

**CITY OF COQUILLE
CITY COUNCIL WORK SESSION MINUTES
December 29, 2003**

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

STAFF PRESENT: City Manager Terence O'Connor, Accounting Technician Ruth Graham, City Attorney John Trew, Public Works Director John Higgins

PRESS: None

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

1. CALL TO ORDER

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

2. DISCUSSION OF SITE PLAN

City Manager O'Connor stated that the City has been working with Jim Murray on the old G.P. Mill site for approximately seven years. He explained that part of the condition of the sale of the property is to have a site plan that has been approved by the City Council. Since Bi-Mart withdrew their plans to build on the site, Mr. Murray is proposing to change the previously approved site plan. This change reflects putting the Safeway store where Bi-Mart would have been located. Mr. O'Connor also stated that Mr. Murray came into his office this date and they discussed the other conditions of the sale. These conditions include getting a preliminary title report done. Also Council needs to decide if they want any conditions put on the sale regarding the types of commercial establishments allowed on the site. Council has discussed previously what they do not want to see on the site. This is another chance for Council to address this issue. City Manager O'Connor stated that he didn't want to see any adult entertainment type establishments located on the site. Councilor Anderson stated that discussion previously was directed towards businesses that Coquille doesn't already have. Mayor Britton asked, with the changes proposed in the site plan, if there is going to be enough room for a larger business to locate. Jim Murray presented Council with a map showing the change in the siting of Safeway. He stated that he liked the plan better before Bi-Mart withdrew their proposal. The Safeway store is larger and when both stores were going in, it all fit together better. Safeway would now be considered the core tenant and there needs to be a core tenant before other businesses can be attracted to the site. Mr. Murray explained that he calculated the immediate community to include approximately 35,000 in population, which attracts grocery stores and stores like Bi-Mart. In response to the Mayor's question, Mr. Murray stated he thought there would be enough room on the site for another large commercial establishment. He reported that lot lines can be adjusted if needed. Safeway has approved the new site plan. There was discussion about how the Safeway store faces the downtown area and the location of the parking lot for the store. Councilor Capehart asked if Council approves the new site plan, when would construction start. Mr. Murray stated Safeway would need to do some soils testing and environmental reviews before proceeding. He hasn't gotten a confirmed date yet, but feels that if the testing is completed, construction should start some time in 2004. Mr. Murray doesn't have a signed agreement with Safeway yet. After some more discussion, Council Anderson stated that she doesn't see a problem with the new site plan. Mayor Britton stated that he would like to work with Safeway to get this project going. Councilor Daniels stated that he saw very little change from the original site plan. Councilor Capehart agreed with the other Councilors. Don Delyvia, President of Operation Coquille, asked who would be paying for the environmental testing. Mr. Murray stated that Safeway would be paying for it, and he will be encouraging them to do the testing as soon as possible. Judy Costello, owner of C-3 Electric, asked if there were any plans for Safeway to put in a gas station. Mr. Murray didn't know of any plans. Tony Spenader of 715 E. First Street would like to encourage Safeway to put in a gas station since their prices are cheaper. Mr. Murray will pass this request on to Safeway. Judy Costello asked if any food vendors have been contacted about locating on the site. Mr. Murray stated that he has contacted some, and didn't get a very warm reception. Donna Wilson, who owns a business in the downtown area, asked if

Page 2
Council Meeting Minutes
December 29,2003

anyone had entertained the idea of a motel/restaurant combination. Mr. Murray stated that he felt that was a very good idea. Mrs. Wilson stated that with a place for people to stay, Coquille could be promoted as a place to come and stay for a weekend. Included in their stay could be a visit to downtown shops and go to a performance at the Sawdust Theatre. Mr. Delyvia would like to see the Community Center promoted for conventions. Mr. Murray stated that he felt that the 3.3-acre parcel located near the entrance to the site would be a good location for a motel. Mr. Spenader stated that John Thrift a Developer from the Vancouver area, who has lived in Coquille previously, might be interested in doing something in Coquille. He will get his phone number and give it to the City Manager who can get it to Mr. Murray. City Manager O'Connor also reminded everyone that since this location is in the Enterprise Zone, tax incentives are available. Mr. Murray commented that the City of Coquille has made huge steps in the development of this property. He went on to say that no one understands the complexity of this project and sometimes the City doesn't get credit for what has been done. Councilor Anderson thanked Mr. Murray for hanging in there and for what he has been through for the last seven years.

3. ADJOURNMENT

Hearing no further business, Mayor Britton adjourned the meeting at 7:32 p.m.

Mayor

ATTEST: _____
City Recorder