

CITY OF COQUILLE
CITY COUNCIL MEETING MINUTES
October 2, 2006

COUNCIL PRESENT: Mayor Steve Britton, Councilors: E.N. Cory Daniels, Loran Wiese, Jan Torbeck, Mollie Anderson and Fran Capehart

STAFF PRESENT: City Manager Terence O'Connor, Public Works Director John Higgins, Library Director Anne Conner, Finance Director Chuck Dufner, City Attorney John Trew and Deputy Recorder Rene Collins.

PRESS: None

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

The Mayor thanked everyone for attending the Council Meeting and introduced Kevin Stufflebean who is running for County Commissioner.

3. COUNCIL COMMENTS

Councilor Torbeck said the stop sign started flashing when she reached the bottom of Shelley Road and suggested checking the angle of the sensors. Councilor Anderson stated she has heard good things about the flashing stop signs. Councilor Capehart said she is a hometown voice and had attended a seminar about that at the League of Oregon Cities Conference. Councilor Anderson brought pictures of the flag that was on display at Bandon for the September 11th ceremony.

4. STAFF REPORTS

Public Works Director Higgins said his staff report is in the packet and asked if anyone had any questions; there were none. Library Director Conner said her report is in the Council packet and said the Library is collecting receipts from McKay's to earn a 1% rebate. She reported the drop in circulation last month could have been due to the floors being redone. Chief Reaves stated he released an officer that was in his probation period and applications are being accepted. Finance Director Dufner said the Webmaster from League of Oregon Cities would provide a quote this month, which will include some customization and staff training. Attorney Trew advised that he had not reviewed ordinance 1460 and asked that Council hold it over to the next Council meeting, and they agreed.

5. CITY MANAGER REPORTS

The City Manager reported that staff meant with DEQ to review their 12-page report. DEQ will approve the feasibility plan after they take the comments from the meeting and rework their letter, while Dyer is revising the facility plan to incorporate DEQ comments. When we receive the DEQ letter we can then send the feasibility plan to DEQ for review and this will take a couple of months. Once the feasibility plan is reviewed, the City will go to a One Stop meeting to decide how the project will be funded. Then the environment report will be completed and reviewed and the preliminary engineering report will be done and reviewed. DEQ has not determined what the temperature of the river water in front of plant should be; they did say they will not hold up the plant construction. If standards are set in place the next time we are in the renewal process, we may have to meet the new requirements.

The City is sponsoring a table at the Chamber's fund raising dinner and there are tickets for Council members who would like to attend. The Chamber has asked the City to waive the Community Building rental fees; City Manager O'Connor suggested waiving the rental fee and charging the \$40.00 floor fee. He said we also received the same request from the Coquille Rotary Club for their annual auction. Councilor Anderson made a motion to waive the rental fees and charge the floor fee for both clubs. Councilor Wiese seconded the motion; all voted in favor.

Staff is reviewing the road report they received from Dyer showing if they are in good, fair or excellent conditions and report showing the cost estimates to repair the sections. The cost estimates are 8.6 million to fix all the streets at once.

At the League of Oregon Cities Conference, the City was awarded a Bronze Medal award for the employees' participation in the Wellness Program.

The city received information from the state that they are looking for state hospital locations and our county is listed. They are looking for 78 acres and we have land available above S. 6th. There are 120 acres available; is council interested. And the state is looking for an area to place a Veterans home. The letter of interest is due in November. Councilor Capehart talked with ODDA today and they said they are interested in a location on the I-5 corridor and she has talked with other representatives and they would like it put in Coquille. Councilor Wiese and the Mayor think we should concentrate on the VA home and let the state mental hospital be on the 1-5 corridor. Councilor Capehart made a motion to direct staff to complete forms and send a site data summary for the state mental hospital. Motion seconded by Councilor Torbeck. Mayor Britton voted against the motion; all others voted in favor.

6. PUBLIC PARTICIPATION

Don Delyria, 275 N. Alder, thanked council for the use of the Community Building area for the Farmers Market and asked to rent the small auditorium from 8-5 every Thursday for the winter Farmers Market through Christmas and then close for a few months until things come up in the green houses. Council said no hoofed animals will be allowed in the auditorium and they did not see a problem with the idea.

Stella Downs, 58 W 5th Street, is concerned about the remodel of City Hall. She did not realize that there would be additional cost involved and would like the citizens to look at the building and see what the City wants to do. She believes that the City needs to spend money on streets, sidewalks, and a sewer and water plant.

Linda Short, 650 S. 1st Ave, is disappointed because the "For Sale" is not up on the GP site. City Manager O'Connor said the utility line locates has been done and public works will be installing the sign, possibly this week.

