

**CITY OF COQUILLE
CITY COUNCIL SPECIAL MEETING MINUTES
July 19, 2005**

COUNCIL PRESENT: Council President Loran Wiese, Councilors: E.N. “Corky” Daniels, Mollie Anderson, Fran Capehart

STAFF PRESENT: City Manager Terence O’Connor, Public Works Director John Higgins, Deputy Recorder Rene Collins, Finance Director Chuck Dufner, Library Director Anne Conner, City Attorney John Trew

PRESS: Robert Jump, The Sentinel, and KCBY

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

1. CALL TO ORDER

Council President Loran Wiese called the meeting to order at 7:05 p.m. in absence of Mayor Britton

2. PLEDGE OF ALLEGIANCE

Council President Loran Wiese led those assembled in a flag salute

3. PUBLIC HEARING – SALE OF CITY OWNED PROPERTY KNOWN AS THE GP PROPERTY

Council President Loran Wiese announced now is the time specified for the City of Coquille Council to conduct a public hearing for the purpose to consider the sale of the property known as the GP site that was purchased by the City in 1990. He then turned the meeting over to City Manager O’Connor. He explained that both the State of Oregon statutorily and the City of Coquille require a public hearing on the proposed sale of publicly owned land. The City of Coquille would like to enter into an agreement with MBK Northwest LLC from Lake Oswego, Oregon for the purchase and optioning of the GP parcel of approximately 20 acres. The City manager briefly reviewed the history of the property since the City became the owner in 1990. MBK Northwest had contacted the City in the spring with regards to the purchase of the GP property. After several meetings with MBK Northwest the City signed a letter of intent with MBK to exclusively negotiate with them on the purchase of the property. Both legal councils are reviewing documents on the sale and optioning of the property. The proposed price is \$75, 000.00 per acre for those properties being purchased and also the optioned properties the total selling price would be approximately 1.5 million dollars. The property was appraised several years ago at \$122,000.00 an acre. There is no requirement under the law stating that the property must be sold for the appraised value. The City Council has within its purview the ability to make findings of fact that would ensure that the public best interest are being taken care of by accepting the price being offered which may be less then the appraised value. The former developer had offered approximately \$43,000.00 an acre.

Council President Loran Wiese opened the Public Hearing at 7:10 p.m. Hearing no testimony, the public hearing was closed at 7:12 p.m.

Councilor Anderson reported that the City had spent \$100,000 on clean up and we had the mitigation for the wet-lands and said it has been a long process and feels this is an opportunity for the community to grow and provide additional services. Councilor Daniels, Hagen and Capehart also agreed with Councilor Anderson Council President Wiese stated that the GP site is in the Urban Renewal area, and this will give the City increased funds for more projects. He also thanked the community members for their involvement in the current projects.

4. FINDINGS OF FACT AND CONCLUSIONS ON PROPOSED SALE OF CITY OWNED LAND KNOWN AS THE GP PROPERTY.

Council President Wiese reviewed the Findings of Fact and Conclusion document, and then called for any questions. Jay Featherstone represented MBK Northwest LLC a retail developer. They have developed three to four million square feet in the last four years. Mr. Featherstone reported they are in discussions with Safeway for a new proto type store. The company is also in discussion with a few other retailers and another major retailer toured the site last week. The goal is to bring stores to the area that compliment what the city has to offer now and also to bring others to the area from Myrtle Point and Bandon to shop and dine. Bi-Mart has been approached with no response at this time. Judy Costello asked if there is a possibility of a hotel, Mr. Featherstone respond that there may be an interest in a bed and breakfast. Some of the space may be used for medical offices, assisted living, or condos with the idea of sharing the river view, which is an additional draw to the area. A resident suggested a variety store that you can purchase socks or gifts from like Rite-Aid. MBK wants to attract the larger retailers, which will supply the basic needs, and fewer small retailers. When the transaction is complete we would like to break ground. The site will have an architecture plan to complement the area. Winco Foods is not a possibility as a retailer due to the population. Councilor Wiese stated that we are putting our trust into MBK Properties to choose the right businesses for the site. Councilor Anderson made a motion to approve the facts, findings and conclusions as presented and any other pertinent items that the council received at the public hearing, Councilor Daniels seconded the motion. All councilors voted in favor.

5. RESOLUTION 16-2005 – A RESOLUTION AUTHORIZING THE SALE OF CITY OWNED PROPERTY KNOWN AS THE GP PROPERTY TO MBK NORTHWEST LLC.

Councilor Anderson made a motion to adopt Resolution 16-2005, Councilor Capehart seconded the motion. All councilors voted in favor.

Hearing no further business, Councilor Wiese adjourned the meeting at 8:00 p.m.

ATTEST: _____
Deputy City Recorder

Council President