

**CITY OF COQUILLE
CITY COUNCIL MEETING MINUTES
February 1, 2010**

COUNCIL PRESENT: Mayor Steve Britton, Councilors E.N. “Corky” Daniels, Loran Wiese, Linda Short, Fran Capehart, Bruce Parker and Matt Muenchrath.

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

PRESS: Coquille Valley Sentinel, The World Newspaper

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

3. COUNCIL COMMENTS

Councilor Capehart said there is an RFP for a state veterans home. It will have 250 beds and could possibly be built on the GP site. It would require county bond. The 125th City of Coquille Birthday celebration will be on February 27, 2010 at the Community Building, and all the 90 years old of Coquille will be honored. Councilor Capehart said Mr. Marca suggested that all the business pay their fair share of taxes and she would like to propose that the City of Coquille enact a business license fee that would be fair to all. Councilor Parker said it was brought up about ten years ago and the business did not want it. Councilor Wiese said the discussion is what do you get for the money and there may be a need. It would benefit the Chamber of Commerce because they would have the correct information of the business; the police department could use the information. Councilor Parker asked if the business owners would have to have a physical address or what if they work from home. Mayor Britton is in favor of the fee and he feels it needs to go back into the business district not into the general fund. Councilor Short said she is not familiar with the amount of the fee or how it works. City Manager O’Connor said there is not normally a flat fee, but it could be. There is usually a fee structure based on type of business and number of employees.

Councilor Short said the Art Center is having the Children’s Art Fair during February and the display is wonderful and encouraged everyone to go look. Councilor Short presented a hand carved eagle to the City in honor of its 125th Birthday.

Councilor Parker said the Rotary foreign exchange student had a dinner last night and it was fabulous.

Councilor Daniels said the Police Department has a list of businesses and there is license fee for dispensing alcohol.

Councilor Muenchrath has just returned from San Diego and thanked the Police Department for their services last month. He will comment on the business license fee after council hears from the business.

Mayor Britton, John Higgins and City Manager O’Connor presented a 30 year service award to Jim Sanders. He thanked the City for keeping him around.

4. STAFF REPORTS

Public Works Director/Planner Higgins said he did not have anything to add to his report except Kevin McKeen is relocating and will no longer serve on the Planning Commission or the Budget Committee; the positions will be open. Council Muenchrath asked about the 6” line replacement. Higgins said there have been several water leaks on Central Blvd and West 3rd which have caused a lot of damage. The transit waterline needs to be replaced. The plan is to go down the highway and keep the bends out.

Chief Dannels does not have anything to add to his report. The Leah Freeman case has been keeping everyone busy and there may be a press release later this week. Councilor Wiese asked about the situation in Myrtle Point; Chief Dannels said they were called in on that case to assist.

Finance Director Dufner said the City will receive a grant in the amount of \$240,000 from the EPA before the project is complete instead of as originally thought when the project is complete.

5. CITY MANAGER'S REPORT

City Manager O'Connor read a letter from Judy Gederos thanking Council for their pledge of support to the pool project. The Rotary Club of Coquille is seeking a fee waiver for use of the Community Building for their annual fund raising auction. Councilor Wiese made a motion to waive the rental fee for the use of the community building by the Coquille Rotary Club. Councilor Daniels seconded the motion; all voted in favor.

CIS notified the City they may have a liability exposure in excess of the City's available coverage limits. Mr. Foster is requesting damages totaling \$8.5 million.

Staff has been asking DEQ about the TMDL's (total maximum daily loads) for the Coquille River which impacts our design and funding issues. On January 28th the City received notification from DEQ saying they have conditionally approved the pre-design. The next step is for the engineers to prepare the final design on the plant and review may be completed by July 1 2010, which means the first flush may now be at the end of March 2012. DEQ states the TMDL's will be worked out during the permitting process. The DEQ sent a letter to IFA so the City's funding application may be processed.

City Manager O'Connor asked when council wanted to meet for a goal setting meetings. Mayor Britton suggested having the meetings an hour before council meetings. City Manager O'Connor said it will probably take a couple of meetings. Councilor Parker said a Saturday works. Councilor Muenchrath said let's try a meeting in March and April. Council agreed to schedule goal setting meetings in March and April.

6. CONSENT CALENDAR

A. City Council minutes January 4, 2010

Councilor Capehart made a motion to approve the consent calendar. Councilor Short seconded the motion; all voted in favor.

8. PUBLIC PARTICIPATION

Bill Marino, 19 S. Baxter Coquille, said he would support the idea of a business license tax but he thinks the proceeds should go to the promotion of Coquille. He thinks all the business will benefit from this tax.

9. ADOPTION OF BUDGET CALENDAR AND APPOINTMENT OF BUDGET OFFICER

Councilor Wiese made a motion to appoint Terence O'Connor, City Manager, as budget officer for 2010 and adopt the budget calendar. Councilor Muenchrath seconded the motion; all voted in favor.