Joann Galloway with the South Coast Cruisers has been contacted about cars not being at the Gay 90's festival and the club could return if a few streets were block off at 6 a.m. This would allow for registrations. The parade would have to be rerouted and 2nd street would have to be blocked for the cruise. Mayor Britton said he missed the cars and the cruise this past year. Councilor Anderson said the change should be coordinated with the Chamber. The Mayor said let's take this under advisement. The Cruisers will have to know by October 12th. O'Connor will take this to the next Chamber board meeting.

Paul Watte, 874 N. Henry, brought a filter in that has had 500 gallons of City water run through it at low pressure and has been told that he can not get a high-pressure line. He is asking the City to see if the low-pressure lines can be turned into high-pressure lines.

7. CONSENT CALENDAR

After reviewing the minutes from the September 5, 2006 council meeting, Councilor Anderson made a motion to approve the consent calendar. Councilor Capehart seconded the motion; all voted in favor.

8. REQUEST BY KATHLEEN O'CONNOR FOR APPROVAL OF CHS HOMECOMING PARADE ROUTE

Kathleen O'Connor, Coquille High School, would like to request permission for the Homecoming Parade to be on Friday, October 20th at 4 p.m. The parade would stage at the Catholic Church on Dean Street and proceed down First Street to Central to the High School. Councilor Capehart made a motion to approve the request for the Coquille High School Homecoming Parade. Councilor Anderson seconded the motion; all voted in favor.

9. PRESENTATION AND DISCUSSION WITH ROGER HAMILTON, UNIVERSITY OF OREGON LOCAL GOVERNMENT CLIMATE PROGRAM.

Mr. Hamilton has contracted with the University of Oregon to talk about climate change, also known as global warming. The temperature has been rising over the past 120 years. Temperature is determined by increases and decreases in carbon dioxide and methane levels. Since the 1950's, western snow pack has declined by 60% on average; winter seasons have become shorter in Oregon and Washington. Methane is the most powerful green house gas. There has been a rapid increase of earthquakes due to movement of ice glaciers. The sea level in our area seems to be rising. Stabilizing the climate will require reduction of green house gasses.

10. DISCUSSION ON FINANCE OPTIONS TO REMODEL THE NEW CITY HALL

Finance Director Dufner reviewed his financing options for the remodel of City Hall. He recommended using funds that are set aside for the remodel and the remaining funds come from the contingency fund. Councilor Anderson said the funds could be replaced when City Hall was sold. The mayor said he is in favor of City Hall moving due to the current structure not being able to withstand an earthquake. He said Council thought it would cost between \$150,000 and \$180,000 for the remodel and was surprised at the increased cost, which is due to the proposed ceiling height change. A citizen asked if there could be an open house for the community to see the building. The two major areas of remodel are the Council Chambers, to make it more usable, and the area payments are taken which includes separating the Council Chambers from the business offices. The cost to remodel the current City Hall, which would include bringing the building current with ADA standards and addition of space, would cost more than the new building and remodel combined. City Manager O'Connor said that you could use the dollars on a street project, or make an investment into the future of your City Hall. Ms. Downs was not originally under the impression that there would be remodeling costs. Councilor Torbeck said that Council knew some changes would have to be made and as the process of the design work progressed a few more issues became apparent. Ms. Costello said that the cost would probably be more than the estimated \$350,000. Ms. Downs suggested using the building as it exists and using the Community Building for Council and Planning Meetings. Councilor Torbeck said that the citizens at the meetings discussing the purchase of the building did not bring up these comments. Citizens asked if the City could move into the building and use as it is. Mayor Britton said yes, that was a possibility. City Manager O'Connor said the November Council Meeting would be held at the new City Hall. Paul Watte asked if the City knows why the current City Hall building has not sold. O'Connor said that the first prospective buyer had two conditions: not to change the parking structure by City Hall and that we hold him harmless forever if the state or government said there was a problem with the building, making the City responsible. The second person pulled out; the third possible person never submitted an offer. The City Manager stated we have an environmental report stating that the only asbestos is under the flooring on the second floor.

11. ORDINANCE 1460 – AN ORDINANCE TO AMEND CHAPTER 13.04 WATER SERVICE SYSTEM AND CHAPTER 13.08 SEWER SERVICE SYSTEM TO ESTABLISH A PROCEDURE TO TRANSFER THE WATER AND SEWER ACCOUNT TO A RENTAL PROPERTY FROM THE OWNER TO THE TENANT

No action taken.

12. ADJOURNMENT

Mayor Britton adjourned the meeting at 9:15

Mayor Steve Britton

ATTEST: _____

Deputy City Recorder