



## CITY OF COOS BAY CITY COUNCIL MEETING

September 5, 2017 - 7:00 PM

Council Chambers - 500 Central Avenue, Coos Bay, OR

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All citizens addressing the City Council under regular agenda items or public comments are required by City Council Rule 2.9.4 to sign-in on the forms provided on the agenda table.

If you require a listening enhancement device, please contact the City Recorder.  
Please silence electronic devices - Thank you.

### Meeting Video

1. Flag Salute
2. Public Comments
3. Consent Calendar
  - a. Approval of the minutes of August 1, 2017
  - b. Acceptance of the July Combined Cash Reports
  - c. Approval of an Initiation of a Proposed Vacation of Hemlock Avenue
4. Public Hearing to Consider Text Amendment to Definition of 'Substantial Improvement' - Approval Would Require Enactment of the Proposed Ordinance
5. Approval of a Proclamation Renaming the Pedway to Preway
6. Approve Contract Amendment with Stantec for Brown Fields Project
7. Amendment to the Downtown Urban Renewal Plan - Approval Would Require Adoption of Resolution 17-20
8. Approval of Weekend and Night Construction Work on Plant 2 Expansion and Upgrade Project
9. City Manager's Report
10. Council Comments
11. Adjourn

**CITY OF COOS BAY CITY COUNCIL**

**Agenda Staff Report**

<b>MEETING DATE</b>	<b>AGENDA ITEM NUMBER</b>
September 5, 2017	

TO: Mayor Benetti and City Councilors

FROM:

THROUGH:

ISSUE: Video

**SUMMARY:**

Meeting Video

**ACTION REQUESTED:**

**BACKGROUND:**

**BUDGET IMPLICATIONS:**

**CITY OF COOS BAY CITY COUNCIL**

<b>MEETING DATE</b>	<b>AGENDA ITEM NUMBER</b>
September 5, 2017	3.a.

TO: Mayor Benetti and City Councilors

FROM: Susanne Baker, Finance Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Approval of the minutes of August 1, 2017

**ATTACHMENT(S):**

▯ 08-01-2017 CC Minutes

## **MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL**

**August 1, 2017**

The minutes of the proceedings of a regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, held at 7:00 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

### **Those Attending**

Those present were Mayor Joe Benetti and Councilors Lucinda DiNovo, Drew Farmer, Jennifer Groth, and Phil Marler. Councilors Stephanie Kilmer and Stephanie Kramer were absent. City staff present were City Manager Rodger Craddock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Assistant Library Director Ellen Thompson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

### **Flag Salute**

Mayor Benetti opened the meeting and led the Council and assembly in the salute to the flag.

### **Public Comments**

No public comments were given.

### **Consent Calendar**

Mayor Benetti reviewed the consent calendar which consisted of 3a: approval of the minutes of July 11 and 18, 2017, and; 3b: adoption of resolution 17-17 accepting the Library Services Technology Act (LSTA) grant.

Councilor DiNovo moved to approve consent calendar as presented. Councilor Marler seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

### **Semi-Annual Report on Visitor Information Center by Executive Director Timm Slater**

Timm Slater, Executive Director of the Bay Area Chamber of Commerce (BACC) provided information on activities of interest at the Visitor Information Center (VIC) such as tourist inquiries, monthly events, reader board activity, visitor counts, and revenue and expenditure details. Volunteer support staff training continued to be a focus and priority for the VIC and BACC.

### **Approval of Designating Marijuana Tax Resources for South Coast Interagency Narcotics Team - Approval Would Require Adoption of Resolution 17-16**

City Manager Rodger Craddock stated the City of Coos Bay would receive revenue derived from the taxation of recreational marijuana related sales from both a state imposed tax and a city imposed tax. Currently, the State assessed a 17% sales tax and the City assessed a 3% sales tax on recreational marijuana related sales. The amount of funds to be received was unknown. All related funds must be spent to fund law enforcement. Both Coos Bay and Coos County expressed a desire to use up to 50% of the proceeds to help support the drug enforcement activities provided by the South Coast Interagency Narcotics Team (SCINT). Based on a consensus of the Council when the topic was discussed at the work session on July 11, 2017, staff prepared a resolution designating marijuana tax resources for Council consideration. City Manager Craddock noted the City was currently funding the salary for Coos Bay Police Captain Cal Mitts who was working as the Director of SCINT.

Captain Mitts shared a PowerPoint presentation which included information on Coos Bay property crime statistics associated to drug related activities. County wide statistics for the first half 2017 showed more meth seized than in the last ten years combined; more heroin arrests in the first half of 2017 than 2016; more vehicle thefts in the first quarter 2017 than all of 2016; SCINT seized 120K in first six months of 2017, and; over 150 investigations to date in 2017. Captain Mitts stated SCINT was the one proactive weapon Coos County had to combat drug related activities. SCINT was not in the business of putting drug users in prison, its purpose was to put drug dealers in prison. SCINT provided specialized equipment and training at no costs; stolen property was located in 66% of all SCINT search warrants. Captain Mitts stated all grant funds to operate SCINT had been depleted.

Councilor Groth moved to adopt Resolution 17-16 designating marijuana tax resources. Councilor DiNovo seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

**Approval of a Contract Amendment for Oregon Department of Environmental Quality State Revolving Fund Clean Water Loan for Construction of Wastewater Treatment Plant 2 - Approval Would Require Adoption of Resolution 17-15**

Public Works and Community Development Director Jim Hossley stated the original loan application for the construction of the expansion and upgrade project for wastewater treatment plant #2 (WWTP#2) was for an amount not to exceed of \$19,636,876. It was anticipated construction would commence summer 2015. Due to delays, construction did not commence until January 2017. At the December 6, 2016 Council meeting, Council approved a guaranteed maximum price for construction of \$24,531,820. Staff requested the Council authorizing staff to request an amendment to the existing Department of Environmental Quality (DEQ) State Revolving Fund (SRF) loan agreement to ensure the City had funds to complete the project. Mr. Hossley noted Charleston Sanitary District would be responsible for payment of approximately 25% of the construction cost of WWTP#2. The District was awarded grants and loans to pay their share, however the funds would not be released until construction of the project was complete.

Councilor DiNovo moved to approve Resolution 17-15 authorizing an additional amount of state revolving funds to Resolution 16-09 loan agreement to finance the expansion and upgrade project for WWTP#2 and to authorize the City Manager to sign documents

amending the existing SRF loan agreement with DEQ. Councilor Groth seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

#### **Award of Contract for the 6th Avenue Culvert Replacement Project**

Public Works and Community Development Director Jim Hossley stated the culvert crossing under 6th Avenue, located approximately 300 feet south of F Street was identified as in need of repair. Design was completed and bids were advertised and accepted. Due to environmental regulations and utility crossings/conflicts, it was determined that a bridge needed to be constructed to replace the culvert. Two bids were received and accepted: West Coast Contractors for \$646,432 and Knife River Materials for \$732,970. Engineer estimated project cost was \$900,885. The project would be funded through the current non-point source agreement with DEQ's SRF program (otherwise referred to as the sponsorship option). The City qualified for up to \$2 million of sponsorship option projects because of the DEQ loan for the Wastewater Treatment Plant #2 project. Due to the nature of underground work and the potential unknowns it was recommended that a 15% contingency be approved.

Councilor Farmer moved to award the construction contract to West Coast Contractors for the 6th Avenue culvert replacement project for a total project cost not to exceed \$743,397 (\$646,432 plus a 15% contingency of \$96,965). Councilor Marler seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

#### **Award of Contract for Facility Planning for Wastewater Treatment Plant #1**

Public Works and Community Development Director Jim Hossley stated in April, Council directed staff to begin negotiating a scope and fee with CH2M to prepare a facility plan amendment for wastewater treatment plant #1 (WWTP#1). A scope and fee was negotiated for an amount of \$267,444. The amount included analyzing the flows and load for the next 20-year period, a current condition assessment of WWTP#1, analyzing the regulatory drivers, analyzing and developing treatment alternatives for the upgrade, and preparing a facility plan document in conformance with the Department of Environmental Quality's (DEQ) requirements.

Councilor DiNovo moved to award the contract to CH2M to prepare a facility plan amendment for a total project cost not to exceed \$307,561 (\$267,444 plus a 15% contingency of \$40,117). Councilor Farmer seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

#### **Award of Contract to Civil West for Construction Management Services for Golden Avenue Paving Project**

Public Works and Community Development Director Jim Hossley stated Council requested the City pave Golden Avenue in the vicinity of the post office between 4th and 7th Streets. Council awarded a contract to Civil West Engineering for the redesign of Golden Avenue in April 2017. Construction bids were received July 18th, low bidder was Knife River Materials in the amount of \$841,348.75. Mr. Hossley noted the retaining wall was reevaluated/engineered; new cost was \$799,723.75. Because the project required specific inspections for sanitary sewer, concrete drainage basins, and trench compaction tests, staff recommend contracting with Civil West Engineering to provide those services. Cost to

provide those services was \$36,300 which included a 10% contingency.

Councilor Groth moved to award a contract to Civil West Engineering for construction management and inspection scope of work and to authorize the City Manager to sign the contract with Civil West Engineering for a fee and 10% contingency not to exceed \$36,300. Councilor Marler seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

### **Award of Contract for Mingus Pool Mechanical Upgrade**

Public Works and Community Development Director Jim Hossley stated in September 2015, the City received a local government grant program (LGGP) grant through Oregon Parks and Recreation Department to improve Mingus Park community pool. The grant was to assist the City to make needed improvements to mechanical operations, dressing/restrooms, pool water sanitation system, and pool resurfacing. The project was broken into two phases, 1.) dressing/restroom improvements and 2.) mechanical operations and pool resurfacing. Phase 1 was completed last year. Mr. Hossley noted staff was ready to proceed with Phase 2 using both contractors and city staff to complete the project. Bids were opened May 10, 2017 and the City only received one bid from Anderson Pool Works located in Wilsonville, Oregon in the amount of \$614,650. Since the City only received one bid, staff reached out to Anderson Pool Works to see what value engineering could be achieved. Anderson Pool Works agreed to a revised option (VE Option #1) whereby they would supply the required equipment only, with warranty, for \$276,000. All demolition and installation of piping connections to pool and to pool equipment was to be self-performed by City including all necessary pipe, fittings, flanges, angles, supports, and hardware. The City would provide plumbing and electrical services as needed. Mr. Hossley noted the project total of \$328,350 did not include in-kind staff labor \$33,720 and City equipment used to self-perform a portion of the project.

Councilor Groth moved to authorize the City Manager to enter into a contract with Anderson Pool Works (\$276,000), authorize staff to purchase materials, utilize the City's plumbing and electrical contractors of record for a total project amount not to exceed \$328,350 which included a 10% contingency. Councilor DiNovo seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

### **Consideration of Approval to Increase the Contingency Budget for North 2nd Street Sanitary Replacement**

Public Works and Community Development Director Jim Hossley stated on July 5, 2017, Council approved an award of contract to Benny Hempstead Excavating, Inc. for the N. 2nd Street sanitary sewer replacement project. Construction commenced Tuesday, July 25th. On Wednesday, it was discovered that an incorrect elevation was surveyed on the plans. The engineer (Civil West) and City staff worked together and Civil West revised the plans. Unfortunately, the work that was performed on the first day needed to be removed and replaced at the correct slope. This caused an immediate change order. Estimated cost of the change order was \$10,000. The original contingency approved by Council was for a total of \$11,588. Because the change order occurred at the commencement of the project, staff had concerns that should another unknown condition occur, the original approved contingency would be exceeded. As such, staff requested an additional \$8,412 which would increase the contingency budget to \$20,000; approximately 26% of the original bid.

