

**CITY OF COQUILLE
CITY COUNCIL MEETING**

**July 6, 2015
COQUILLE CITY HALL COUNCIL CHAMBERS
851 N. CENTRAL BLVD.
7:00 P.M.**

COUNCIL PRESENT: Mayor Matt Rowe, Councilors Dennis Graham, Susan Heaton, Dave Chappelle, Fran Capehart and Linda Short.

STAFF PRESENT: City Manager Ben Marchant, Finance Director Chuck Dufner, Library Director Anne Conner, Public Works & Planning Director Kevin Urban, City Recorder Rene Collins, and City Attorney Matt Muenchrath

PRESS: Coquille Valley Courant and The Sentinel

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. MAYOR'S COMMENTS

Mayor Rowe said that we had lost Terry Mai a few weeks ago, he was great citizen of this community, and he will be greatly missed.

Mayor Rowe explained he would like to appoint Arnold Hill to the Planning Commission and to the Budget Committee if there are no objections. There were none. Mayor Rowe appointed Arnold Hill to the Planning Commission and the Budget Committee.

Mayor Rowe said the Coquille Library Board has 3 openings at this time. Mayor Rowe said he would like to reappoint himself for a term if there are no objections, and there were none.

There are a lot of great events going on in the community this event and encouraged everyone to attend.

4. COUNCIL COMMENTS

Councilor Capehart thanked everyone who helped with the Terri Mai memorial service. She said the Council was invited to the Coquille Indians Tribe Reservation, and Councilor Capehart showed a shawl she had made. She also attended a seminar by the Ford Family Foundation leadership training called "Power of People", which she thought was very good. There have been many wonderful summer visitors, and the fair is coming up with Coquille Day being Thursday July 23rd. The bicycle tour will be coming through

at the end July, and hopes there will people available to greet them at Sturdivant Park.

Councilor Short said she thought Terri Mai memorial was wonderful, and he will be missed. She said she works in the carousel workshop, and they receive many visitors from out of the area. The carousel received a grant to provide carving lessons for students ages twelve and up to learn to carve. One class has already been offered and another will be offered in August.

Councilor Heaton said she has been busy getting ready for the Coquille Garden Tour, which will be held on July 18th. She also worked at the food bank that has been very busy, and they need more donations.

5. STAFF REPORTS

Library Director Conner said the historical society will allow the Friends of the Library to have a book store sale on October 1-3rd. If any wants to help sort books they will have their first work party at Jefferson School on Friday.

Public Works Director Urban did not have anything to add to his report. Councilor Heaton asked if the report of a spill in Myrtle Point of 2,000 gallons of an unknown liquid within 1000' of the Coquille River was false. Urban said the containers were empty and had been for quite some time. Councilor Heaton said the Fire Department did a good job containing the fire to the property on 17th Street.

Finance Director said the investment account was earning 2.53%. Councilor Heaton asked if anyone has responded to the hotel tax registration letter, and he replied that no one has returned their registration form.

Attorney Muenchrath said the draft ordinance for property maintenance is getting close to being presented to the Planning Commission for review.

6. CITY MANAGER'S REPORT

City Manager Marchant said he did not have anything to add to his report.

7. PUBLIC PARTICIPATION

Ollie Hoffman, 2340 Shelly Road, asked what the process is to complain about a Council action. Mayor Rowe encouraged Ms. Hoffman to speak to the councilor directly. Ms. Hoffman felt she was treated unfairly at a prior council meeting by Councilor Heaton. Heaton replied that she was not attacking her, she was defending the Police Chief. Ms. Hoffman said that public participation could be longer if during council comments the Council did not share things going on in their personal life. Mayor Rowe said that is a personal choice of the Council members to share what they want.

Janet Reeb, 81 E. 1st Street Coquille, asked if there was a vote taken on letting the employees and families swim in the pool at no charge. City Manger Marchant said that it was an administrative decision. It is part of the stay healthy program, and it saves the City money on insurance premiums. Ms. Reeb said City employees have good jobs and there are other members in the community who cannot afford to go to the pool. Mayor Rowe reiterated that it is part of the cities stay healthy program. City Manger Marchant said during the fun nights the first 50 participants get in for free, and families can come to

the event for \$10. The businesses that paid to advertise at the pool were given free pool passes to distribute. Ms. Reeb asked if the children could get free swim lessons during school, and Councilor Short said she did not receive positive feedback from the teachers, and no one has showed any further interest. Mayor Rowe said there is only one rate regardless of where you live, which will help with those who live on the edge of town.

