will issue a qualified audit report. She recommended following ORS 294, and investing in a multi-laddered bond portfolio. She also commented that there are organizations that will perform this service for free and that can completely insure the funds in each account. She said that Piper Jaffray offers \$100 million in insurance per account and would not charge a fee. She recommended sending the investment policy to the State Funding Board for approval. She informed Council that the two Rietman accounts that were held at Smith Barney were transferred into two new Local Government Investment Pool accounts. This was because the interest rate offered with the State Pool is considerably higher than what we have been earning in the holding accounts with Smith Barney. Council directed her to send the investment policy to the State Funding Board.

**6. CITY MANAGER'S REPORT**

City Manager O'Connor reported that our Ordinance states that residents who are within 200 feet of the sewer lines and are not hooked up on sewer, will still be charged for sewer. These residents are disputing this charge since they are not receiving a sewer benefit. City Manager O'Connor stated that we are going through the old customer cards to find out how many homes are affected and to estimate the impact of this charge.

City Manager O'Connor said that workers comp rates are down 31% over last year. This is a savings of \$15,000 dollars over last year. City Manager O'Connor said we received \$10,000 from the OECDD Grant. City Manager O'Connor asked that the developer sub-committee make a recommendation of either to go our for bid again or to take the one recommendation that we have received so far.

**7. PUBLIC PARTICIPATION**

Lou Walker, 218 N. Gould, addressed the traffic problem between Adams and Baxter on East 2<sup>nd</sup> Street. She said that the employees of the jail park huge pick-ups there and are causing traffic to go into the other lane to avoid the pick-ups. Councilor Wiese recommended the issue go before the public safety committee. He suggested that the committee go down and take a look at the site, gather facts, and make a recommendation to Council. Councilor Wiese requested that Police Chief Reaves set up a meeting with the Public Safety Committee.

Barbara Steele, 1221 N. Elliott, addressed parking problems on 10<sup>th</sup> Street up to Folsom. She said that buses are not able to pass on the street. She also thanked the Fire Department for watering the City flowers.

**8. CONSENT CALENDAR**

Councilor Anderson made a motion to approve the consent calendar. Councilor Daniels seconded. All voted in favor.

**9. RESOLUTION 12-2004 A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY TO BE SURPLUS PROPERTY AND PROVIDING FOR DISPOSITION OF SUCH PROPERTY**

This Resolution sets forth those capital items which staff believe to be no longer necessary for the City to retain and requests that these items be declared surplus and disposed of. Councilor Anderson made a motion to approve the resolution declaring certain personal property to be surplus property and providing for the disposition of such property. Councilor Daniels seconded. All voted in favor.

**10. ORDINANCE 1451 AN ORDINANCE AMENDING CHAPTER 10.20, BICYCLES, SKATEBOARDS, ROLLER SKATES AND ROLLER BLADES**

This Ordinance amends the current chapter in the City Code that deals with the use of bicycles, skateboards, roller skates, roller blades, scooters and motorized scooters. It restricts use of these items on the porch area, parking lot and driving areas of the Community Services Building as well as the sidewalks within the C-1 zone of the City. The impound fee will remain \$2. Councilor Anderson moved to adopt Ordinance 1451. Councilor Torbeck seconded. Councilor Hagen said that the \$2 impound fee seems too small considering the time and effort required to enforce the fine. She moved to amend the Ordinance to change the impound fee from \$2 to \$25. Councilor Torbeck seconded. The Council was polled with the following results for the amendment to the ordinance:

Voting Yes: Councilors: Wiese, Daniels, Hagen, Anderson, Capehart, Torbeck

Voting No: None

Absent: Mayor Britton

The Council was polled with the following results for the adoption of the ordinance:

Voting Yes: Councilors: Wiese, Daniels, Hagen, Anderson, Capehart, Torbeck

Voting No: None

Absent: Mayor Britton

**11. REQUEST BY JERRY CONNER, DOWNTOWN MERCHANTS ASSOCIATION FOR CLOSURE OF PORTIONS OF 1<sup>ST</sup> AND CENTRAL ON AUGUST 14<sup>TH</sup> FOR PROMOTIONAL ACTIVITY**

The Downtown Merchants Association asked for permission from the City Council to close off First Street from Adams to Birch and close off Central from Hwy 42 to Second Street. The date of requested closure is Saturday August 14, 2004. Councilor Torbeck moved to grant the request of Downtown Merchants to close off First Street from Adams to Birch and close off Central from Hwy 42 to Second Street on the requested date of Saturday August 14, 2004. Councilor Anderson seconded. All voted in favor.