Councilor DiNovo moved to approve an increase to the contingency budget for the N. 2nd Street sanitary sewer replacement project for an amount not to exceed \$20,000. Councilor Marler seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

**Approval of the Sale of City Property - Approval Would Require Adoption of Resolution 17-18**

City Manager Rodger Craddock stated a Coos Bay resident inquired about purchasing City owned property located adjacent to his property in Eastside. The property was designated as park land (currently undeveloped). The Parks Commission recommended selling the property with proceeds to be earmarked for improvements to the Eastside Park. Staff requested and received direction from the Council to proceed with listing the property for sale based upon the City's realtor of record suggested price of \$35,000. Randy Hoffine of Pacific Properties listed the property and the requesting adjacent property owner made the first full cash offer on the property. Staff recommended the Council adopt the resolution approving the sale of the property and because the Eastside Park was recently improved, staff recommended the funds from the sale be earmarked for general park maintenance.

Councilor DiNovo moved to adopt Resolution 17-18 approving the sale of the property (tax lot ID of 25S 13W 36AD TL04800) and to direct funds generated by the sale to be earmarked for general park maintenance. Councilor Marler seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Marler. Absent: Kilmer, Kramer.

**City Managers Report**

City Manager Rodger Craddock stated staff was in the process of transitioning to a paperless agenda and minutes system; noted work on the Steve Prefontaine mural at the Pedway would commence later this month. City Manager Craddock stated staff would be seeking bids to paint the Coos Bay Public Library.

**Council Comments**

No Council comments were made.

**Adjourn**

There being no further business to come before the Council, Mayor Benetti adjourned the meeting. The next regular Council meeting was scheduled for August 15, 2017 in the Council Chambers at City Hall.

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Joe Benetti, Mayor

Attest: \_\_\_\_\_  
Susanne Baker, City Recorder



## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	3.b.

TO: Mayor Benetti and City Councilors

FROM: Susanne Baker, Finance Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Acceptance of the July Combined Cash Reports

#### **SUMMARY:**

This report provides the major fund basic financial statements (fund summary, balance sheet, and combined cash) for the previous month to ensure transparency and full disclosure.

#### **ACTION REQUESTED:**

If it pleases the Council, accept the monthly Fund Summary, Balance Sheet, and Combined Cash Reports.

#### **BACKGROUND:**

These reports are being provided to the Council and the public pursuant to a recommendation from the City's Auditor and City Manager to provide transparency and full disclosure to all interested parties. Pursuant to the City of Coos Bay's Investment Policy this report also provides the details of the investment portfolio. Routinely, the City's five bank statements (Accounts Payable, Payroll, Local Government Investment Pool, Umpqua Bank State Pool, and Jurisdictional Local Government Investment Pool) are balanced by the middle of the following month; expenditures and receipts are updated daily; deposits made daily; and the financial reports available upon request as well as uploaded monthly onto the Citywide drive.

In the attached reports, the Fund Summary shows all City funds are within appropriation levels with 8% of the fiscal year having elapsed. General Fund Property Tax Collections are at 0% of budget.

#### **BUDGET IMPLICATIONS:**

The balances are within the budget appropriations.

#### **ATTACHMENT(S):**

- ▣ City Balance Sheet
- ▣ City Combined Cash
- ▣ City Fund Summary
- ▣ Combined Cash Table Summaries

City of Coos Bay  
Balance Sheet  
July 31, 2017

General Fund

ASSETS

01-000-100-1001	Cash - Combined Fund	2,412,086.14	
01-000-100-1015	Petty Cash	800.00	
01-000-100-1101	Prepaid Workers Comp Ins.	( 12,579.50)	
01-000-100-1201	Accounts Receivable	10,563.20	
01-000-100-1202	Assessments Receivable Dist 72	159,781.06	
01-000-100-1204	Taxes Receivable	464,861.06	
01-000-100-1207	Accounts Receivable-Unapplied	( 1,004.42)	
01-000-100-1208	Assessments Receivable Dist 78	21,413.03	
01-000-100-1209	Assessments Receivable Dist 99	108,511.98	
01-000-100-1211	Assessments Receivable Dist 00	61,073.55	
01-000-100-1299	AR/FS	84,552.53	
01-000-100-1350	Postage Inventory	1,024.29	
01-000-100-1405	Long Term A/R City Loan to JE	88,382.02	
	Total Assets		3,399,464.94

LIABILITIES AND EQUITY

LIABILITIES

01-000-200-2015	Unclaimed Property Liability	5.00	
01-000-200-2034	Insurance Payable	117,848.56	
01-000-200-2035	P.E.R.S. Payable	131,457.84	
01-000-200-2040	Deferred Tax Revenue	436,821.06	
01-000-200-2041	Deferred Revenue - Dist 72	159,781.06	
01-000-200-2043	Deferred Revenue - District 78	21,413.03	
01-000-200-2044	Deferred Revenue - District 99	108,511.98	
01-000-200-2046	Deferred Revenue City Loan JE	88,382.02	
01-000-200-2047	Deferred Revenue District 00	61,073.55	
01-000-200-2099	AP/FS	5,310.00	
	Total Liabilities		1,130,604.10

FUND EQUITY

	Unappropriated Fund Balance:		
01-000-200-2500	Fund Balance	2,995,348.48	
	Revenue over Expenditures - YTD	( 726,487.64)	
	Balance - Current Date	2,268,860.84	
	Total Fund Equity		2,268,860.84
	Total Liabilities and Equity		3,399,464.94

City of Coos Bay  
Balance Sheet  
July 31, 2017

Gas Tax Fund

ASSETS

02-000-100-1001	Cash - Combined Fund	301,340.28	
02-000-100-1201	Accounts Receivable	2,238.39	
	Total Assets		303,578.67

LIABILITIES AND EQUITY

FUND EQUITY

	Unappropriated Fund Balance:		
02-000-200-2500	Fund Balance	329,711.31	
	Revenue over Expenditures - YTD	( 26,132.64)	
	Balance - Current Date	303,578.67	
	Total Fund Equity		303,578.67
	Total Liabilities and Equity		303,578.67

City of Coos Bay  
Balance Sheet  
July 31, 2017

Wastewater Fund

ASSETS

03-000-100-1001	Cash - Combined Fund	2,191,788.19	
03-000-100-1201	Accounts Receivable	1,182,852.15	
03-000-100-1299	AR/FS	16,393.90	
	Total Assets		3,391,034.24

LIABILITIES AND EQUITY

FUND EQUITY

03-000-200-2520	Accrued Vac. & Comp. Liability	161,368.18	
	Unappropriated Fund Balance:		
03-000-200-2500	Fund Balance	3,353,228.09	
	Revenue over Expenditures - YTD	( 123,562.03)	
	Balance - Current Date	3,229,666.06	
	Total Fund Equity		3,391,034.24
	Total Liabilities and Equity		3,391,034.24

City of Coos Bay  
Balance Sheet  
July 31, 2017

Hotel/Motel Tax Fund

ASSETS

05-000-100-1001	Cash - Combined Fund	318,115.99	
05-000-100-1201	Accounts Receivable	778.02	
05-000-100-1299	AR/FS	891.87	
	Total Assets		319,785.88

LIABILITIES AND EQUITY

FUND EQUITY

	Unappropriated Fund Balance:		
05-000-200-2500	Fund Balance	356,580.64	
	Revenue over Expenditures - YTD	( 36,794.76)	
	Balance - Current Date	319,785.88	
	Total Fund Equity		319,785.88
	Total Liabilities and Equity		319,785.88

City of Coos Bay  
Balance Sheet  
July 31, 2017

Library Fund

ASSETS

07-000-100-1001	Cash - Combined Fund	776,453.94	
07-000-100-1015	Petty Cash	200.00	
07-000-100-1150	Investments - Nonspendable	51,661.03	
	Total Assets		828,314.97

LIABILITIES AND EQUITY

FUND EQUITY

07-000-200-2501	Fund Balance - Nonspendable	51,661.03	
	Unappropriated Fund Balance:		
07-000-200-2500	Fund Balance	847,981.67	
	Revenue over Expenditures - YTD	( 71,327.73)	
	Balance - Current Date	776,653.94	
	Total Fund Equity		828,314.97
	Total Liabilities and Equity		828,314.97

City of Coos Bay  
Balance Sheet  
July 31, 2017

Building Codes Fund

ASSETS

08-000-100-1001	Cash - Combined Fund	200,504.52	
	Total Assets		200,504.52

LIABILITIES AND EQUITY

LIABILITIES

08-000-200-2099	AP/FS	590.00	
08-000-200-2116	Sur-charge Deposit	546.14	
	Total Liabilities		1,136.14

FUND EQUITY

08-000-200-2520	Accrued Vac. & Comp. Liability	19,187.78	
	Unappropriated Fund Balance:		
08-000-200-2500	Fund Balance	194,349.83	
	Revenue over Expenditures - YTD	( 14,169.23)	
	Balance - Current Date	180,180.60	
	Total Fund Equity		199,368.38
	Total Liabilities and Equity		200,504.52

City of Coos Bay  
Balance Sheet  
July 31, 2017

9-1-1 Tax Fund

ASSETS

10-000-100-1001	Cash - Combined Fund	32,494.00	
	Total Assets		32,494.00

LIABILITIES AND EQUITY

FUND EQUITY

Unappropriated Fund Balance:			
10-000-200-2500	Fund Balance	40,260.72	
	Revenue over Expenditures - YTD	( 7,766.72)	
	Balance - Current Date	32,494.00	
	Total Fund Equity		32,494.00
	Total Liabilities and Equity		32,494.00



City of Coos Bay  
Balance Sheet  
July 31, 2017

Library ESO Fund

ASSETS

14-000-100-1001	Cash - Combined Fund	366,237.40	
14-000-100-1299	AR/FS	109.40	
	Total Assets		366,346.80

LIABILITIES AND EQUITY

FUND EQUITY

	Unappropriated Fund Balance:		
14-000-200-2500	Fund Balance	405,790.05	
	Revenue over Expenditures - YTD	( 39,443.25)	
	Balance - Current Date	366,346.80	
	Total Fund Equity		366,346.80
	Total Liabilities and Equity		366,346.80

City of Coos Bay  
Combined Cash Investment  
July 31, 2017

Combined Cash Accounts

99-000-100-1001	Cash - Checking Accts Payable	( 408,832.66)
99-000-100-1002	Cash - Checking Payroll	( 57,102.85)
99-000-100-1003	Cash - Lgip State Pool	22,509,616.19
99-000-100-1004	Umpqua Bank - State Pool	1,677,977.14
99-000-100-1009	LGIP - Jurisdictional	4,818,891.62
Total Combined Cash		28,540,549.44
99-000-100-1082	FB-Nonspendable Juris Exchange	( 4,818,891.62)
99-000-100-1090	FB-Nonspendable Library CD	( 51,661.03)
99-000-100-1000	Cash Allocated To Other Funds	( 23,669,996.79)
Total Unallocated Cash		.00

Cash Allocation Reconciliation

1	Allocation to General Fund	2,412,086.14
2	Allocation to Gas Tax Fund	301,340.28
3	Allocation to Wastewater Fund	2,191,788.19
5	Allocation to Hotel/Motel Tax Fund	318,115.99
7	Allocation to Library Fund	776,453.94
8	Allocation to Building Codes Fund	200,504.52
10	Allocation to 9-1-1 Tax Fund	32,494.00
11	Allocation to G.O. Bond Redemption Fund	382,546.74
12	Allocation to Revenue Bond Fund	4,594,589.32
14	Allocation to Library ESO Fund	366,237.40
15	Allocation to Special Improvement Fund	148,446.23
16	Allocation to Street Improvement Fund	492,218.99
17	Allocation to Parks Improvement Fund	152,792.45
18	Allocation to Bike/pedestrian Path Fund	60,247.59
19	Allocation to Transportation SDC Fund	14,930.09
20	Allocation to Wastewater SDC Fund	251,922.79
21	Allocation to Stormwater SDC Fund	19,400.82
27	Allocation to Fire Dept. Equipment Reserve	219,487.05
29	Allocation to Wastewater Improvement Fund	5,483,863.67
32	Allocation to Trust Fund	52,810.15
33	Allocation to Coos Bay-North Bend VCB	535,508.67
34	Allocation to Major Capital Reserve Fund	667,321.33
39	Allocation to Jurisdictional Exchange Fund	61,014.71
40	Allocation to Technology Reserve Fund	77,485.40
41	Allocation to County-wide CAD Core Reserve	36,635.29
42	Allocation to Rainy Day Reserve Fund	667,320.29
51	Allocation to Downtown Special Revenue Fund	482,914.43
52	Allocation to Empire Special Revenue Fund	426,871.06
53	Allocation to Empire Program Fund	447,780.70
56	Allocation to Downtown Program Fund	22,476.78
57	Allocation to Downtown Capital Projects Fund	1,294,326.76
58	Allocation to Empire Capital Projects Fund	304,465.59
60	Allocation to Downtown Bond Reserve Fund	173,600.03
61	Allocation to Empire Bond Reserve Fund	( .60)