10. ADJOURNMENT

Mayor Britton adjourned the Council Meeting at 7.44 p.m.

Mayor, Steve Britton

ATTEST: _____
Deputy Recorder

URBAN RENEWAL AGENCY
February 1, 2010

1. CALL TO ORDER

Chairman Wiese called the meeting to order at 7:45 p.m.

2. CONSENT CALENDAR

A. City Council minutes January 4, 2010

Member Capehart made a motion to approve the consent calendar. Member Britton seconded the motion; all voted in favor.

3. URA 2009 ANNUAL REPORT

Finance Director Dufner reviewed the URA 2009 Annual Report listing the following;

Beginning Balance & Revenue	\$275,000
Material & Services	\$ 12,000
Loan Repayment to the City	\$ 68,573
Ending Balance	\$194,767

The total expenditures were \$68,573 for 8 projects.

Member Short said 55 banners were ordered and showed the holiday banners that arrived. The other banners will arrive in about 2 weeks. Verizon said seven poles did not meet approval but the flags will have a home.

4. ADOPTION OF BUDGET CALENDAR

Member Capehart made a motion to appoint Terence O'Connor as the budget office and the budget calendar. Member Britton seconded the motion; all voted in favor.

5. REQUEST BY TERESA REAVES FOR 50% COST SHARING ON NEW CONSTRUCTION / RENOVATION OF FAT TUESDAYS MARDI GRAS GRILL AT 331 W. HIGHWAY 42 E.

Teresa Reaves, 14 S Dean Coquille, is representing Fat Tuesdays Mardi Gras Grill. Ms. Reaves said they want to do this project and want help to preserve the train car, which is a trade mark of Coquille, and they want to incorporate a bakery. The improvements will incorporate an eating area which will allow inside dining year round. Contractor Bill Zen said the bakery would be on the west end and new drive through on the east end and a covered area which includes the enclosed caboose. The drive through would be rebuilt to meet code and the facility would meet ADA requirements. The thought is it would resemble an old train station. Member Short wanted to confirm that the caboose would be incorporated and it would look like a train station. Ms. Reeves said yes and they want to use the URA color pallet. Member Capehart said it will complement the design of the trestle on the river walk. Part of the large expense is bringing the gas line to the property which could cost up to \$20,000. Councilor Muenchrath asked how the new structure will affect the parking. The contractor said it will meet requirements and will only go out in the parking lot about 8 feet. The bakery will also be used for teaching children and adults. Wiese asked what the break out of the costs of the project is. The contractor said approximately \$187,756 but the electrical and plumbing are estimates only. They do not have the actual numbers at this time. Ms. Reeves said that she may have some additional investors to help with the project. Chairman Wiese said the URA committed \$500,000 for the pool project.

Finance Director said the \$500,000 commitment to the pool is based on if they receive the matching dollars. The total revenue this year for the URA is about \$200,000. If you choose to fund this project you may need to go out for a bond. Member Britton asked if we have participated in a project this large before besides the credit union. Chairman Wiese said no and the dollars for the credit union project were used for underground utilities and sidewalks and participating in

a building like this is unusual. Member Britton said the design is wonderful and thinks it will be a wonderful project but it may not fall under all the requirements of how the dollars can be used. City Manager O'Connor said he feels the project can be considered but the question is, based on the cost, what will the return be to the URA fund. The taxes will double which calculates to an 82 year payback and you would not see it all because the URA life is not that long. Councilor Muenchrath said these types of projects need to be encouraged because it was what people see when they come to town. He said if people are opposed to helping with the construction, maybe the URA can help with signage, gas line or some of the other costs to help defer some of the costs. Member Britton said he thinks the approach should participate in what will show a return in the next 20 years and the gas line could be attached on to by others. Chairman Wiese said a lot of people have had construction projects that the URA did not participate in and he does not want to send the wrong message and he would like to see detail on saving the caboose, cost of signage and gas line. O'Connor said there has to be three quotes for projects and a detailed construction report. If portions of the project are approved some findings will have to be documented if the funding is approved.

6. REQUEST BY DEAN DUNNAN FOR 50% COST SHARING ON REAR FAÇADE PAINTING THE NOSLER BUILDING AT 99E. FIRST STREET.

Don Erickson Coos Bay, representing Dean Dunnan, said the stucco facade was removed due to that it was deemed dangerous. The request is for sharing the painting cost for the rear of the building.

Linda Short asked about the process and would one coat of primer be enough., Mr. Erickson said yes and the wall is cleaned and sprayed before the application is applied and it includes the cleanup.

The total cost of the project is \$4,500 and they are asking for \$2,250. Member Muenchrath moved to approve the request for \$2,250 as requested to paint the back of the Nosler building. Member Parker seconded the motion; all voted in favor.

7. ADJOURNMENT

Chairman Wiese adjourned the Council Meeting at 8:15 p.m.

Chairman, Loran Wiese

Secretary, Rene Collins