

**CITY OF COQUILLE  
CITY COUNCIL MEETING MINUTES  
December 5, 2005**

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

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

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

**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 7:05 p.m.

**2. MAYOR'S COMMENTS**

The Mayor welcomed President Hansen of Southwestern Oregon Community College.

**3. COUNCIL REPORTS**

Councilor Capehart reported she attended the opening of the Culinary Institute and installation of Dr. Hansen of SWOCC. Councilor Hagen commented that the community building looks wonderful and thanked those who had worked on the holiday decorations.

**4. STAFF REPORTS**

Fire Chief Waddington reminded everyone to be safe this holiday season. Councilor Hagen asked if we have had any candle fires and the Fire Chief said we have not. The fire prevention campaign this year is candle safety. John Higgins said his report is attached and reported that the Planning Commission will be looking at the riparian corridor ordinance. The Broiler Pub is requesting an easement to a City parking lot for handicap access at the back of the building and this will need to be discussed at the next meeting. Library Director Conner added the Friends of the Library Foundation has been in existence for a year now and author Fred Taylor will be here tomorrow for a book signing. Police Chief Reaves stated that Officer McNeely is working on his own now and we are back at full staff. Finance Director Dufner said that the loan options the council requested are included in his report. The Council consensus is to go ahead with the City making the loan to the Urban Renewal Agency to be repaid within five years. Mr. Dufner also distributed information on our invested trust funds and the earnings. An ad about City Hall has been posted on eBay for 90 days; the cost of the ad was \$350.00.

**5. CITY MANAGER'S REPORT**

Originally the City of Coquille had requested a loan for 2.2 million dollars from OECDD for the upgrade of the water plant. City Manager O'Connor met with OECDD requesting an additional \$420,000 due to a 20% rise in the cost. He reported we submitted supplemental information and we received an additional \$420,000 in funds if we need them to complete the water plant upgrade project. The project will take approximately 12 months to replace the distribution lines and bring us into compliance with the EPA standards. While in Salem the City Manager delivered a letter of intent to apply for the Trails Program money to assist with the River Walk project. The State program provides up to 60% of the financing and we will be having conversations with the Port Commission and will hopefully receive some dollars also from ODOT for the bike path portion. The City has increased the water and sewer rates twice a year. In checking the reserve numbers we are two years away from the sewer dollars that are needed to meet the reserve requirements. We will need to continue with sewer rate increases for 1 1/2 years and 2 years on the water to meet the financial requirements identified in the water rate study for both facilities. The WWTP construction should start in 2007. The plans have been submitted to the DEQ and they have 12 months to respond; they have approximately 1/3 of the review completed. The average review time has been 9 months. Once DEQ approves the facility plan we will meet at the state offices and

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review the cost, then we have 30 days to secure financing with them. We will then be allowed to advertise for bidding on the project; construction will take between 12 to 18 months. ODOT is pricing their property between \$10.00 and \$17.00 a square foot; other property is selling at \$1.73 a square foot.

## **6. PUBLIC PARTICIPATION**

Judy Costello, 171 N. Adams Coquille, requested an update on the GP site. City Manager O'Connor reported that MBK is in negotiations with Safeway and hopes to have a response in 10 days.

## **7. CONSENT CALENDAR**

The council reviewed the minutes of the City Council meeting of November 7, 2005. Councilor Anderson made a motion to approve the consent calendar. Councilor Capehart seconded the motion, all voted in favor.

## **8. PRESENTATION BY JOHN STADTER, PRESIDENT AND CEO OF COMSPAN USA COMMUNICATIONS**

Several countries are ahead of the U.S. in fiber optics. Korea is the leader in broadband worldwide. DSL subscriptions are falling and the home fiber is on the rise. Fiber optics can deliver speed and is able to provide options and opportunity. With fiber optics you can have your phone, DSL, and T.V. from one provider making it a triple play. The initial project is in Bandon and Comspan is planning to complete 5 more cities over the next two years, and 20 cities planned in 5 years. Comspan would like to connect with Fiber South Consortium to connect the twenty cities, which is still an issue at this time. Funding could be considered from the State, through property taxes, pole attachments or private. Comspan would like to continue talks with the City Manager as to the possibility of bringing fiber optic lines to Coquille. Comspan triple play would cost less than \$100.00 a month and assures fair franchise fees.

## **9. CONSIDERATION OF SURPLUS WATER AGREEMENT WITH DEAN-MINARD WATER DISTRICT.**

The proposed agreement with Dean-Minard is the same as the other water districts except this is for a term of 35 years. This length of term will assist them in securing financing to improve their water system and they have also requested growth from 27 connections to 35 in the future. John Felsham represents the Dean-Minard water district had nothing further to add. City Attorney Trew said that 35 years is a long-term commitment and noted that a one-year notice needs to be given if either side does not want to renew the contract. The SRCA contract is 25 years, and Rink Creek's is 10 years. Councilor Anderson made a motion to accept the agreement with the Dean-Minard Water District. Councilor Daniels seconded the motion. City Manager O'Connor stated if they were annexed in they would have 10 years to bring their water system into City's standards and the district would still be responsible for the loan debt. Councilor Torbeck voted against the motion; all others voted in favor.