City of Coos Bay  
Combined Cash Investment  
July 31, 2017

Total Allocations to Other Funds	23,669,996.79
Allocation from Combined Cash Fund - 99-000-100-1000	( 23,669,996.79)
Zero Proof if Allocations Balance	.00

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

General Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	3,000,000.00	3,000,000.00	.0
Property Taxes	.00	.00	5,494,721.00	5,494,721.00	.0
Franchise Taxes	.00	.00	1,996,484.00	1,996,484.00	.0
Licenses & Permits	2,648.86	2,648.86	155,397.00	152,748.14	1.7
Fines, Grants & State Revenues	2,975.20	2,975.20	616,250.00	613,274.80	.5
Use Of Money & Property	12,901.34	12,901.34	112,000.00	99,098.66	11.5
Services	( 61,319.47)	( 61,319.47)	827,850.00	889,169.47	( 7.4)
Other Revenue	19.90	19.90	16,200.00	16,180.10	.1
Other Financing Sources	.00	.00	1,911,755.00	1,911,755.00	.0
Total Fund Revenue	( 42,774.17)	( 42,774.17)	14,130,657.00	14,173,431.17	( .3)
<u>Expenditures</u>					
City Council	11,725.39	11,725.39	80,700.00	68,974.61	14.5
City Manager	9,337.68	9,337.68	123,544.00	114,206.32	7.6
Urban Renewal Administration	32,776.16	32,776.16	425,074.00	392,297.84	7.7
Finance Department	14,503.03	14,503.03	232,064.00	217,560.97	6.3
City Attorney	4,109.88	4,109.88	67,669.00	63,559.12	6.1
City Hall	.00	.00	143,000.00	143,000.00	.0
Community Promotion & Support	.00	.00	25,000.00	25,000.00	.0
Non Departmental	5,611.00	5,611.00	317,059.00	311,448.00	1.8
Other Financing Uses	.00	.00	4,142,835.00	4,142,835.00	.0
Police Administration	306,218.08	306,218.08	4,095,838.00	3,789,619.92	7.5
Police Support Services	59,342.17	59,342.17	828,057.00	768,714.83	7.2
Codes Enforcement	2,683.67	2,683.67	52,451.00	49,767.33	5.1
Fire Department Operations	191,616.49	191,616.49	2,675,628.00	2,484,011.51	7.2
C.S. Planning Division	21,032.34	21,032.34	287,401.00	266,368.66	7.3
Engineering Division	5,265.81	5,265.81	76,735.00	71,469.19	6.9
Parks Division	19,491.77	19,491.77	557,602.00	538,110.23	3.5
Total Expenditures	683,713.47	683,713.47	14,130,657.00	13,446,943.53	4.8
Net Revenue Over Expenditures	( 726,487.64)	( 726,487.64)	.00	726,487.64	.0

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

Gas Tax Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	180,754.00	180,754.00	.0
Revenue From Other Agencies	.00	.00	975,000.00	975,000.00	.0
Use Of Money & Property	334.28	334.28	1,000.00	665.72	33.4
Miscellaneous	1,737.18	1,737.18	10,000.00	8,262.82	17.4
Transfer From GF	.00	.00	300,000.00	300,000.00	.0
Total Fund Revenue	2,071.46	2,071.46	1,466,754.00	1,464,682.54	.1
<u>Expenditures</u>					
Maintenance Department	28,204.10	28,204.10	1,466,754.00	1,438,549.90	1.9
Total Expenditures	28,204.10	28,204.10	1,466,754.00	1,438,549.90	1.9
Net Revenue Over Expenditures	( 26,132.64)	( 26,132.64)	.00	26,132.64	.0

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

Wastewater Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	1,735,378.00	1,735,378.00	.0
Revenue From Other Agencies	.00	.00	384,000.00	384,000.00	.0
Use Of Money & Property	2,237.26	2,237.26	9,000.00	6,762.74	24.9
Current Services	895.76	895.76	5,690,400.00	5,689,504.24	.0
Miscellaneous	1,498.38	1,498.38	127,908.00	126,409.62	1.2
Transfers In	.00	.00	725,000.00	725,000.00	.0
Total Fund Revenue	4,631.40	4,631.40	8,671,686.00	8,667,054.60	.1
<u>Expenditures</u>					
W/w Administration	12,344.24	12,344.24	4,459,854.00	4,447,509.76	.3
Plant #1	29,265.61	29,265.61	1,244,872.00	1,215,606.39	2.4
Plant #2	42,877.57	42,877.57	1,230,553.00	1,187,675.43	3.5
Collection Sanitary	24,373.63	24,373.63	1,111,276.00	1,086,902.37	2.2
Collection Stormwater	19,332.38	19,332.38	625,131.00	605,798.62	3.1
Total Expenditures	128,193.43	128,193.43	8,671,686.00	8,543,492.57	1.5
Net Revenue Over Expenditures	( 123,562.03)	( 123,562.03)	.00	123,562.03	.0

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

Hotel/Motel Tax Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	138,464.00	138,464.00	.0
Taxes	.00	.00	590,000.00	590,000.00	.0
Use Of Money & Property	227.38	227.38	200.00	( 27.38)	113.7
Services	720.05	720.05	8,000.00	7,279.95	9.0
Other Revenue	251.74	251.74	3,000.00	2,748.26	8.4
Total Fund Revenue	1,199.17	1,199.17	739,664.00	738,464.83	.2
<u>Expenditures</u>					
Hotel/motel Tax Fund	37,993.93	37,993.93	739,664.00	701,670.07	5.1
Total Expenditures	37,993.93	37,993.93	739,664.00	701,670.07	5.1
Net Revenue Over Expenditures	( 36,794.76)	( 36,794.76)	.00	36,794.76	.0

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

Library Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	652,252.00	652,252.00	.0
Revenue From Other Agencies	.00	.00	1,011,000.00	1,011,000.00	.0
Use Of Money & Property	1,019.07	1,019.07	5,000.00	3,980.93	20.4
Current Services	1,453.58	1,453.58	20,000.00	18,546.42	7.3
Other Revenue	78.04	78.04	13,325.00	13,246.96	.6
Total Fund Revenue	2,550.69	2,550.69	1,701,577.00	1,699,026.31	.2
<u>Expenditures</u>					
Library Fund	73,878.42	73,878.42	1,701,577.00	1,627,698.58	4.3
Total Expenditures	73,878.42	73,878.42	1,701,577.00	1,627,698.58	4.3
Net Revenue Over Expenditures	( 71,327.73)	( 71,327.73)	.00	71,327.73	.0



City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

Building Codes Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	80,000.00	80,000.00	.0
Licenses & Permits	9,727.57	9,727.57	315,608.00	305,880.43	3.1
Use Of Money & Property	264.83	264.83	500.00	235.17	53.0
Other Revenue	26.00	26.00	.00	( 26.00)	.0
Total Fund Revenue	10,018.40	10,018.40	396,108.00	386,089.60	2.5
<u>Expenditures</u>					
Codes Department	24,187.63	24,187.63	396,108.00	371,920.37	6.1
Total Expenditures	24,187.63	24,187.63	396,108.00	371,920.37	6.1
Net Revenue Over Expenditures	( 14,169.23)	( 14,169.23)	.00	14,169.23	.0

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

9-1-1 Tax Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	37,146.00	37,146.00	.0
Revenue From Other Agencies	8,048.00	8,048.00	183,552.00	175,504.00	4.4
Use Of Money & Property	17.59	17.59	200.00	182.41	8.8
Total Fund Revenue	8,065.59	8,065.59	220,898.00	212,832.41	3.7
<u>Expenditures</u>					
9-1-1 Tax Fund	15,832.31	15,832.31	220,898.00	205,065.69	7.2
Total Expenditures	15,832.31	15,832.31	220,898.00	205,065.69	7.2
Net Revenue Over Expenditures	( 7,766.72)	( 7,766.72)	.00	7,766.72	.0

City of Coos Bay  
Fund Summary  
For the 1 Months Ending July 31, 2017

Library ESO Fund

	Period Actual	YTD Actual	Budget	Variance	Pcnt
<u>Revenue</u>					
Carryover	.00	.00	210,106.00	210,106.00	.0
Revenue From Other Agencies	.00	.00	717,998.00	717,998.00	.0
Use Of Money & Property	493.67	493.67	500.00	6.33	98.7
Other Revenue	59.40	59.40	2,000.00	1,940.60	3.0
Total Fund Revenue	553.07	553.07	930,604.00	930,050.93	.1
<u>Expenditures</u>					
Library ESO Fund	39,996.32	39,996.32	930,604.00	890,607.68	4.3
Total Expenditures	39,996.32	39,996.32	930,604.00	890,607.68	4.3
Net Revenue Over Expenditures	( 39,443.25)	( 39,443.25)	.00	39,443.25	.0

**CITY OF COOS BAY CITY COUNCIL**  
**Agenda Staff Report**

<b>MEETING DATE</b> September 5, 2017	<b>AGENDA ITEM NUMBER</b>
--	---------------------------

TO: Mayor Benetti and City Councilors

FROM: Susanne Baker, Finance Director

THROUGH: Rodger Craddock, City Manager

ISSUE: July 2017 Preliminary Fund Summary, Balance Sheet, and Combined Cash Investment Reports

The **Balance Sheet** shows Beginning Balance (unaudited Fund Balance 7/1/17); (Used or Earned) or the difference between what has been earned to what has been spent; and the Ending Balance or what remains as Fund Balance.

