

CITY OF COQUILLE
COUNCIL MEETING MINUTES
June 2, 2003

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

STAFF PRESENT: City Manager Terence O'Connor, Public Works Director John Higgins, Fire Chief Dave Waddington, Library Director Sharon Smith, Community Activities Director Ann Steeves, Finance Director Sherrri Flora, City Attorney John Trew, Accounting Technician Ruth Graham

PRESS: Robert Jump, Coquille Valley Sentinel
Amy Moss-Strong, The World

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. and led those assembled in a flag salute.

2. MAYOR'S OPENING REMARKS

None

3. COUNCIL COMMENTS

Councilor Torbeck suggested that audience participation be limited to five minutes. Councilor Capehart stated that she is looking forward to the Gay 90's Celebration. Councilor Hagen commented that the new benches in the downtown area look nice.

4. STAFF REPORTS

Public Works Director Higgins reminded Council that at the last Council Meeting staff was directed to prepare a resolution to eliminate parking on Highway 42 West of Central. There was a question as to whether the Oregon Department of Transportation needed to be contacted about this proposal. Mr. Higgins contacted the State and they gave their permission to repaint the existing 23 feet where parking is not allowed. Therefore, Resolution No. 17-2003, agenda item 16 can be deleted.

Community Activities Director Steeves reported that there is a resolution on the agenda accepting a FEMA grant. She stated that the smallpox outbreak that was simulated county-wide went very well. She reported on the other grants that she will be applying for. Staff has been laying new flooring in the pool house and getting ready for the opening of the pool on June 14th. She met with Mike Crow from Crow, Clay and Associates and work will start on the Sturdivant Building after the Gay 90's celebration. Mrs. Steeves introduced P.K. Higgins, new caretaker at the Community Building.

Library Director Smith requested Council approval to reduce Library hours from 48 hours to 44 hours with the new budget year beginning July 1. Councilor Anderson made a motion to approve the new Library hours, as presented. Councilor Torbeck seconded. All voted in favor.

Fire Chief Waddington reported that his department has been very busy with ambulance calls and burn to learn exercises. He reminded everyone of the Firemen's Steak Feed in August.

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Finance Director Flora reminded everyone that there is another Council meeting scheduled for June 23rd to adopt the budget. The new PERS rate will be effective July 1, 2003 however we still do not know when the PERS Board will approve the new rates. She reported that Ruth Graham, who works in the Finance Department, will be taking on more of the City Recorder duties in the future. Also, item k. on the consent calendar needs to be deleted.

5. CITY MANAGER'S REPORT

None

6. AUDIENCE PARTICIPATION

Judy Costello, 30 E. First Street, requested that consideration be given to a memorial for Mrs. Reitman. City Manager O'Connor stated that this will be done when the Library improvements are planned.

7. CONSENT CALENDAR

Councilor Anderson made a motion to approve the consent calendar. Councilor Wiese seconded. All voted in favor.

8. REQUEST BY LISA WAHL OF ALL 4 ANIMALS, INC. FOR FREE USE OF CCB ON JULY 11TH, 12TH AND 13TH, 2003.

Lisa Wahl explained that her non-profit organization would like to have a spay and neuter clinic. She further explained that they are trying to offer these clinics more than once a year and they need the auditorium for check in and recovery. Discussion followed. Councilor Wiese made a motion to allow one day free rent to All 4 Animals, plus split the cost in half for the other days requested. Councilor Capehart seconded. Councilors Daniels, Capehart, Hagen and Wiese and Mayor Britton voted in favor. Councilors Anderson and Torbeck were opposed. Motion carried

9. REQUEST BY JUDI COSTELLO FOR COUNCIL TO REVISE CURRENT WATER/SEWER BILLING PRACTICES ON SINGLE METERED, COMMERCIAL NON-RESIDENTIAL BUILDINGS

Judy Costello, 30 E. First Street, addressed Council stating that she and two partners have a business at 55 East First Street and they are being billed for two units. She explained that there is only one meter and that the current billing practice does not encourage development in the downtown area.

City Manager O'Connor reported that staff has followed the ordinance that addresses how units are defined and thus how multiple units in town have been charged. He advised Mrs. Costello that the EDU (Equivalent Dwelling Units) system would be reviewed later on in the meeting and then Council would have more information on the billing for her business. Councilor Torbeck made a motion to table the request from Judy Costello. The motion died for lack of a second.

10. PUBLIC HEARING – CITY OF COQUILLE URBAN GROWTH BOUNDARY EXPANSION

At 7:40 p.m. Mayor Britton explained that now is the time and place as advertised for the Public Hearing on the Urban Growth Boundary Expansion. Public Works Director/Planner Higgins stated that the City is in the process of amending its Comprehensive Plan. As a result of the April Planning Commission meeting, the Planning Commission's recommendation is not to expand the UGB. Staff supports this

decision. Mr. Higgins explained that the City will need to review the possible expansion in five years. Mayor Britton asked if anyone from the audience had any comments. Hearing none, Mayor Britton closed

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the public hearing and opened the regular session at 7:47 p.m. Councilor Anderson made a motion to follow the recommendation from the Planning Commission and staff and not expand the Urban Growth Boundary. Councilor Daniels seconded. All voted in favor.

11. REQUEST OF COQUILLE DOWNTOWN MERCHANTS FOR STREET CLOSURES FOR AUGUST 9TH FOR A STREET FAIR. AFFECTED STREET: 1ST FROM ADAMS TO BIRCH & CENTRAL FROM HWY 42 TO 2ND.