Tim Sweeney, Superintendent Coquille School District Superintendent, said the septic system at Ross Estates sits on the edge of the play ground, which houses 2-5 year olds. They are concerned about a septic leak, and the drain where the spill would go is located approximately within 5' outside the Head Start doors. He also said the teachers requested that the swim lessons be moved to the last two weeks of school, and was hoping to partner with the city for the program to continue next spring. Mayor Rowe asked about flashing school zone lights, and Mr. Sweeney replied that it is not up to the school district. It is either Coos County or ODOT that would make that decision, but he feels no one wants jurisdiction over the signs. ODOT is against a 20 mph zone during school and 30 mph during non school hours from 10th Street to the other side of the high school. Mayor Rowe thinks the road belongs to the county. Mr. Sweeney said that due to the curve in the road they are not allowed to put in a cross walk due to liability issues. Public Works Director Urban asked Mr. Sweeney if he had seen Ross Estates use sand bags two winters ago, and he replied that he had. Councilor Heaton said the parents need to be aware of what is going on, and then asked what type of support could the school district offer financially or otherwise. Mr. Sweeney said they would be willing to educate the parents, but he would need to ask his board about any type of financial support. Mr. Sweeney said that when there is an issue they keep the children away from that area.

Rich Courtright, 510 E 4th Street Coquille, said they have a real issue about the dust in front of his house, and they would like to have the city dust oil the road. It has gotten gradually worse over the last few years, and it is affecting his health. Urban said oiling the roads is a thing of the past, but there are other materials out there available. Mr. Courtright waters down the road daily, and said there is a water based oil that could be laid down for about \$500. Mayor Rowe asked about a possible match and Mr. Courtright said he would talk with the neighbors. Urban will talk with him and see if they can find a solution.

Ray Mackey, 561 N 2nd Street Coquille, attended the City of Powers 4th of July fireworks, and thanked Mayor Rowe for speaking. He has tried to recycle, and asked if there is anything we can do to improve the service that is offered. He stated he has not seen the truck at the GP site. Councilor Short said she recycles at curbside, but City Manager Marchant said it does not serve everyone due to the length of the trailer. He explained that you can recycle by the WWTP on the first Saturday of the month from 10-2. Mr. Mackey asked if it could get the word out about the recycling times, and Marchant said it can put on Facebook or city website

8. ROSS ESTATES SEPTIC ISSUE

City Manger Marchant said some research was done, but the reality is there are some discrepancies. The County Assessor said it is located in the UGB (urban growth boundary), the County Planner said it is not in the UGB and DLCD (Department of Land Conservation and Development) wants the City to go through UGB amendment process even though the request could be denied by the County. DEQ said they do not have role