Balance Sheet Fund	Unaudited Beginning Fund Balance FYE 18	(Used) Earned	Ending Fund Balance
General	\$2,995,348.48	(\$726,487.64)	\$2,268,860.84
Gas Tax	\$329,711.31	(\$26,132.64)	\$303,578.67
Wastewater	\$3,353,228.09	(\$123,562.03)	\$3,229,666.06
Hotel/Motel	\$356,580.64	(\$36,794.76)	\$319,785.88
Library	\$899,642.70	(\$71,327.73)	\$828,314.97
Bldg. Codes	\$194,349.83	(\$14,169.23)	\$180,180.60
9-1-1	\$40,260.72	(\$7,766.72)	\$32,494.00
Library - ESO	\$405,790.05	(\$39,443.25)	\$366,346.80

The **Combined Cash Investment** report below reflects a total combined cash of \$28,540,549.44:

Accounts Payable	(\$408,832.66)	Sweep	Timing, checks paid in current month for prior month expenses; normal \$150,000 sweep balance	
Payroll	(\$57,102.85)	Sweep	Timing, checks paid in current month for prior month expenses; normal zero sweep balance	
Local Government Investment Pool (LGIP)	\$22,509,616.19	Investment On Demand	1.45% interest rate: 06/30/17	
Umpqua, State Pool Account	\$1,677,977.14	Operations	0.20% interest rate: 02/01/17; 100% collateralization 01/01/10; Division of State Finance Administrative Decision	
LGIP – Jurisdictional Account	\$4,818,891.62	Unallocated	1.45% interest rate: 06/30/2017	
Cash Allocated*	\$1,212,041.63	Across funds	See Cash Allocation Reconciliation	
COMBINED CASH (allocated* & unallocated)	Umpqua Bank		Operations (allocated) *	\$1,212,041.63
	LGIP		Investment (allocated)	\$22,509,616.19
	LGIP		Investment (unallocated)	\$4,818,891.62
TOTAL COMBINED CASH				\$28,540,549.44
Less Unallocated Cash	Nonspendable Jurisdictional Exchange & Library		(\$4,870,552.65)	
Total Cash Allocated to Other Funds	\$23,669,996.79			
* (\$408,832.66) + (\$57,102.85) + \$1,677,977.14 = \$1,212,041.63 Umpqua Operations Allocated				

Entities	Fund Numbers		Cash Allocated*			
Total City of Coos Bay	1-32,34, 39-42		\$19,982,053.37			
Urban Renewal Agency	51-61		\$3,152,434.75			
Coos Bay – North Bend Visitors Convention	33		\$535,508.67			
<b>Total Cash Allocated</b>			<b>\$23,669,996.79</b>			
\$1,212,041.63	+	\$22,509,616.19	+	(\$51,661.03)	=	\$23,669,996.79
Umpqua Operations		LGIP Investment		Library		Cash Allocated

**BUDGET IMPLICATIONS:**

The balances are within the budget appropriations.

## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

This item was previously discussed at Joint URA/Council Worksession on 8/29/2017

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	3.c.

TO: Mayor Benetti and City Councilors

FROM: Jim Hossley, Public Works and Community Development Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Approval of an Initiation of a Proposed Vacation of Hemlock Avenue

#### **SUMMARY:**

The owners of the property on both sides of the platted Hemlock Avenue right-of-way between North Front Street and the bay, have submitted an application to vacate the Hemlock Avenue right-of-way so that the area can be used in conjunction with future development. The applicant has also requested that the City Council initiate the vacation by majority vote without a petition or consent of property owners and prior to giving public notice. This option is allowed by the Coos Bay Municipal Code (CBMC) Chapter 17.345.020 Initiation.

#### **ACTION REQUESTED:**

If it pleases the City Council, initiate the proposed vacation of the portion of the Hemlock Avenue right-of-way located between North Front Street and the bay and set a public hearing date before the Planning Commission for October 10, 2017 to begin the public review.

#### **BACKGROUND:**

The subject right-of-way transects the Central Dock site which has recently been purchased. The requested vacation would allow greater development options for the site and would use the area for a platted street that was never built. When the Central Dock site is developed, significant access and circulation needs will be addressed but Hemlock Avenue, as it was platted, will not be needed to advance these future traffic options.

#### **BUDGET IMPLICATIONS:**

By initiation, the vacation and application fee, which includes the mailing fee, publication fee, and property posting fee, would be waived. According to Fee Resolution 17-08, that amount is \$1,054.00.

#### **ATTACHMENT(S):**

- ▢ Map of proposed vacation area
- ▢ Vacation Application





**Disclaimer:**  
 This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

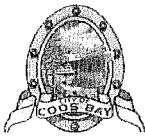
Image Date: 5/1/2015



1 inch = 127 feet

Date: 8/16/2017





**CITY OF COOS BAY**  
Public Works & Community Development Department  
500 Central Avenue, Coos Bay, Oregon 97420  
Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-ZON17-062  
Date Received: 8-14-17

## LAND USE DEVELOPMENT REVIEW APPLICATION

**For Office Use Only**

STAFF CONTACT

Debbie Erler

PROJECT NO(S).

Hemlock Vacation

**Type of Review** (Please check all that apply):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Home Occupation            | <input type="checkbox"/> Subdivision         |
| <input type="checkbox"/> Appeal and Review           | <input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Temporary Use       |
| <input type="checkbox"/> Architectural Design Review | <input type="checkbox"/> Lot Line Adjustment        | <input checked="" type="checkbox"/> Vacation |
| <input type="checkbox"/> Conditional Use             | <input type="checkbox"/> Partition                  | <input type="checkbox"/> Variance            |
| <input type="checkbox"/> Cultural Resources          | <input type="checkbox"/> Planned Unit Development   | <input type="checkbox"/> Zone Change         |
| <input type="checkbox"/> Estuarine Use/Activities    | <input type="checkbox"/> Site Plan Review           | <input type="checkbox"/> Other _____         |

Pre-Application applications require a different application form available on the City website or at City Hall.

**Site Location/Address:**

Hemlock Ave (between N Front / Bay)

Assessor's Map No./Tax Lot(s): 26 BB

Zoning:

Total Land Area:

**Detailed Description of Proposal:**

**Applicant/Owner Name:**  
(please print)

Gregory Drobot

Phone: (541)

Address:

P.O. Box 1902

Email: Gdrobot@face rock creamery.com

City State Zip:

Banden, OR

**Applicant's Representative:**  
(please print)

Daniel Graham

Phone: (503) 312-8397

Address:

P.O. Box 1902

Email: DGraham@face rock creamery.com

City State Zip:

Banden, OR

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application.  
**One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format.  
Additional copies may be required as directed by the Coos Bay Director of Community Development.
6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application.  
**One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format.  
Additional copies may be required as directed by the Coos Bay Director of Community Development.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature]

Applicant's signature

7-31-17

Date

[Signature]

Owner's signature (required)

7-31-17

Date



## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

This item was previously discussed at Joint URA/Council Worksession on 8/29/2017

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	4.

TO: Mayor Benetti and City Councilors

FROM: Tom Dixon, Community Development Administrator

THROUGH: Jim Hossley, Public Works and Community Development Director

ISSUE: Public Hearing to Consider Text Amendment to Definition of 'Substantial Improvement' - Approval Would Require Enactment of the Proposed Ordinance

#### **SUMMARY:**

City of Coos Bay, as applicant, is initiating a Development Code text amendment to broaden the definition of 'substantial improvement' as it is stated in Chapter 17.149 Definitions. The addition, placed between subsections (2) and (3) would state: "In any 1-year period, if improvements to the structure total more than 50% of the value of the structure, the structure will be required to be brought up to current floodplain management standards. The 1-year period will be a rolling period and start at the completion, or date of finalization, of the oldest improvement within the last 365-day period. At the end of each improvement, the structure must be deemed habitable as defined by the Oregon Building Code."

#### **ACTION REQUESTED:**

If it pleases the Council, enact an Ordinance to amend the Development Code definition of Substantial Improvement as it relates to floodplain re-development so that it aligns with FEMA's interpretation for the timing of phased improvements.

#### **BACKGROUND:**

The current Development Code for the City of Coos Bay was adopted February 16, 2016 by the City Council and had an effective date of March 18, 2016. At that time, the City of Coos Bay staff was interpreting re-development on existing structures that were located in the floodplain in a manner less restrictive than what FEMA intended and had enforced. As proposed, the amended language would be consistent with FEMA's position on re-development in the floodplain and protect the City's interests against FEMA enforcement actions.

#### **BUDGET IMPLICATIONS:**

There should be no budget impacts to the City unless any City-owned structures in the floodplain that are to be re-developed. If those instances occur, the City will be required to adhere to the same limitations or level of flood proofing as any other re-development.

#### **ATTACHMENT(S):**

D Ordinance

**ORDINANCE NO. ###**

**AN ORDINANCE AMENDING COOS BAY MUNICIPAL CODE, TITLE 17, CHAPTER 17.140.010 TO EXPAND THE DEFINITION OF ‘SUBSTANTIAL IMPROVEMENT’ AS IT RELATES TO DEVELOPMENT AND RE-DEVELOPMENT IN AREAS DESIGNATED AS FLOODPLAIN.**

**WHEREAS**, portions of Coos Bay are within a floodplain which necessitates special consideration when development and re-development occur, and

**WHEREAS**, the City of Coos Bay has been given direction by both the Federal Emergency Management Agency (FEMA) and the Department of Land Conservation and Development (DLCD) to enforce more stringent review of re-development projects within the floodplain to ensure compliance with FEMA’s definition of ‘substantial improvement’, and

**WHEREAS**, the City of Coos Bay is following the direction of FEMA and DLCD by expanding the Development Code definition of ‘substantial improvement’ by adding the following language:

*"In any 1-year period, if improvements to the structure total more than 50% of the value of the structure, the structure will be required to be brought up to current floodplain management standards. The 1-year period will be a rolling period and start at the completion, or date of finalization, of the oldest improvement within the last 365-day period. At the end of each improvement, the structure must be deemed habitable as defined by the Oregon Building Code.", and*

**WHEREAS**, legal notice was published in “The World”, a newspaper of general circulation within Coos County, Oregon on March 2, 2017 and April 20, 2017, and

**WHEREAS**, a public hearing was held before the City of Coos Bay Planning Commission on July 20, 2017; and after receiving evidence and hearing testimony, the Planning Commission supported the Development Code amendment by a vote of 6-0 and,

**WHEREAS**, after considering the Commission’s Findings and Justification and after receiving evidence and hearing testimony at the September 5, 2017 hearing, the City Council of the City of Coos Bay, adopted the Findings and Justifications, and approved the proposed Development Code amendment to the definition of ‘substantial improvement’.

**NOW THEREFORE**, the City Council of City of Coos Bay ordains the following:

**Section 1.** Amend the City of Coos Bay’s Development Code to expand the definition of ‘substantial improvement’.

**Section 2.** The sections and subsections of this Ordinance are severable. The invalidity of one section or subsection shall not affect the validity of the remaining sections or subsections.

**Section 3.** This Ordinance shall take effect 30 days after enactment by the City Council and signature by the Mayor, whichever is later.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay the \_\_\_\_\_ day of September 2017.

Yes:

No:

Absent:

\_\_\_\_\_  
Joe Benetti  
Mayor of the City of Coos Bay Coos  
County, Oregon

ATTEST:

\_\_\_\_\_  
Susanne Baker  
City Recorder of the City of Coos Bay Coos  
County, Oregon

## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

This item was previously discussed at Joint URA/Council Worksession on 8/29/2017

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	5.

TO: Mayor Benetti and City Councilors

FROM: Tom Dixon, Community Development Administrator

THROUGH: Rodger Craddock, City Manager

ISSUE: Approval of a Proclamation Renaming the Pedway to Preway

#### **SUMMARY:**

There has been interest in doing a special tribute to Steve Prefontaine for the past 15 years according to members of the Prefontaine Foundation. The Foundation is committed to honoring the Coos Bay native and providing college scholarship assistance to deserving students in the area. A large part of the Foundation's funding comes from the success of the annual Prefontaine Memorial race and from donations and contributions received that further the mission of promoting and celebrating Prefontaine's memory.

The naming of the Preway also lends itself to furthering the theme of Coos Bay's promotion of the Pre legacy so that it can be shared with others. To this day, Steve Prefontaine still retains amazing name recognition world-wide; and with it, his origins in Coos Bay. The Preway plaza will give citizens and visitors alike another avenue in which to capture the essence of his enduring character.

#### **ACTION REQUESTED:**

Approve the proclamation officially naming the Pedway to the Preway.

#### **BACKGROUND:**

The idea of doing a mural representation of Pre was considered as one means of lending distinction to Coos Bay favorite son. By identifying the walls of what is currently known as the Pedway, an area that once had a series of region-themed murals and paintings proposed, efforts were made to find an artist and visual concepts that would fit the objectives of doing high-quality art work and showcasing distinctive aspects of Pre's career and his corresponding impact on the running world.

With the murals being placed in the identified area, it was thought that the Pedway would be more properly named the Preway going forward. Not only will this re-naming give an easily referenced public place to the mural's location, but it will also capture the unique essence of Pre's passionate approach to running and his enduring ties to Coos Bay.