## **10. RESOLUTION 22-2005 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 CITY WATER FROM A FIRE HYDRANT AND AUTHORIZING THE RATES AND FEES CONTAINED THEREIN**

Councilor Anderson made a motion to adopt resolution 22-2005 amending the license, permits, and procedures book and adopting new water, sewer rates for the City of Coquille and new rates for purchasing City water from a fire hydrant and authorizing the rates and fees contained therein. Councilor Capehart seconded the motion, all voted in favor

**11. PUBLIC HEARING – REQUEST FOR ANNEXATION – ORDINANCE 1458 AN ORDINANCE DELCARING THE ANNEXATION OF CERTAIN REAL PROPERTY TO THE CITY OF COQUILLE.**

Mayor Britton commenced the Public Hearing at 7:55. Planner Higgins reviewed the process and stated all the notices were posted as required and all affected were notified. There were no abstentions from the council; there were no objections to their jurisdiction. No proponents or opponents spoke and no public agencies were present. No rebuttal evidence presented. Public Hearing closed at 8:01 p.m. Councilor Anderson made a motion to adopt the final order of findings of fact. The motion was seconded by councilor Capehart, all voted in favor.

Councilor Anderson made a motion to adopt ordinance 1458 declaring the annexation of certain real property to the City of Coquille. The motion was seconded by Councilor Capehart. All Councilors voted in favor by roll call.

**12. ADJOURNMENT**

The Mayor adjourned the meeting at 8:04 p.m.

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Mayor Steve Britton

ATTEST: \_\_\_\_\_  
Deputy Recorder

**COQUILLE URBAN RENEWAL AGENCY  
BOARD MEETING MINUTES  
December 5, 2005**

**1. CALL TO ORDER**

Urban Renewal Chairman Wiese called the meeting to order at 8:05 p.m.

**2. APPROVAL OF MINUTES**

Board member Daniels made a motion to accept the Minutes from the November 7, 2005 meeting. Member Hagen seconded the motion, all voted in favor.

**3. CONSIDERATION OF AWARD OF SIDEWALK BID FOR UNDER-GROUNDING OVERHEAD UTILITIES AND REPLACING SIDEWALKS AND CURBS AROUND THE NEW OFCCU BUILDING IN DOWNTOWN TO ASSIST IN CARRYING OUT DOWNTOWN DEVELOPMENT**

The Urban Renewal Agency committed to spending \$226,900 for the purpose of the sidewalk improvement and underground utilities. Six plan sets were sent out and one bid was received from DLB Construction from Coos Bay, Oregon. The base bid was \$164,369.00 which included the under grounding along Adams Street.

Member Torbeck made a motion to accept the bid for \$164,369.00 from DLB Construction. Member Anderson seconded the motion, all voted in favor.

Executive member O'Connor reported that the total cost of the project is \$191,521.00 of that 164,369 was for the under grounding, putting the conduit and sidewalks in and stamping on the city portion, \$15,000 from Pacific Power and \$12,152 from Verizon. If we were to underground the utilities on Baxter the cost would rise to \$290,747. We will also have \$37,667 for development fees. At this time the cost for the project is \$191,521 plus the development fees of \$37,667 for a total of \$229,188, which is \$2,288 over what the URA has approved.

Member Torbeck raised the issue of not putting the conduit in place on Baxter before the new sidewalk is installed so they would not have to be redone at a later date. Member Anderson wondered if the OFCCU would be willing to help with the additional expense to lay the conduit and stated there is an ordinance requiring all new construction utilities to be underground. Mr. O'Connor stated this is not new construction for the block. Mr. Greg Pride, the electrical engineer from HGE for OFFCU, stated the ordinance has been met because the utilities are underground for the new building. Most of the service being done for this is not for OFCCU. There are two residents and two offices located on Baxter and that would make a large expense for the owner to switch to underground utilities. It was also stated that we would not pay for the stamping which is approximately \$1.50 square foot and by deducting this we would be very close to \$226,900. The sidewalk to be replaced is Adams between 2<sup>nd</sup> and 3<sup>rd</sup> and 2<sup>nd</sup> street between Adams and Baxter and the southern half of Baxter for a total of 2 ½ blocks.

Member Anderson made a motion to approve the contract for under grounding the utilities and sidewalk replacement at the new OFFCU for a maximum amount of \$229,188. Member Capehart seconded the motion. Motion is withdrawn.

Member Anderson made a motion to accept the base bid of \$164,369 from DLB Construction. Member Capehart seconded the motion. Member Torbeck stated that by accepting the bid that we will be paying for the stamping of the concrete. Member Torbeck voted against the motion, all others voted in favor

Member Britton stated the next amount will take us over the amount that the URA agreed upon and asked Executive member O'Connor if he could and would be willing to value engineer for the difference. He replied yes. Member Britton made a motion to give the City Manager O'Connor the authority to value engineer the balance of the \$191,521 to come within a total for both bids to \$226,900 that was approved by the URA. Member Anderson seconded the motion, all voted in favor.

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**4. ADJOURNMENT**

Hearing no further business, Chairman Wiese adjourned the meeting at 8:30 p.m.

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Chairman Wiese

ATTEST: \_\_\_\_\_  
Deputy Recorder