Jerry Conner, 61 E. First Street, representing the Coquille Merchant's Association requested street closures for the Gay 90's Celebration. The affected streets would be First St. from Adams to Birch and Central from Highway 42 to Second Street from 6:00 a.m. to 6:00 p.m. Councilor Wiese made a motion to approve the request. Councilor Daniels seconded. All voted in favor.

12. ORDINANCE 1439 AN ORDINANCE AMENDING THE CITY OF COQUILLE COMPREHENSIVE PLAN (PLAN AND INVENTORY), ZONING AND LAND DEVELOPMENT ORDINANCE NO. 1141, AND COMPREHENSIVE PLAN ZONING MAP; AND DECLARING AN EMERGENCY.

At 7:52 p.m. Mayor Britton stated that now is the time and place as advertised for the Public Hearing for amending the City's Comprehensive Plan, Zoning and Land Development Ordinance. Public Works Director explained that this is another task required to amend the Comprehensive Plan. Discussion followed with consultants Butch and Carol Parker answering questions. Butch Parker explained the history involved in Goal 5 and why this Ordinance has not been done until now. He also stated that if the state mandated changes to the comprehensive plan are not done, the City would have to pay back the grant monies used in this project. Councilor Anderson made a motion to adopt Ordinance No. 1439, an Ordinance amending the City of Coquille Comprehensive Plan (Plan and Inventory), Zoning and Land Development Ordinance No. 1141, and Comprehensive Plan Zoning Map; and declaring an emergency. Councilor Capehart seconded. The Council was polled with the following results:

Voting Aye: Mayor Britton and Councilors Daniels, Wiese, Hagen, Anderson, Capehart and Torbeck
Voting No: None
Absent: None

There was a break at 8:25 p.m. and the meeting reconvened at 8:40 p.m.

13. ORDINANCE 1440 AN ORDINANCE VACATING ALL OF THE REMAINING UNVACATED PORTION OF IRVING STREET FORMERLY MAPLE STREET, BETWEEN BLOCK 69 AND BLOCK 70, AND ALL OF THE ALLEY IN BLOCK 69 NOTLEY'S ADDITION TO COQUILLE, COOS COUNTY OREGON

Public Works Director Higgins explained why Mr. Norris is applying for a street vacation. This vacation would clear up the encroachments on the alley way because of a structure built too close to the alley. Mr. Higgins stated that the required postings and mailings were done. Councilor Anderson made a motion to adopt Ordinance No. 1440, an Ordinance vacating all of the remaining unvacated portion of Irving Street, formerly Maple Street, between block 60 and block 70, and all of the alley in block 60 Notley's Addition to Coquille, Coos County, Oregon. Councilor Capehart seconded.

The Council was polled with the following results:

Voting Aye: Mayor Britton, Councilors Daniels, Wiese, Hagen, Anderson, Capehart and Torbeck

Voting No: None

Absent: None

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14. ADOPTION OF CITY OF COQUILLE WASTEWATER TREATMENT PLANT MAO WITH THE OREGON DEQ

Steve Major from The Dyer Partnership talked about the changes that were made to the MAO after the Special Council Meeting on May 19th. There were minor changes in wording, but the timelines remain the same. He went on to explain the advantages to the City if this agreement is signed. The City has had over 1200 violations. There was some discussion about overflows and property owners downstream from the Wastewater Plant. Mr. Major clarified that the overflows in the winter should be cut down significantly and there is no one downstream that uses the river for drinking water. Councilor Anderson made a motion to adopt and execute the Mutual Agreement and Order No. WQ WQ/M-WR-03-074, Coos County. Councilor Torbeck seconded. All voted in favor.

15. PRESENTATION OF SEWER AND WATER RATE STUDY BY DYER ENGINEERING

Steve Major of The Dyer Partnership explained how the EDU system works and how the new proposed rate system would work. He stated that the sewer rates would increase from approximately \$21 to \$43 a month and water rates from approximately \$17 to \$27 a month. It was discussed previously how to best raise rates and using a two step system in doing so. He reported that what has happened in the past is the high strength users like the County have been paying a cheaper rate than residents. By looking at the Rate Study that was presented, it shows that the County Jail is paying around \$3.00 per thousand gallons versus the residents who are paying a little over \$5.00 per thousand gallons. The way the rate structure is currently set up is the higher users are getting a cheaper rate. The EDU system evens out overall the rates between commercial and residential. Based on the six month average for all of the residential customers, the average consumption is 3,800 gallons per month. When using the EDU system, you take a business's total consumption and divide it by the 3,800 (which equals 1 EDU) and calculate how many EDU's they should be charged which would be their base rate. Then they would be charged per 1,000 gallons above their base rates. Council needs to decide if a commercial user is using less than the 3,800 gallons, do they get charged for 1 EDU or a lesser charge. If they get charged less, then 1 EDU the base rates or the per 1,000 gallon rate will need to be more. The system right now is set up to charge 1 EDU. Somewhere between the next three to six years, the rates will need to be looked at again. If this concept is adopted it should generate around \$110,000 for the next three years from both the water and sewer rates. Mr. Major also explained what the rates need to be to qualify for grant funding. The EDU system is considered an equitable system and is recognized by entities that offer grants. Councilor Wiese questioned charging businesses 1 EDU if using less than 3,800 gallons.

Councilor Anderson made a motion to adopt the EDU concept as modified. Councilor Capehart seconded. All voted in favor. Mr. Major asked for Council direction on small commercial users. City Manager O'Connor suggested scheduling a workshop, so this can be discussed more. It was decided that there will be a Special Council Meeting on June 5th at 6:00 p.m.

16. DELETED

17. ADJOURNMENT

Hearing no further business, Mayor Britton adjourned the meeting at 10:20 p.m.

Mayor

ATTEST: _____

City Recorder