#### **BUDGET IMPLICATIONS:**

None. Going forward, published maps should identify this area as the Preway.

#### **ATTACHMENT(S):**

- Preway Proclamation

**WHEREAS**, Steve Roland Prefontaine was born on January 25, 1951 in Coos Bay, Oregon, and

**WHEREAS**, 'Pre', as he came to be known, excelled at both cross country and track at Marshfield High School, setting numerous racing records and bringing recognition to himself and Coos Bay, and

**WHEREAS** 'Pre' went on to an illustrious collegiate running career at the University of Oregon where his fiery spirit and success on the track became legendary, and

**WHEREAS**, 'Pre' represented the United States at the 1972 Munich Olympics, competing in the 5,000-meter race, and

**WHEREAS**, 'Pre' lost his life on the night of May 30, 1975, a loss which was felt locally, nationally, and internationally, and

**WHEREAS**, the City of Coos Bay wishes to continue its honor of the enduring spirit of 'Pre' with a series of murals depicting the progression of his running career and the intensity of his competitive style, and

**WHEREAS**, those murals are being placed along two walls in the downtown along an area called the Pedway, and

**WHEREAS**, in recognition of the area becoming a focal point of interest for both residents and visitors as a memorial to the 'Pre' legacy,

**NOW, THEREFORE**, I, Joe Benetti, Mayor of the City of Coos Bay, do hereby proclaim that, from this time forward, the Pedway shall be officially re-named the Pre Way and to be known as a place where Pre's special life and character can be illustrated for all to observe.

In the witness thereof, I hereunto set my hand and cause the seal of the City of Coos Bay to be affixed on this 5<sup>th</sup> day of September 2017.

---

Joe Benetti, Mayor of the City of Coos Bay

## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

This item was previously discussed at Joint URA/Council Worksession on 8/29/2017

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	6.

TO: Mayor Benetti and City Councilors

FROM: Jim Hossley, Public Works and Community Development Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Approve Contract Amendment with Stantec for Brown Fields Project

#### **SUMMARY:**

This is a "taking care of business" item. The Urban Renewal Agency awarded the Environmental Protection Agency (EPA) Community Wide Assessment Grant contract to Stantec Consulting Services, Inc. at the November 18, 2014 Agency meeting. Stantec is to implement a community environmental assessment, planning, community outreach, and other environmental and planning components all to be paid from the grant proceeds. The amount of the contract is \$375,800. The City of Coos Bay also applied for and received a Brownfields Redevelopment Fund integrated planning grant from Business Oregon in the amount of \$25,000. The grant was awarded to complete integrated planning activities associated with addressing redevelopment barriers impacting both public and private properties located along the City of Coos Bay's Front Street waterfront corridor including:

- (a) A Front Street Pedestrian Connectivity Study.
- (b) An Updated Front Street Master Plan.

The work associated with this grant supplements the work financed by the EPA grant. The work under this grant was also done by Stantec however the fee for this work was not included in the original contract. Thus, Stantec is requesting the contract amount be amended for an additional \$25,000 for the work they did associated with the grant.

#### **ACTION REQUESTED:**

If it pleases the City Council, amend the contract amount with Stantec for the Brownfields project an additional \$25,000 to a total amount of \$400,800.

#### **BACKGROUND:**

In 2014, the Urban Renewal Agency approved staff to send out a request for qualifications (RFQ) seeking qualified environmental consulting and/or planning firms to provide assistance with: securing a United States EPA Community Wide Grant for the assessment, cleanup, and redevelopment of brownfields properties within the Front Street planning area of Coos Bay, and; implementation of an environmental assessment, remedial planning, community outreach, and other environmental and planning components. Four statements of qualifications (SOQ's) were received; staff selected Stantec Consulting Services, Inc. of Bellevue, Washington to write and manage the EPA Community Wide Assessment Grant. Stantec proposed to write the grant free of charge and then, if awarded, implement the environmental assessment, planning, community outreach, and other components of the project; all to be paid from the grant proceeds. The Agency award the Environmental Protection Agency Community Wide Assessment Grant contract to Stantec Consulting Services, Inc. at the November 18, 2014 Agency meeting.

The City of Coos Bay was awarded two grants. One of the grants is from Business Oregon in the amount of \$25,000, and the other one is the Environmental Protection Agency (EPA) Brownfields Grant totaling \$400,000. These two grants are linked together to, in part, complete sub-area planning and brownfields assessment work in the Front Street area.

The purpose of the Business Oregon Grant is to plan for area connectivity in the Front Street area, and it is to be used in conjunction with the EPA grant. All the work associated with this grant is complete.

The purpose of the EPA Brownfields grant is to help transform brownfield sites, such as former manufacturing and mill sites, into productive end uses which directly benefit community residents and create opportunities including increased housing options, recreational spaces, and jobs. This initial grant will provide the City with funding necessary to do assessments and sub-area planning related to clean-up sites. Work associated with this grant is still underway.

**BUDGET IMPLICATIONS:**

At the September 1, 2015, the City Council accepted \$425,000 in grants for the Browns Fields project. The funds included \$25,000 from Business Oregon and \$400,000 from the U.S. Environmental Protection Agency. The contract with Stantec is currently \$375,800. If the amendment to the Stantec contract is approved the contract amount will increase to \$400,800.

## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

This item was previously discussed at on 7/25/2017

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	7.

TO: Mayor Benetti and City Councilors

FROM: Rodger Craddock, City Manager

THROUGH:

ISSUE: Amendment to the Downtown Urban Renewal Plan - Approval Would Require Adoption of Resolution 17-20

#### **SUMMARY:**

In late 2015, the Urban Renewal Agency embarked on the process of updating the Downtown Urban Renewal Plan. During the revision process, the goals, objectives, and projects were reviewed and a number of revisions were proposed. The Coos Bay Urban Renewal Agency (Agency) met on June 27, 2017 with our URA consultant Elaine Howard to review and consider what had been done to date and discussed final revisions. The proposed final revisions were incorporated into a document and reviewed at a work session on July 25, 2017 after which there was consensus to incorporate the proposed revisions as an amendment to the Plan for the Council's consideration.

#### **ACTION REQUESTED:**

Review the proposed amend Downtown Urban Renewal Plan.

#### **BACKGROUND:**

The Downtown Urban Renewal District was established and the Urban Renewal Plan was adopted in 1988. The Downtown Urban Renewal District encompasses 1,298 acres. The following goals were established as part of the original plan:

- Waterfront - Develop to enhance its potential while preserving its role as a working waterfront.
- Downtown Core Pedestrian Mall - Revitalize the downtown core area by repairing and changing to promote utilization of area.
- Infrastructure - Improve where the infrastructure had deteriorated or was non-existent.

Over the years, a number of projects have been undertaken and completed. In addition, the Plan has been amended 20 times in the past to meet the changing urban renewal needs of the district. The last amendment to the Plan was done in July of 2015. Here are portions of the original Plan that while they made sense when the Plan was originally adopted, they may not be relevant in today's environment. As such and given the numerous changes (amendments), it was the desire of the Agency in 2015 to begin the process of updating the overall Plan.

As part of the process and with the assistance of our Urban Renewal Agency Consultant Elaine Howard, the Agency was asked to consider future priorities and to consider the following:

- Were goals still relevant?
- What would make the area more vibrant?
- What uses were needed in the area that did not presently exist or could be enhanced?
- What buildings need to be renovated to make the area look and function better?
- Were the infrastructure projects needed?
- What partners exist to help implement the ideas presented?
- What were the impediments in the area, and how could they be overcome?

During the revision process, updated goals, objectives, and projects were proposed, although never adopted. The Council's 2017-2019 goals include completing an update to the Downtown Urban Renewal Plan. The Coos Bay Urban Renewal



Agency (Agency) met on June 27, 2017 with our URA consultant Elaine Howard to review and consider what had been done to date. Based on the outcome of the work session, Howard crafted a document which incorporates:

- A. A list of potential changes to the Downtown Urban Renewal Plan
- B. Tier 1 Projects to Fund
- C. Tier 2 Projects to Fund
- D. Updated Plan Goals and Objectives
- E. Downtown Urban Renewal Plan

The document was presented on July 25, 2017 at a Joint Council / URA Work Session. It was the consensus of the Agency to incorporate the proposed changes into the Plan through the amendment process. Given both the age of the Plan and the numerous amendments which have been made over the years, it was suggested that our consultant rewrite the plan in a easier to read format.

**BUDGET IMPLICATIONS:**

N/A

**ATTACHMENT(S):**

- ▣ Resolution 17-20
- ▣ Amended and Restated Plan
- ▣ Original Plan as Amended
- ▣ Amended Plan in Legislative Format

**City of Coos Bay**

**Resolution 17-20**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON MAKING COUNCIL APPROVED AMENDMENTS TO THE 1988 DOWNTOWN URBAN RENEWAL PLAN**

**WHEREAS**, the Urban Renewal Agency of the City of Coos Bay ("Agency") finds it desirable to amend the 1988 Downtown Urban Renewal Plan (the "Plan") to update the projects list and goals and objectives and generally update the Plan, and

**WHEREAS**, the updating of the principle goals of the Plan as outlined in Chapter One of the Plan is defined as a Council Approved Amendment by Chapter Eight of the Plan, and

**WHEREAS**, Chapter Eight of the Plan allows Council Approved Amendments of the Plan to be adopted by a resolution of the Coos Bay City Council, and

**WHEREAS**, this amendment is not a Substantial Amendment in that it neither:

- Adds land to the 1988 Downtown Urban Renewal Area (the "Area"), except for an addition of land that totals not more than one percent of the existing area of the District, or
- Increases the maximum amount of indebtedness issued or incurred under the Plan; and

**WHEREAS**, this Council Approved Amendment may be adopted by resolution of the City Council;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Coos Bay that the 1988 Coos Bay Downtown Urban Renewal Plan is hereby amended as shown in Exhibit A to this Resolution; and be it

**FURTHER RESOLVED** that the City Council directs the preparation of a redlined version of the Plan to incorporate this Amendment and an Amended and Restated Urban Renewal Plan to incorporate this Amendment and all previous amendments.

The foregoing resolution was duly adopted by the City Council of the City of Coos Bay, Coos County, Oregon this 5<sup>th</sup> day of September 2017.

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Joe Benetti, Mayor

ATTEST:

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Susanne Baker, City Recorder

# **CITY OF COOS BAY 1988 DOWNTOWN URBAN RENEWAL PLAN**



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***COOS BAY 1988 URBAN RENEWAL PLAN***

**LIST OF AMENDMENTS FROM FEBRUARY 2004 TO SEPTEMBER 2017**

**Establishing Ordinance**

Sept. 20, 1988      Ordinance No. 130 approving and adopting the Plan

**AMENDMENTS**

March 1, 1994      Resolution 94-1 for a minor plan amendment for replacement and repair to sidewalks and removal of canopies in Mall Block 2 & 3.

Oct. 4, 1994      Ordinance 210 for a major plan amendment findings to Section 1 of Ord. 130 for property purchase procedure.

Feb. 4, 1997      Resolution 97-2 for a minor plan amendment for the expansion, remodeling and renovation of the public library.

June 17, 1997      Resolution 97-5 for a minor plan amendment regarding rehabilitation projects' costs.

April 21, 1998      Resolution URA 98-3 for a minor plan amendment selecting the option for collecting ad valorem property taxes and establishing maximum indebtedness.

May 19, 1998      Ordinance No. 252 to establish an amount of maximum indebtedness implementation of ballot measure 50.

May 19, 1998      Ordinance No. 253 to choose the option for the collection of ad valorem taxes.

Aug. 20, 1998      Resolution URA 98-6 for a minor plan amendment adding a bike path along Hwy 101.

Oct. 17, 2000      Resolution URA 00-06 for a minor plan amendment for purchase of property for the construction of a pedestrian walkway (Sportsman Building)

Dec. 19, 2000      Ordinance No. 301 adding the purchase of property for and construction of a facility to house a historic railroad museum as a project.

