

**CITY OF COQUILLE
CITY COUNCIL MEETING MINUTES
November 6, 2006**

COUNCIL PRESENT: Mayor Steve Britton, Councilors: E.N. Cory Daniels, Loran Wiese, Jan Torbeck Kathy Hagen and Fran Capehart

STAFF PRESENT: City Manager Terence O'Connor, Police Chief Mike Reaves, Public Works Director John Higgins, Finance Director Chuck Dufner, City Attorney John Trew and Deputy Recorder Rene Collins.

PRESS: None

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.

2. MAYOR'S COMMENTS

Mayor Britton said he received a letter from the City of Florence expressing their gratitude for City Manager O'Connor's participation on the recruitment panel for their City Manager.

3. COUNCIL COMMENTS

Councilor Capehart said tomorrow is the Health Wellness Fair at the Community Building. Paver bricks will be sold and on display at the Community Building for the river walk. The sizes are 8 1/2 x 8 1/2 for \$75.00 or 4 1/2 X 8 1/2 for \$50.00. She also said in the past Council has talked about a CID District (community improvement district), which lets the homeowners set aside tax dollars for specific projects, it would go before the voters and there is an article in the October issue of Better Homes and Gardens. Councilor Hagen welcomed all the students from Coquille Valley High Schools. Councilor Wiese and Daniels reminded everyone to vote.

4. STAFF REPORTS

Public Works Director Higgins said his report is in the packet. Councilor Hagen asked where 6th and Johnson is and Mr. Higgins said it is behind the bowling alley. Police Chief Reaves said we have a new Police Officer, Chris Webley, who was recruited from the reserves. Finance Director Dufner reported that the auditors have completed their fieldwork and they will present a report at the January Council meeting.

5. CITY MANAGER REPORTS

Terry Schwerdtfeger representing the Coquille Basketball Club, asked to use the large auditorium at the Community Building at no charge from November 30, 2006 through March 29, 2007 on Mondays and Wednesdays from 5:00 to 8:00 p.m. The club provided grades 3rd through 6th with skill development and opportunities to play other teams in the area. Amber McAllister Girl Scout Troop 428 would like to have the use of the small auditorium at the Community Building for a Girl Scout Tea on Monday November 27, 2006 from 5:30 – 7:00. Councilor Wiese made a motion to approve the request from Girl Scout Troop 428. Councilor Hagen seconded the motion. Councilor Torbeck asked if the floor fee would also be waived. Councilor Wiese said that the Girl Scouts probably could not afford the floor fee. Councilor Torbeck voted against the motion, all others voted in favor. Councilor Wiese made a motion to allow the Coquille Basketball Club to use the large auditorium at no charge. Councilor Daniels seconded the motion. Councilor Torbeck voted no, all other Council members voted in favor. Councilor Torbeck stated she voted against both motions because she feels that the groups should be charged the floor fee due to the cost of the upkeep of the floors.

Councilor Wiese made a motion to renew the City's membership with the Coquille Valley Historical Society for \$100.00. Councilor Torbeck seconded the motion, all voted in favor. City Manager O'Connor stated the Historical Society has received approval from ODOT to place signs in the area about the museum. The fund raising will begin for \$3,000, the cost of the project.

Enclosed in the packet is a copy of the CCRG appeal to LUBA from the CCRG's attorney and Mr. Smejkal's attorney will reply by the third week of November.

The City Manager reported that the City and the Police Department have reached an agreement for a new three-year contract and it will be presented to council for approval.

Mayor Britton has potentially secured about 30 decorative light poles at a very low cost and they will fit in with the entry of the GP site and the River Walk.

Ledcore, who will be placing the fiber optics line in the area, has requested temporary office space and yard lease from the City for up to 8 months. The benefits to the City are they would pay the utility costs, the City would receive rent, and the City's connection would be installed at the new City Hall at no charge. City Manager O'Connor read resolution 19-2006 pertaining to the lease of the new City Hall building on temporary basis. Councilor Capehart made a motion to approve resolution 19-2006. Councilor Torbeck seconded the motion, all voted in favor. Councilor Wiese asked what happens if they go beyond June 30th, City Manager O'Connor said they would bear the whole tax burden.

6. PUBLIC PARTICIPATION

Joann Frazier, 1717 N Elm, asked if Comspan would be bringing fiber optics to the area, City Manager O'Connor said yes they are working with Ledcore. Don Delyria, 275 N. Alder, is in the process of establishing an am radio station that may be running by the first of the year. The purpose of the station is to provide community service announcements and local music. He would like to request permission to broadcast the Council meetings. Mayor Britton did not think permission was needed because it is a public meeting. Council was supportive of Mr. Delyria's request.

7. CONSENT CALENDAR

After reviewing the minutes from October 2, 2006 Council meeting, Councilor Torbeck made a motion to approve the consent calendar. Councilor Daniels seconded the motion; all voted in favor.

8. REQUEST BY FAWN FOR USE OF COMMUNITY BUILDING FOR SPAY/NEUTER CLINIC

Councilor Wiese made a motion to allow Fawn to use the Community Building for the Spay/neuter clinic on Sunday March 4th, and Sunday September 9th. Councilor Hagen seconded the motion, all others voted in favor.

9. REQUEST BY COQUILLE CHAMBER OF COMMERCE TO WAIVE THE USER FEES FOR THE COMMUNITY BUILDING FRIDAY DECEMBER 15, 2006, FOR THE CHAMBER'S SECOND ANNUAL CHRISTMAS IN COQUILLE CELEBRATION.