to play in this, nor do they have an interest in the cities position, they only concerned with the property owner of Rose Estates. The School District is concerned about the ongoing issue. The Cities short term interest is to deal with the failing septic tank, and the long term interest is to provide sewer service to other areas past Ross Estates to the North and East. City Manager Marchant said the project needs to happen, and the portion of the project that includes installing the manhole, trench and pipe located outside city limits doesn't matter. If we have an easement we can go across the property even if it is not in the city limits, but we are just not able to hook up service outside the city limits or the UGB. Because the City does not know if Ross Estates is located in the UGB, which seems likely, it would be as an island surround by property included in the UGB. Staff did not find any risk to the City in regards to fines for non-compliance or financial consequences in solving the problem. The question to council is if they want staff to just to fix the problem or look for more remedies. Attorney Muenchrath said who ever created the UGB and various maps left the City Council with a problem. He thanked staff for all the work they have done on this issue, but there are no agencies that will resolve the issue. Due to the conflicting agencies information, Attorney Muenchrath said he is unable to give the City Council a definitive answer to the problem. He said the land owner, school district, and citizens would like to see this happen, but he cannot say it is legal due to the conflicting information. Councilor Heaton asked who would sue the City, Muenchrath said possibly a state agency that did not see a hazard. The land owner could back out of the project and that could lead to some consequences. Mayor Rowe said time is on our side as it has been a dry year so far. Attorney Muenchrath would like to see staff work forward on this and get a good answer. City Manger Marchant said if the City goes with the wrong answer, DEQ would have no cause against the City, DLCDC could just say the city did something wrong, but they do not issue fines. City Manager Marchant would like to find a logical process to move this project forward. He would also like an agreement with the property owner for an easement, and have them annexed into the City before proceeding with the project. Councilor Graham asked if there are any legal descriptions on the UGB boundaries, Marchant said it is just a boundary map. Councilor Graham said if the City could get a signed agreement in place for the easement and an agreement to annexation could the City then proceed. Councilor Heaton asked we would recoup our costs from the arrangement. Public Works Director Urban said when they connect it is about a 13.5 year pay back, but receiving the easement in exchange for the system development charges allows us to gravity feed all of N. Henry Street, N. Irving Street, and E. 15th Street, which are now on septic tanks that will fail at some point. Councilor Graham said if the City could get a signed agreement in place for the easement and an agreement to annex, then the City could proceed. Attorney Muenchrath said getting a signed agreement is not a problem. The issue is the project proceeding before the UGB issue is resolved. City Council agreed to move forward with reaching an agreement with the land owner.

9. CONSENT CALENDAR

- **Council Minutes May 18, 2015**
- **Council Minutes June 15, 2015**

Councilor Graham made a motion to adopt the consent calendar. Councilor Capehart seconded the motion, and all voted in favor.

10. Executive Session – AN EXECUTIVE SESSION OF THE CITY COUNCIL IS

ALLOWED UNDER SECTION 192.610 (2)(e) TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO NEGOTIATE REAL PROPERTY TRANSACTIONS

Mayor Rowe said the City of Coquille City Council will meet in executive session pursuant to ORS 192.660 (2)(e), which allows the council to meet in executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Representatives of the news media and designated staff shall be allowed to attend the executive's session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, the City Council will return to open session and welcome the audience back into the room.

Mayor Rowe opened the executive session at 8:11 p.m.

Mayor Rowe closed the executive session at 8:32 p.m.

11. ADJOURN CITY COUNCIL MEETING

Mayor Rowe adjourned the City Council meeting at 8:33 p.m.

Mayor, Matt Rowe

City Recorder, Rene Collins

CITY OF COQUILLE
URBAN RENEWAL AGENCY MEETING
July 6, 2015

1. CALL TO ORDER

Vice Chairman Chappelle called the Urban Renewal Agency to order at 8:33 p.m.

2. CONSENT CALENDAR

• **URBAN RENEWAL MINUTES FROM JUNE 15, 2015**

Member Capehart made a motion to approve the consent calendar. Member Heaton seconded the motion, and all voted in favor.

3. SAWDUST THEATRE, 1ST & ADAMS COQUILLE OR, REQUEST FOR FUNDS TO REPLACE EXTERIOR SIDING ON WEST WALL.

Lynn Kindred, with the Sawdust Theatre, said the roof and siding all the way around the building were failing. The siding on the south side, the portion on the west side above the lobby, and the roof of the main building has been replaced. They have spent approximately \$200,000 on the repairs, including Urban Renewal and grant money. They have ongoing fundraisers to help with the costs of the additional repairs that need to be made. They remaining repairs total approximately \$100,000, which includes the west side of the building facing Adams Street, and the rear of the building overlooking the parking lot and Baxter Street. They received 3 bids with the lowest being \$43,405.00. Kindred said they have the money to start the project, and if they get the URA match funds, they could finish west wall portion of the project. They will work on the east side next year. City Marchant said the request meets the urban renewal requirements and \$20,000 would be the maximum grant amount.

Member Capehart made a motion to grant The Sawdust Theatre a matching grant in the amount of \$20,000 for the repair of the west side of the building. Councilor Short seconded the motion, and all members voted in favor.

4. ADJOURNMENT

Vice Chair Chappelle adjourned the meeting at 8:40 p.m.

Vice Chairman, Dave Chappelle

City Recorder, Rene Collins