Aug. 21, 2001      Resolution URA 01-03 minor plan amendment / boardwalk aquarium.

May 7, 2002      Resolution URA 02-05 amend Waterfront Project No. 5 to include upgrading of the utility infrastructure of the city dock.

### ***COOS BAY 1988 URBAN RENEWAL PLAN***

March 4, 2003	Resolution URA 03-02 minor plan amendment to add the Tug Irene project.
May 5, 2003	Resolution 03-03 minor plan amendment to add renovation of the Marshfield Sun Building.

### **SUBSTANTIAL PLAN AMENDMENT**

Feb. 17, 2004	Ordinance No. 345 substantial amendment to increase the boundaries by 5.69 acres to include WW Treatment Plant I.
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All previous amendments were codified into one new document at this time by Tashman Johnson LLC.

### **AMENDMENTS AFTER 2004**

April 4, 2006	Resolution URA 06-01 making a minor plan amendment to provide for payment of marketing expenses for projects as described in Chapter 3.
Nov. 7, 2006	Resolution URA 06-04 making a minor plan amendment to the Core Revitalization, Streets and Infrastructure, and Waterfront section of Chapter Three of the Plan to include Façade Improvements.
June 17, 2008	Resolution 08-03 making a minor plan amendment to the Core Revitalization, Streets and Infrastructure, and Waterfront section of Chapter Three of the Plan to include Business Recruitment and Retention.
Dec. 1, 2009	Resolution 09-29 amending the plan to remove the sunset date of September 2018 from the plan.
Oct. 19, 2010	Resolution 10-05 amending the plan to include projects to the plan; removal of the Lockhart building, demo of the old fire station, and provide matching funds for a grant to seismic retro-fit of city hall.
July 21, 2015	Resolution 15-04 amending the Plan to delete the section on the Plan in Section Eight pertaining to Plan Duration and Validity.
Date	Resolution __ amending the Plan to establish updated goals and objectives and identifying corresponding projects and otherwise

***COOS BAY 1988 URBAN RENEWAL PLAN***

update the Plan.<sup>1</sup>

All amendments after 2004 were codified into one new document on September 30, 2017 by Elaine Howard Consulting, LLC. There are two versions of the Plan, a version identifying all changes in footnotes and a “clean version” for easier reading of the document.

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<sup>1</sup> Added as a part of the September 2017 Amendment

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **CHAPTER ONE: INTRODUCTION**

#### **Overview of Coos Bay's Environment**

The City of Coos Bay lies approximately 200 miles south of the Columbia River and 450 miles north of San Francisco. Coos Bay sits at the base of the vast Oregon Dunes National Recreation Area and lies adjacent to Shoreacres State Park, Cape Arago and the Pacific shoreline where outdoor activities predominate. Principal industries in the area are lumber, fishing, agriculture, shipping, recreation and a growing tourism industry.

The City of Coos Bay was incorporated in 1874; changed its name from Marshfield in 1944; merged with Empire in 1962; and consolidated with Eastside in 1983. The City is administered by a city manager with policy direction from a six member city council elected to four year terms and a mayor elected to a two year term. City council members will also serve as members of the City's Urban Renewal Agency.

#### **History of Coos Bay's Urban Renewal Activities**

The City of Coos Bay created an Urban Renewal District in 1968. The district included the central downtown business core area. It extended from the bay on the east to Fourth Street on the west and from Commercial Avenue on the north to Curtis Avenue on the south. Local financial participation in the district's activities was made possible by tax increment financing. This local participation was supplemented by federal grants. The district's projects consisted of the following:

1. Elimination of traffic on Central Avenue from Highway 101 to Fourth Street and the creation of a pedestrian mall.
2. Undergrounding of many utilities within the district.
3. Property acquisition to create parking lots and remove blighted structures.
4. Canopied walkways to connect parking lots and other district areas with the pedestrian mall.

These projects were completed in the early 1970's. The district ceased tax increment revenue financing in fiscal year ending 1984 and will terminate its affairs in fiscal year ending 1989.



## ***COOS BAY 1988 URBAN RENEWAL PLAN***

The pedestrian mall and its related projects were planned as Phase One of a four-phase project to revitalize the downtown core area and relate it to the adjacent waterfront through promotion of water-related, water-dependent and other scenic tourist activities.

Coos Bay's downtown core revitalization never proceeded beyond the Phase One pedestrian mall. Although the pedestrian mall has been maintained over the years, it now requires significant renovation and repair to halt further decay and preserve its utility.

The mall has also remained a controversial development since the day it was constructed. It did not halt the flight of many retail businesses to outlying shopping centers and the movement of professionals and other office activities to office structures away from the core area.

The buildings in the old Urban Renewal District today contain a mixture of retail, professional, financial, service, civic and governmental activities. The area is not a high traffic, consumer retail area. The area has a current vacancy rate which fluctuates between 5-6% as recently reported by the University of Oregon Community Planning Workshop. Visually, the downtown core gives the impression of having a higher vacancy rate, although the amount of vacant space during the last decade has fluctuated slowly, which suggests a balancing of incoming and outgoing business.

### **Urban Renewal Plan Goals**

The 2017 Amendment to the City of Coos Bay Urban Renewal Plan has three principal goals. They are:

Goal 1: Enhance the city's waterfront on both sides of the bay to develop its potential for diverse uses including recreation, tourism, living and commercial mixed use activities while preserving its alternate role as a working waterfront which supports the area's marine related economy.

Goal 1 Objectives: (in no order of priority)

1. Install Highway 101 streetscape and improve bike and pedestrian crossings across 101
  - a) Provide safe and aesthetically pleasing crossings, sidewalks, including lighting, fencing, benches, bike racks, public art, and other street furniture
  - b) Provide effective wayfinding signage and gateways
2. Improve the facilities for waterfront recreation on both sides of the bay
  - a) Work with partners to encourage development of waterfront recreation and commercial uses
  - b) Develop additional docks for boat moorage and future float homes

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

- c) Removal of abandoned pilings
  - d) Develop bathrooms on boardwalk
  - e) Develop showers and bathrooms for moorage customers/recreation use
  - f) Develop access for kayaks, paddle boards and other water related craft
  - g) Develop additional space for recreational fishing
  - h) Provide incentives for the development of commercial uses such as restaurants and uses supporting waterfront activities
  - i) Provide incentives for the development of a marina
3. Revitalization of Front Street
- a) Provide open space and pedestrian connectivity which creates access to the waterfront
    - Complete a north south pathway on the east side of Front Street and provide outlooks on city right of way
    - Create supportive environment for public events
    - Provide safe and aesthetically pleasing sidewalks, including lighting, fencing, benches, bike racks, public art and other street furniture
  - b) Support employment uses that require access to the waterfront for success.
  - c) Install improvements to the transportation network that improve multi-modal safety.
    - Develop a public parking management strategy

Goal 2: Revitalize the businesses and the built environment in the downtown core, including its historic heritage that reinforces it as the cultural and commercial center of the city and makes it an economically healthy, attractive and unique place for people to live, work, shop, socialize and recreate.

Goal 2 Objectives: (in no order of priority)

1. Pursue building restoration including facades and second floors.
  - a) Target storefront program to specific building clusters within the downtown
  - b) Encourage residential development on second floors and mixed use development in the Area
  - c) Develop site specific pro formas for mixed/use development
  - d) Evaluate potential areas where city could assist developers
  - e) Evaluate, and if feasible, provide elevator loans/grants
  - f) Evaluate, and if feasible, provide sprinkler loans/grants
2. Install streetscape – (locations need to be included)
  - a) Provide safe and aesthetically pleasing sidewalks, including lighting, benches, public art and other street furniture
  - b) Develop wayfinding master plan
  - c) Provide effective wayfinding signage

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

- d) Install bike racks
- 3. Encourage the development of new and existing businesses
  - a) Develop a funding toolkit
  - b) Provide storefront loans/grants
  - c) Provide interior loans/grants
    - Priorities for loans/grants are
    - i. Providing incentives within a concentrated area for maximum impact
    - ii. filling vacant storefronts
    - iii. developing additional meeting space
  - d) Work with the Farmers' Market to ensure a safe and functional environment

Goal 3. Construction or re-construction of streets, utilities, and other essential infrastructure in areas of the city within the district where they have deteriorated, are unsafe, are non-existent or where modifications are necessary to support and/or encourage the expansion of new development.

### Goal 3 Objectives (in no order of priority)

1. Replace the sewer collection system. Install new gravity lines, manholes and sewer laterals.
2. Replace the storm drain system. Install new storm drain culverts, catch basins, tide gates, and storm drain outfalls.
3. Replace the water distribution system. Install new main line water piping, hydrants, and water services.

These goals are in accordance with, and further the attainment of, the goals and objectives outlined by the city in its Comprehensive Plan. This Urban Renewal Plan recognizes the Comprehensive Plan's economic goal of the promotion and encouragement of greater commercial and industrial development within the city limits while supporting efforts to diversify and expand the regional economic base in which the city operates. Strategies identified by the Comprehensive Plan to attain this goal include, but are not limited to, the following statements:

1. Coos Bay shall designate areas suitable for recreational vehicle parks recognizing that RV parks located in close proximity to commercial areas generate a propensity for local merchants to consume tourist dollars.
2. Coos Bay shall cooperate with efforts to site a convention center in the city recognizing the economic spinoffs which would result from the development of such a facility.

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

3. Coos Bay shall designate appropriate amounts of land suited for commercial/industrial development recognizing commercial/industrial development benefits the area's underutilized labor force and supplements its tax base.
4. Coos Bay shall continue to be receptive to proposals to site a commercial and/or industrial park complex for light industry somewhere within the corporate city limits.
5. Coos Bay shall investigate all reasonable means to consolidate and enhance commercial, civic and residential uses in the central area of the city through the redevelopment and rehabilitation of substandard buildings, modification of traffic patterns and provision of pedestrian areas and other amenities which will create an environment conducive to working, shopping, recreation and living within the city's central area.

The Comprehensive Plan's Estuarine Resources Issue Number 4 also directs the city's efforts to improving the condition of the waterfront adjacent to the mall. This issue recognized the waterfront's potential for more moorage, recreation and tourism development.

### **Urban Renewal Plan Philosophy**

As discussed in the accompanying Urban Renewal Report, future tax increment revenues cannot be forecasted with precision. This Urban Renewal Plan proposes to make maximum utilization of tax increment revenues as these revenues become available to support debt service for bond financing. Bonds are structured as serial maturities and will not be issued in anticipation of future tax increment revenue growth projections. Bonds will only be issued when tax increment revenues have reached a current level sufficient to support the debt structure for its entire life.

The final tenet of this Plan's philosophy relates to coordination with private investment. Projects proposed in this Plan are designed to encourage private investment and respond to the private business needs of the community. The Plan envisions the Urban Renewal Agency's role as one of partnership with private enterprise to encourage development and engage in activities which private enterprise is not capable of doing for the benefit of the Urban Renewal District as a whole.

In summary, the Plan's basic philosophy incorporates the following tenets:

1. Flexibility to meet unknown future needs.

***COOS BAY 1988 URBAN RENEWAL PLAN***

2. Conservative financial management.
4. Cooperation with private enterprise.

***COOS BAY 1988 URBAN RENEWAL PLAN***

**CHAPTER TWO: URBAN RENEWAL AREA**

**General Description of Boundary**

The city limits of Coos Bay, Oregon encompass a total of approximately 10,883 acres. This Urban Renewal District as Amended (2004) includes approximately 1,298.32 acres, or less than 12% of the city's total land area. Please refer to Map #1 on the following page for an outline of the Urban Renewal District. A legal description of this district is included in this Plan as Appendix A.