**12. REVIEW OF OREGON FIRST COMMUNITY CREDIT UNION APPRAISAL REPORT**

The original proposal included a no down payment, no interest loan, and the agreed upon price of \$800,000, pending a mutually agreeable "favorable" appraisal. The appraised value came back at \$682,000 which is considerably less than the conditionally agreed upon selling price. As a result of the appraisal, the Credit Union proposes to sell its building/land to the City of Coquille for the appraised value of \$682,000. The terms include no down payment (100% financing), 1% APR on the outstanding balance, and annual payments of \$25,000 starting on July 15<sup>th</sup> and on each July 15<sup>th</sup> thereafter until paid in full. As previously agreed, the City would commit Urban Renewal funds to replace the sidewalks and street lights on the adjacent sidewalks to the site of the new Credit Union (the Old Southwestern Motors property). DaL King confirmed that the sale of the credit union was not predicated on whether the urban renewal funds were spent. With both parties recognizing that time is of the essence, Oregon First would continue to occupy its present location "rent free" until its new building is ready for occupancy and it's moved into, or not later than December 31, 2005, whichever comes

first. If for any reasonable cause Oregon First is not able to vacate its current building by December 31, 2005, it will pay the City \$1,000 a month until it vacates the premises.

Councilor Hagen said that she did not see a problem with this revised proposal. Councilor Capehart commented that she thought it was fair. Councilor Daniels said that he thought it was a good proposal. Councilor Wiese said the purchase agreement would open up private and public partnerships and it was a great opportunity for the City. City Attorney John Trew suggested a proper review be performed on the forthcoming contract of sale before committing to the purchase. Councilor Anderson moved to direct staff to continue to negotiate and put together final documents and to have Credit Union representative Dal King provide a formal contract to City Attorney John Trew and City Manager O'Connor. These documents need to be reviewed by the City Attorney, John Trew, and ultimately brought back to Council for a final review. Councilor Capehart seconded. All voted in favor

Councilor Anderson suggested that the next Council workshop meeting to discuss this purchase be advertised and open to the public in order to receive public comments. Councilor Capehart moved to have a workshop on July 14, 2004 and that it be advertised. Councilor Hagen seconded. All voted in favor.

### **13. ADJOURNMENT**

Hearing no further business, Councilor Wiese adjourned the meeting at 9:35 p.m.

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Recorder

**CITY OF COQUILLE**  
**URBAN RENEWAL AGENCY MEETING MINUTES**  
**July 6, 2004**

### **1. CALL TO ORDER**

Councilor Wiese called the meeting to order at 9:35 p.m.

### **2. DISCUSSION ON POSSIBLE USE OF URA FUNDS ON THE PINNSENATTI BUILDING TO ASSIST IN CARRYING OUT DOWNTOWN REDEVELOPMENT.**

There has been some discussion with the County Commissioners on the possibility of the URA doing something with the Pinnsenatti building. Those informal discussions came as a result of off topic discussions with OFCCU on what, if anything was going on with the Pinnsenatti building across from the soon to be built OFCCU office building. The discussion included making the site either a parking lot or park; something to complement the area. There are some other issues involving this site. The Hospital has been working with the county on leasing the building for their home health program. The County suggested another county owned facility for the hospital, but it did not fit the hospital's need.

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Council agreed that they would look at Urban Renewal Agency projects as they were properly presented to the Urban Renewal Board in final form. Urban Renewal Funds would not be obligated to projects until they were formally presented and agreed upon.

**3. ADJOURNMENT**

Hearing no further business, Councilor Wiese adjourned the meeting at 9:45 p.m.

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Recorder