Councilor Wiese made a motion to waive the user fees for the Chamber of Commerce on December 15, 2006 for the second annual Christmas in Coquille celebration. Councilor Hagen seconded the motion, all voted in favor. Councilor Capehart thanked the students for helping with these activities.

10. DISCUSSION WITH JOE SLACK, ARCHITECT, HE ON THE PROPOSED REMODEL OF NEW CITY HALL

Councilor Torbeck recused herself from this discussion because she is an employee of HGE. Attorney Trew said she is correct in doing this even though she may not be directly involved in the project. Joe Slack from HGE said that City Manager O'Connor requested a three-dimensional drawing of the changes to the building. Mr. Slack explained the changes that would take place as proposed and discussed with the audience the issues that the City would be faced with if the roof were not raised. The Mayor asked if it would cost a lot more if part of the remodel was done now and Council Chambers at a later date. Mr. Slack said no, but you would be spending extra money now because you have to tear out some the first portion of the remodel to complete the second portion. The Mayor said that City Hall has been in the same building since 1912 and if we stay in the new building for 95 years we should do it right the first time. The estimated cost is \$348,000, the building purchase price was \$682,000, if you built the building it would be about \$1.5 million plus the cost of the land. Mayor Britton said the \$325,000 from the sales of the current City Hall and the GP Site would help offset the cost of the remodel. Stella Downs, 58 W. 5th St., thinks we should use the Community Building for our council meetings and use the proposed Council Chambers

space for other things. Peter Young, student, thinks the remodel should take place. A citizen thought they had read in the paper that the cost of moving and the renovation would be \$2,500, the Mayor was not sure when that would have been in the paper or about that article. Joe Slack said that the cost of new flooring is incorporated in the bid process. Paul Watte, 674 N. Henry, thought it would be a better choice to put an elevator in the current City Hall. Mr. Slack said the cost of an elevator with four stops was about \$550,000 a few years ago and would be about \$600,000 today and there are issues in the building with the bathrooms. Ben Rose is in support of the renovation project. Don Delyria said there are people moving into our area and we are growing and the other City Hall does not have the space that we will need for the future and can not be made handicapped accessible and believes the building was a good buy. Dave Chappelle, 120 N. Irving, said we need to look to the growth of the community and the City could have not done any better with the purchase of the building. He was not sure about the remodel until the architect explained the changes and he agrees with the changes. Mayor Britton said the roofline is the most expensive part and some added cost is the sound system. Kay Marino said that it is hard to work in a building that is remodeled by bits and pieces and a safe and work friendly environment will be a benefit to the City. Mayor Britton said that money could come from the contingency fund. Don Kinnaird said you are talking about \$305 for the next 100 years, which is a very small investment. The Mayor said we are asking for a functional City Hall. Klariece Elliot, 1661 N. Ivy, asked what will happen to the acoustics if the ceiling is raised, Mr. Slack said acoustic tiles may be needed. Bill Marino said it sound like a good investment in the future and feels it would b a good move. The Mayor said we also would like to make a good impression with possible companies. Lowell Thomas said that the audiovisual proposal is not audience friendly and would like to see some other ideas. Bill Marino suggested putting in two screens. Councilor Wiese asked if once the room is opened up could changes be made to the design, Mr. Slack said yes. The Mayor said council needs to make the decision whether or not to proceed and the amount to spend. Councilor Wiese said the City should stay within our budgeted amount. Don Kinnaird says people complain about the streets, the estimated cost of repair would be \$8.5 million and the \$350,000 would not make a dent. Councilor Wiese made a motion to set a limit of \$350,000 for the new City Hall remodel. Councilor Capehart seconded the motion. City Manager O'Connor said we have \$275,000 in the contingency fund and \$73,000 in capital outlay. All Council members voted in favor. Councilor Wiese made a motion to authorize staff to proceed. Councilor Capehart seconded the motion, all voted in favor.

11. ORDINANCE 1460 – AN ORDINANCE TO AMEND CHAPTER 13.04 WATER SERVICE SYSTEM AND CHAPTER 13.08 SEWER SERVICE SYSTEM TO ESTABLISH A PROCEDURE TO TRANSFER THE WATER AND SEWER ACCOUNT OF A RENTAL PROPERTY FROM THE OWNER TO THE TENANT

Finance Director Dufner reviewed ordinance 1460 and stated it would be effective December 6, 2006. Councilor Torbeck made a motion to approve Ordinance 1460. Councilor Capehart seconded the motion. E.N. Cory Daniels, Loran Wiese, Jan Torbeck, Kathy Hagen, and Fran Capehart voted yes.

12. RESOLUTION 18-2006 A RESOLUTION AMENDING THE LICENSE, PERMITS, AND PROCEDURES BOOK AND ADOPTING NEW WATER, SEWER RATES FOR THE CITY OF COQUILLE AND NEW RATES FOR PURCHASING WATER FROM A HYDRANT AND AUTHORIZING THE RATES AND FEES CONTAINED THEREIN

Councilor Wiese made a motion to adopt resolution 11-2006 amending the license, permits, and procedures book and adopting new water, sewer rates for the City of Coquille and new rates for purchasing water from a hydrant and authorizing the rates and fees contained therein. Councilor Torbeck seconded the motion, all voted in favor.

13. ADJOURNMENT

Mayor Britton adjourned the meeting at 8:35

Mayor Steve Britton

ATTEST: _____

Deputy City Recorder