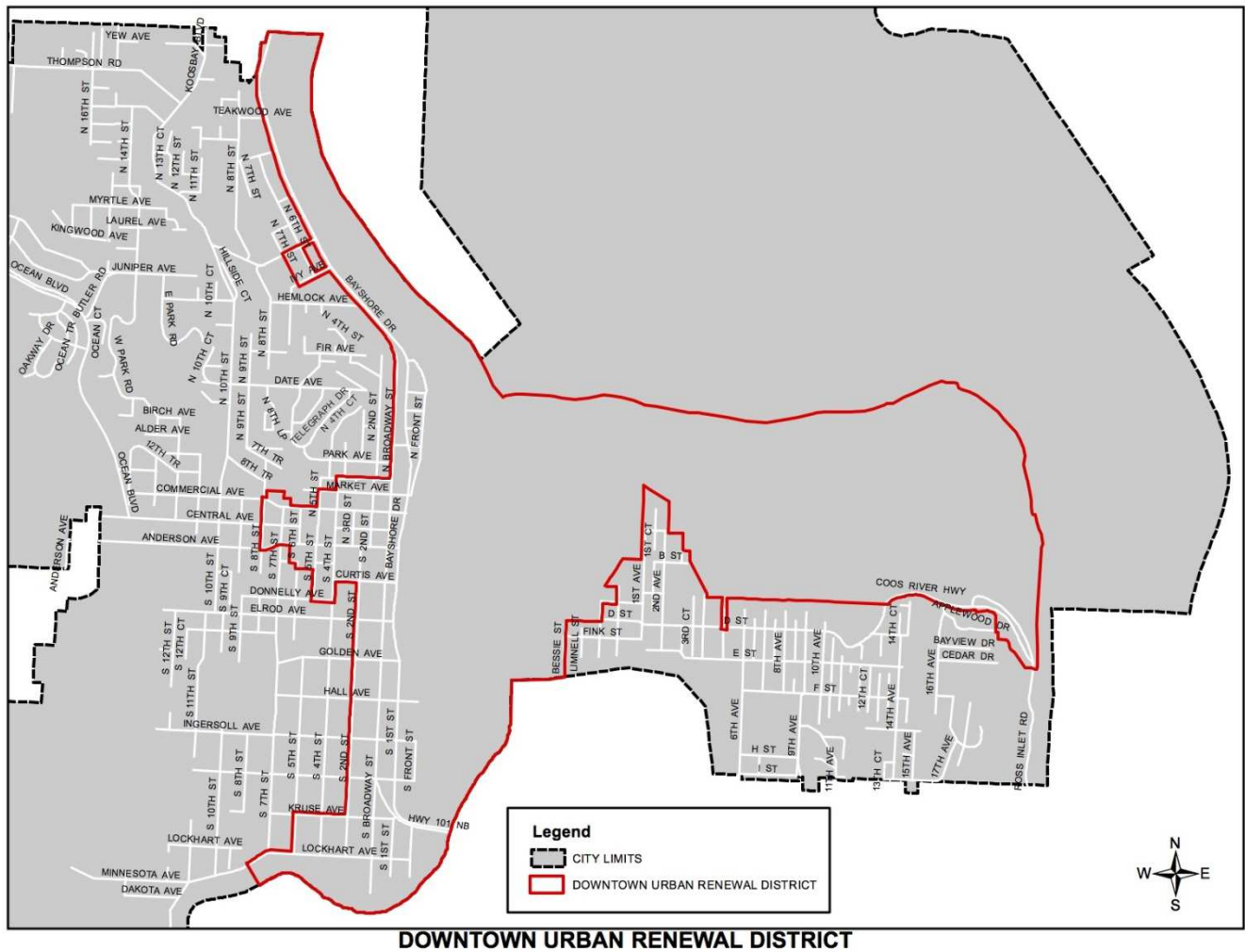
The Urban Renewal District begins at the north city limits and runs between the navigation channel and Highway 101 south and southeast toward the city's core area. The district's boundaries proceed south until they come nearly in line with the industrial property located in Eastside. The eastern boundary then turns east to include the industrial-commercial lands in the Eastside area. The westerly boundary proceeds west to include the downtown core area which was a part of the first Urban Renewal Plan and also includes several blocks of transportation corridor immediately west of the core area. The eastern and western urban renewal area boundaries begin to come together in the southern portion of the city and extend to the south city limits along Coalbank Slough.

The Urban Renewal District Boundary includes lots 1-3 and 10-12 of Block 12, lots 9-16 of Block 13, and Block 11 of the E B Dean, 2<sup>nd</sup> Addition to Marshfield; and Blocks of the Railroad addition to Marshfield. These areas comprise a total of 12.63 AC which computes to 0.99% of the original Urban Renewal District land area.

The Urban Renewal District Boundary also includes Block 34 of Nasburg's Addition and adjacent street rights of way and Block A Lots 5 – 10 and Block B, Lots 10 and 18 of the Western Addition, the westernmost 70 feet of Block 27, Lots 6 and 7 in the E.B. Dean and Co. Addition and adjacent vacated 7th Street and Prospect Avenue. These areas comprise a total of 5.69 acres.

# COOS BAY 1988 URBAN RENEWAL PLAN

Map 1



## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **Boundary Rationale**

Although the Urban Renewal District has an irregular boundary, this boundary was selected for specific reasons.

First, the district includes those lands adjacent to the city's waterfront in its business district. Second, the district includes the Eastside industrial and commercial properties, those lands with the most potential for industrial expansion and significant additions to the city's tax base, employment and income. Third, the downtown core area is included to allow adjustment of the existing pedestrian mall and to accommodate a potential convention and/or performing arts center and to allow other activities which will enhance the potential of the downtown area as a professional, commercial and residential area while integrating its use with waterfront activities. Finally, the district includes land in the south end of the city between the water and Highway 101 because this area is experiencing significant commercial expansion, has the potential for additional commercial and industrial expansion, requires future infrastructure additions and must be integrated with the development in the remainder of the downtown area.

### **Proposed Land Uses in Area**

All urban renewal projects proposed for the district are compatible with existing zoning and land use regulations. Project activities of this nature were contemplated and specifically provided for in the city's Comprehensive Plan and the zoning and land use ordinances which resulted from that plan.

Land uses and development standards within the District are governed by, and future Substantial Amendments to the Plan must conform to, the City of Coos Bay's Comprehensive Plan, Development Code and other implementing ordinances.



## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **CHAPTER THREE: PROPOSED PROJECTS**

The projects in this plan have been grouped into Tier 1 and Tier 2 projects. There is no order of priority for the Tier 1 projects. However, since all projects cannot be pursued simultaneously, this Plan must, of necessity, structure the urban renewal activities within a framework for analysis purposes. The project descriptions, project rankings, project magnitudes and project priorities which follow in the remainder of this Plan document and in its accompanying Report illustrate one single, workable scenario for Urban Renewal District activities under the assumptions contained in the Plan. Because there are many unknowns concerning future development, future economic conditions, future tax increment revenues and the impact of other government activities, it will be necessary to adjust project priority, scope and magnitude to recognize future events.

The project descriptions which follow are intended to provide a conceptual overview of the types and typical costs of projects likely to be included in each of the three development classifications. They are not to be used as definitive but are, rather, illustrative of the general magnitude, scope and nature of the activities contemplated by this Plan.

The costs of carrying out projects described in this Chapter Three may be financed with tax increment revenues. Those costs may include costs of marketing property in the District to facilitate development of that property in accordance with the Plan.

#### **Tier 1 Projects**

1. Pedway Streetscape: Reinforced concrete and curb cut improvements for food truck access. Art projects located on walls or stand along installations.
2. Central Avenue: Renovate and resolve safety issues.
3. Improve Downtown Aesthetics: Uniform lighting throughout the downtown area, seating (benches), trash cans and landscaping.
4. Highway 101: Fencing, landscaping and sidewalk improvements including gateways and bike lanes.
5. Capital Improvement Program: Grant program for improvements to downtown buildings.
6. Waterfront/Front Street:
  - a. Recreational site for kayak and paddleboard launch.
  - b. Street improvements including landscaping, lighting and fencing, acquire additional parking space.
  - c. Capital improvement to improve current boardwalk.
7. Infrastructure: Infrastructure improvements to promote Front Street development.

#### **Tier 2 Projects**

***COOS BAY 1988 URBAN RENEWAL PLAN***

1. Public Art Installations: Locate public art projects throughout the downtown Urban Renewal Area.
2. Library: Land acquisition and site improvements.
3. Waterfront/Front Streets:
  - a. New boardwalk extensions and amenities.
  - b. Create environment for public events.

## *COOS BAY 1988 URBAN RENEWAL PLAN*

### **CHAPTER FOUR: RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Coos Bay Comprehensive Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

**The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized* text is text that has been taken directly from an original document.**

#### *Recreation and Open Space*

*Goal: The city shall endeavor to satisfy the recreational needs of its citizens and visitors.*

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it includes a project to install a kayak and paddleboard launch.

#### *Economic Development*

*Goal 1: Encourage and support economic growth.*

*Goal 3: Recruit businesses.*

*Policy 3.1 Continue to offer programs that encourage business development and retention.*

*Policy 3.3 Continue to enhance our core area as a place to do business.*

*Goal 4: Work to retain, expand and strengthen existing local businesses.*

*Policy 4.2 Continue to offer programs that strengthen local businesses.*

*Policy 4.3 Facilitate business investment and development by offering programs to fit their needs.*

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has both a grant program to improve downtown buildings and planned infrastructure improvements to promote Front Street development.

#### *Public Facilities and Services*

*Goal: The City of Coos Bay shall encourage the timely, orderly, and efficient development of public facilities and services deemed adequate by the community. Therefore, to the maximum extent financially possible, the city's growth shall be guided and supported by types and levels of public facilities and services appropriate for the current and long-range needs of Coos Bay's present and future residents.*

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has a project in place to improve the infrastructure of Front Street and Central Avenue.

### ***Transportation***

*Goal 4: Safety. Promote the safety of current and future travel modes for all users.*

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has a project in place to improve the safety of Central Avenue and Front Street.

*COOS BAY 1988 URBAN RENEWAL PLAN*

**CHAPTER FIVE: RELOCATION PLAN**

This Urban Renewal Plan anticipates the acquisition of property under circumstances which may create displaced persons or businesses, as "displaced" is interpreted in Oregon Revised Statutes. If the Urban Renewal Agency does acquire developed and/or occupied property, it shall assist displaced persons or businesses in finding replacement facilities. All displaced persons or businesses shall be contacted to determine relocation needs and shall be provided information on available space and be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of Oregon Revised Statutes 281.045 to 281.105, and any other applicable laws or regulations.

***COOS BAY 1988 URBAN RENEWAL PLAN***

**CHAPTER SIX: ACQUISITION AND DISPOSITION OF PROPERTY**

The Urban Renewal Agency of the City of Coos Bay (“Urban Renewal Agency”) may acquire property within the urban renewal area to achieve the objectives of the Plan and implement the proposed urban renewal projects. At the time of Plan adoption, no specific property has been identified for acquisition but property acquisition, including a limited interest in property, may be required at a later date to implement Plan projects.

**Land Acquisition**

The Urban Renewal Agency may acquire land without amendment to the Plan for the following purposes:

1. Rights-of-way acquisition for streets and other transportation systems, utilities, bikeways and walkways, boardwalks and other public access.
2. Other public use, including, but not limited to, parks, expansion or extension of utilities, provision of parking, library expansion, fire station construction, and tourist information facilities.
3. When such conditions exist as may affect the health, safety and welfare of the urban renewal area, such as, but not limited to, the following:
  - a. When existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined acquisition of such property and demolition of such structure is necessary for the health, safety and welfare of the urban renewal area.
  - b. When detrimental land uses or conditions such as incompatible uses, unsuitable lot size, or unsuitable ownership patterns exist and it is determined acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan.
4. For the creation of a convention/performing arts center within the Urban Renewal District.

Land acquisition for any purposes other than those listed above requires a Council Approved plan amendment.

