

**CITY OF COQUILLE
CITY COUNCIL MEETING MINUTES
AUGUST 5, 2013**

COUNCIL PRESENT: Mayor Rowe, Council President Loran Wiese, Councilors Dennis Graham, Susan Heaton, Fran Capehart, Dave Chappelle, and Linda Short.

STAFF PRESENT: City Manager Ben Marchant, Finance Director Dufner, Fire Chief Waddington, Library Director Conner, Public Works & Planning Director Urban, City Recorder Collins, and City Attorney Trew

PRESS: None

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. MAYOR COMMENTS

Mayor Rowe welcomed everyone to the meeting and he said the steak feed was good with a large turnout. He said Fire Chief Waddington and his volunteers worked very hard on this event benefitting the Fire Department. Mayor Rowe was a judge on the block by block improvement competition for the City of Myrtle Point. He said it was great project, he was proud to be a part of it, and thinks the City of Coquille may want to do a similar project in the future.

4. COUNCIL COMMENT

Councilor Capehart said it has been a very busy three weeks. She thanked everyone who participated in Coquille Day at the fair. Maria Herman was the winner of the apple pie contest at the fair. The street fair and steak feed were good events over the weekend.

Councilor Short said this fall there will be a safety and swimming program this fall for the 2nd and 3rd graders in the Coquille School District. She would like to get some banners installed down by the River Walk and she is very excited about the purchase of the bucket truck. There was another chess champion from Coquille and she would like to have her come to the next council meeting to be honored. Councilor Capehart heard lots of comments that the pool should be open on Sunday during steak feed weekend. City Manager Marchant mentioned that a group of people can book the pool for an event.

Councilor Heaton said she attended the street fair and helped at the ice cream bar and thought that it was a good idea to have this in conjunction with the steak feed and reunions. The next street fair will be on August 30th with Councilor Short assisting with the project. Councilor Heaton also gave an article about the failure of Detroit to the Mayor for review. She really enjoyed the County Fair and had a good time watching City Manager Ben Marchant's children participate in the chicken showing competition.

Councilor Graham said the River Walk was open this weekend with Tom Hallmark's Eagle Scout project completed in the parking lot.

5. STAFF REPORTS

Fire Chief Waddington thanked everyone who attended the 26th Annual Steak Feed. There were about 150 cars in the show and the car show proceeds were donated back to the Fire Department. On Sept 7th is the 3rd Annual Coquille High School Hall of Fame Dinner, the 1977 basket ball team and the 1996 relay team will be honored.

Library Director Connor said the library is cleaning out some of the adult non-fiction and books that have not been used in 10 years. These will be sold by the Friends of the Library.

City Manager Marchant said Police Chief Blue is out and will return tomorrow. City Manager Marchant said National Night out is tomorrow from 6-8 p.m. at Coquille High School. This event is a great neighborhood family event.

Public Works Director Urban said the large patch at First and Central will not last long with the amount of large trucks going through the intersection. He suggested making a large truck route to help with the life of the intersection. The Council would like to see a plan from Urban. Councilor Short asked about the house on West 4th street. Attorney Trew said they are reviewing the dangerous house process which includes some title information that needs to be researched. When the research has been completed he will talk with City Manager Marchant and Public Works Director Urban. Councilor Heaton said that she heard glass breaking coming from the house last week and then saw several children run out. She urged the process to continue quickly due to the attractiveness of the building to kids.

Finance Director Dufner said the investment is earning 3.7%. He wanted to thank Sean Wirebaugh who has been working as an intern the last several weeks and he did a great job. Dufner prepared a pool report comparing last season to this season showing income and expense.

6. CITY MANAGER'S REPORT

City Manager Marchant said things are going smoothly this summer.

7. PUBLIC PARTICIPATION

Dawn Martindale, 440 N Cedar, is the neighbor to the house on West 4th Street and she wants to know how the lot will be kept up if the house is taken down. Urban said the owner is sent a 10 day notice and if it is not taken care of the City will mow and the owner is charged. When the house is taken down the lot will be cleared, Attorney Trew said this needs to be stated in the agreement.

James Smith, 756 N Collier, said there has been construction in what has been used as the alley behind his home and it has caused limited access from either end for emergency vehicles, trash man, trucks and RV's . Urban said the alley is not where it should be if the surveyor's pins are correct and he believes the survey pins are correct. The property owner is building on her property, and other people have built over the city's right-of-way because the alley is not in the in the correct area. He said unfortunately there is no good outcome to this problem as every answer is bad for one of the property owners. In this case adverse possession does not work with a government entity because if the City wants their alley back courts would say several buildings, retaining walls, and power poles would have to be taken down which may cause the City to be sued by the property owner. As another alternative solution, the City could invoke eminent domain, but Planner Urban advised against this action.

Councilor Wiese asked if they have access from the other end of the alleyway. Mr. Smith said at this time, unless the people at the other end build they would not have access. Mayor Rowe asked Urban if Ms. Torbeck was interested in selling or exchanging a portion of the ally and a portion of 8th street. Mr. Smith said she was not. Mayor Rowe asked Mr. Smith if they had offered to buy that portion of the alley. Smith said she will not want to sell because she wants to maintain her lot size. Councilor Heaton asked if Attorney Trew had reviewed this issue. He said it was brought to Council a few years ago, but he concurs with Urban on his comments. Councilor Graham asked how wide the alley should be; Urban said it is 10 feet. Councilor Graham asked if one of the neighbors built his garage in the wrong place; Planner Urban said that is a possibility. Planner Urban said the owner wants to build or swap and maintain the lot size and then sell that portion as last resort. Mayor Rowe thanked Mr. Smith for bringing this issue to Council.

Jan Torbeck, 787 N Dean, is the Attorney in Fact for the owner of the property. She showed pictures of the property and the alley that is in question. The pictures showed survey pins and measurements and where there was a hedge previously. The retaining wall is constructed 3' foot back from the property line as the ordinance requires. She believes the person on the other end of the ally would like to put a fence to protect the structure on the back of his property. Councilor Heaton asked if the survey pins had been down before and Torbeck said these are the new survey pins and the property had not been surveyed as individual properties but it had been platted. Ms. Torbeck said all the property owners have encroached on the alley property.

Melissa Smith, 756 N Collier, said there are 4 families who need access to the back of the property to get their garages. Due to the ages of the houses the kitchens are in the back of the houses and if there is a fire or medical emergency an ambulance and fire truck do not have access to that alley any longer. Fire Chief Waddington said that it is better if they do have access but they could park at the end and hand lay the lines if necessary.

8. CONSENT CALENDAR

- City of Coquille Budget Meeting Minutes June 17, 2013
- City of Coquille Council Minutes July 1, 2013

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

9. ACCEPT LOW QUOTE FOR TANK INSPECTION AND CLEANING

Public Works Director Urban said the water tanks have not been cleaned for at least 5 years. The following three quotes have been received: Aqua-Tech \$11,150.00, Inland Potable Services \$6,395.00, Liquivision Technology \$5,300 (additional wall cleaning \$2,600).

Councilor Wiese made a motion to accept the following quotes: Aqua-Tech \$11,150.00, Inland Potable Services \$6,395.00, Liquivision Technology \$5,300 (additional wall cleaning \$2,600).

Councilor Heaton asked what type of chemicals will be used; Urban said they are cleaned with Chlorine. Councilor Wiese made a motion to approve the quote from Liquivision Technology in the amount of \$5,300 and the additional wall cleaning of \$2,600. Councilor Graham seconded the motion; all voted in favor.

10. ACCEPT LOW QUOTE FOR 3RD STREET PAVING

Public Works Director Urban said the area to be redone is 3rd St. from Baxter to Dean. The street will be scraped and cleaned down to the concrete by Public Works and then it will be covered with asphalt.

Councilor Wiese made a motion to accept the following quotes: Johnson Rock \$89,978.00 and Knife River \$126,959.75. Councilor Heaton seconded the motion, all voted in favor.

Councilor Wiese made a motion to accept low quote for 3rd street paving from Johnson Rock in the amount of \$89,978.00. Councilor Short seconded the motion, all voted in favor.

Public Works Director Urban said the paving may take place around August 19th so he will be letting the County know as they will need to park somewhere else during that time.

11. RESOLUTION 19-2013 A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY TO BE SURPLUS PROPERTY AND PROVIDING FOR THE DISPOSITION OF SUCH PROPERTY

Finance Director Dufner said the museum requested a chair and we have other obsolete computer equipment, radios, and desks.

Councilor Capehart made the motion to adopt resolution 19-2013 a resolution declaring certain personal property to be surplus property and providing for the disposition of such property. Councilor Short seconded the motion, all voted in favor.

12. DISCUSSION OF SMALL BUSINESS ASSISTANCE PROGRAM

Mayor Rowe said he put this on the agenda because he wants to talk about a small business assistance program. What he envisions is to use some of the funds in the promotion fund to give small grants to help business that are coming to Coquille. Councilor Wiese said that has been done in the past at the County with lottery funds. Wiese said there may be a way to set up a revolving loan fund or grant. There needs to be a program developed and have the public look at the program and get their input. Councilor would like to have more information on the type of program Mayor Rowe is thinking about.

13. ADJOURNMENT

Mayor Rowe adjourned the council meeting at 8:25 p.m.

Mayor, Matt Rowe

City Recorder, Rene Collins