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **Property Disposition**

The Urban Renewal Agency may sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Urban Renewal Agency in the urban renewal area would be disposed of for development or uses permitted in the Plan at its fair, re-use value for the specific uses to be permitted. Real property acquired by the Urban Renewal Agency may be disposed of to any other public entity without cost, in accordance with the Plan. All persons and entities obtaining property from the Urban Renewal Agency must use the property for the purposes designated in this Plan and must begin and complete development of the property within a period of time fixed by the Urban Renewal Agency and must comply with other conditions the Urban Renewal Agency establishes to carry out the purposes of this Plan.

To ensure the provisions of this Plan are carried out and to prevent the recurrence of blight, all real property disposed of by the Urban Renewal Agency, as well as all real property owned or leased by participants assisted financially by the Urban Renewal Agency, are made subject to this Plan. Leases, deeds, contracts, agreements and declarations of restrictions by the Urban Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude or any other provisions necessary to carry out this Plan.

### **Owner Participation**

Property owners within the Urban Renewal District proposing to improve their properties and receiving financial assistance from the Urban Renewal Agency must do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the city and the Urban Renewal Agency.

***COOS BAY 1988 URBAN RENEWAL PLAN***

**CHAPTER SEVEN: FINANCING OF PLAN**

**Indebtedness**

Pursuant to ORS 457.085(2)(h) this Plan provides for a division of ad valorem taxes under ORS 457.

**Maximum Amount of Indebtedness**

The maximum amount of indebtedness that may be issued or incurred under this 1988 City of Coos Bay Urban Renewal Plan is \$45,055,764.00.



***COOS BAY 1988 URBAN RENEWAL PLAN***

**CHAPTER EIGHT: PLAN ADMINISTRATION**

**Plan Amendments**

The Urban Renewal Plan may evolve and change during the course of its implementation and in response to further review and planning and unknown economic, social and other environmental conditions impacting the City. Changes to the Plan shall consist of Substantial Amendments, Council Approved Amendments and Minor Amendments.

Substantial Amendments consist solely of those amendments that (1) add land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; or (2) increases the Maximum Amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments require approval and adoption in the same manner as the original Plan and in accordance with the requirements of ORS 457 and Coos Bay City Ordinances.

Council Approved Amendments consist of those that authorize acquisition of real property for purposes not specifically indicated in the Plan, extend the Plan duration or which are found by the Agency to change the principal goals of the Plan as outlined in Chapter One. Council Approved Amendments require approval by Resolution of the City Council.

Minor Amendments are all amendments that are not Substantial Amendments or Minor Amendments. Minor Amendments require approval by resolution of the Urban Renewal Agency.

**Financial Reports**

The Coos Bay Urban Renewal Agency shall, by August 1 of each year, prepare a statement containing the information required by ORS 457.460.

**Severability**

Should a court of competent jurisdiction find any word, clause, sentence, section or part of the plan to be invalid, the remaining words, clauses, sentences, sections or parts will be unaffected by such finding and will remain in effect for the duration of the plan.

# **CITY OF COOS BAY 1988 DOWNTOWN URBAN RENEWAL PLAN**



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**COOS BAY 1988 URBAN RENEWAL PLAN**

**LIST OF AMENDMENTS FROM FEBRUARY 2004 TO JUNE 2013<sup>1</sup>**  
**SEPTEMBER 2017<sup>2</sup>**

**Establishing Ordinance**

Sept. 20, 1988      Ordinance No. 130 approving and adopting the Plan

**AMENDMENTS**

March 1, 1994      Resolution 94-1 for a minor plan amendment for replacement and repair to sidewalks and removal of canopies in Mall Block 2 & 3.

Oct. 4, 1994      Ordinance 210 for a major plan amendment findings to Section 1 of Ord.130 for property purchase procedure.

Feb. 4, 1997      Resolution 97-2 for a minor plan amendment for the expansion, remodeling and renovation of the public library.

June 17, 1997      Resolution 97-5 for a minor plan amendment regarding rehabilitation projects' costs.

April 21, 1998      Resolution URA 98-3 for a minor plan amendment selecting the option for collecting ad valorem property taxes and establishing maximum indebtedness.

May 19, 1998      Ordinance No. 252 to establish an amount of maximum indebtedness /implementation of ballot measure 50.

May 19, 1998      Ordinance No. 253 to choose the option for the collection of ad valorem taxes.

Aug. 20, 1998      Resolution URA 98-6 for a minor plan amendment adding a bike path along Hwy 101.

Oct. 17, 2000      Resolution URA 00-06 for a minor plan amendment for purchase of property for the construction of a pedestrian walkway (Sportsman Building)

Dec. 19, 2000      Ordinance No. 301 adding the purchase of property for and construction of a facility to house a historic railroad museum as a project.

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<sup>1</sup> Deleted as a part of the September 2017 Amendment

<sup>2</sup> Added as a part of the September 2017 Amendment

### ***COOS BAY 1988 URBAN RENEWAL PLAN***

Aug. 21, 2001	Resolution URA 01-03 minor plan amendment / boardwalk aquarium.
May 7, 2002	Resolution URA 02-05 amend Waterfront Project No. 5 to include upgrading of the utility infrastructure of the city dock.
March 4, 2003	Resolution URA 03-02 minor plan amendment to add the Tug Irene project.
May 5, 2003	Resolution 03-03 minor plan amendment to add renovation of the Marshfield Sun Building.

### **SUBSTANTIAL PLAN AMENDMENT**

Feb. 17, 2004	Ordinance No. 345 substantial amendment to increase the boundaries by 5.69 acres to include WW Treatment Plant I.
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All previous amendments were codified into one new document at this time by Tashman Johnson LLC.

### **AMENDMENTS AFTER 2004**

April 4, 2006	Resolution URA 06-01 making a minor plan amendment to provide for payment of marketing expenses for projects as described in Chapter 3.
Nov. 7, 2006	Resolution URA 06-04 making a minor plan amendment to the Core Revitalization, Streets and Infrastructure, and Waterfront section of Chapter Three of the Plan to include Façade Improvements.
June 17, 2008	Resolution 08-03 making a minor plan amendment to the Core Revitalization, Streets and Infrastructure, and Waterfront section of Chapter Three of the Plan to include Business Recruitment and Retention.
Dec. 1, 2009	Resolution 09-29 amending the plan to remove the sunset date of September 2018 from the plan.
Oct. 19, 2010	Resolution 10-05 amending the plan to include projects to the plan; removal of the Lockhart building, demo of the old fire station, and provide matching funds for a grant to seismic retro-fit of city hall.
July 21, 2015	Resolution 15-04 amending the Plan to delete the section on the Plan in Section Eight pertaining to Plan Duration and Validity.

***COOS BAY 1988 URBAN RENEWAL PLAN***

Date                      Resolution \_\_ amending the Plan to establish updated goals and objectives and identifying corresponding projects and otherwise update the Plan.<sup>3</sup>

All amendments after 2004 were codified into one new document on ~~July 31, 2015~~<sup>4</sup> September 30, 2017<sup>5</sup> by Elaine Howard Consulting, LLC. There are two versions of the Plan, a version identifying all changes in footnotes and a “clean version” for easier reading of the document.<sup>6</sup>

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<sup>3</sup> Added as a part of the September 2017 Amendment

<sup>4</sup> Deleted as a part of the September 2017 Amendment

<sup>5</sup> Added as a part of the September 2017 Amendment

<sup>6</sup> Added as a part of the September 2017 Amendment

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **CHAPTER ONE: INTRODUCTION**

#### **Overview of Coos Bay's Environment**

The City of Coos Bay lies approximately 200 miles south of the Columbia River and 450 miles north of San Francisco. Coos Bay sits at the base of the vast Oregon Dunes National Recreation Area and lies adjacent to Shoreacres State Park, Cape Arago and the Pacific shoreline where outdoor activities predominate. Principal industries in the area are lumber, fishing, agriculture, shipping, recreation and a growing tourism industry.

The City of Coos Bay was incorporated in 1874; changed its name from Marshfield in 1944; merged with Empire in 1962; and consolidated with Eastside in 1983. The City is administered by a city manager with policy direction from a six member city council elected to four year terms and a mayor elected to a two year term. City council members will also serve as members of the City's Urban Renewal Agency.

#### **History of Coos Bay's Urban Renewal Activities**

The City of Coos Bay created an Urban Renewal District in 1968. The district included the central downtown business core area. It extended from the bay on the east to Fourth Street on the west and from Commercial Avenue on the north to Curtis Avenue on the south. Local financial participation in the district's activities was made possible by tax increment financing. This local participation was supplemented by federal grants. The district's projects consisted of the following:

1. Elimination of traffic on Central Avenue from Highway 101 to Fourth Street and the creation of a pedestrian mall.
2. Undergrounding of many utilities within the district.
3. Property acquisition to create parking lots and remove blighted structures.
4. Canopied walkways to connect parking lots and other district areas with the pedestrian mall.

These projects were completed in the early 1970's. The district ceased tax increment revenue financing in fiscal year ending 1984 and will terminate its affairs in fiscal year ending 1989.

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

The pedestrian mall and its related projects were planned as Phase One of a four-phase project to revitalize the downtown core area and relate it to the adjacent waterfront through promotion of water-related, water-dependent and other scenic tourist activities.

Coos Bay's downtown core revitalization never proceeded beyond the Phase One pedestrian mall. Although the pedestrian mall has been maintained over the years, it now requires significant renovation and repair to halt further decay and preserve its utility.

The mall has also remained a controversial development since the day it was constructed. It did not halt the flight of many retail businesses to outlying shopping centers and the movement of professionals and other office activities to office structures away from the core area.

The buildings in the old Urban Renewal District today contain a mixture of retail, professional, financial, service, civic and governmental activities. The area is not a high traffic, consumer retail area. The area has a current vacancy rate which fluctuates between 5-6% as recently reported by the University of Oregon Community Planning Workshop. Visually, the downtown core gives the impression of having a higher vacancy rate, although the amount of vacant space during the last decade has fluctuated slowly, which suggests a balancing of incoming and outgoing business.

### **Urban Renewal Plan Goals**

The 2017 Amendment to the City of Coos Bay Urban Renewal Plan has three principal goals. They are:

Goal 1: Enhance the city's waterfront on both sides of the bay to develop its potential for diverse uses including recreation, tourism, living and commercial mixed use activities while preserving its alternate role as a working waterfront which supports the area's marine related economy.

Goal 1 Objectives: (in no order of priority)

1. Install Highway 101 streetscape and improve bike and pedestrian crossings across 101
  - a) Provide safe and aesthetically pleasing crossings, sidewalks, including lighting, fencing, benches, bike racks, public art, and other street furniture
  - b) Provide effective wayfinding signage and gateways
2. Improve the facilities for waterfront recreation on both sides of the bay
  - a) Work with partners to encourage development of waterfront recreation and commercial uses
  - b) Develop additional docks for boat moorage and future float homes



## ***COOS BAY 1988 URBAN RENEWAL PLAN***

- c) Removal of abandoned pilings
  - d) Develop bathrooms on boardwalk
  - e) Develop showers and bathrooms for moorage customers/recreation use
  - f) Develop access for kayaks, paddle boards and other water related craft
  - g) Develop additional space for recreational fishing
  - h) Provide incentives for the development of commercial uses such as restaurants and uses supporting waterfront activities
  - i) Provide incentives for the development of a marina
3. Revitalization of Front Street
- a) Provide open space and pedestrian connectivity which creates access to the waterfront
    - Complete a north south pathway on the east side of Front Street and provide outlooks on city right of way
    - Create supportive environment for public events
    - Provide safe and aesthetically pleasing sidewalks, including lighting, fencing, benches, bike racks, public art and other street furniture
  - b) Support employment uses that require access to the waterfront for success.
  - c) Install improvements to the transportation network that improve multi-modal safety.
    - Develop a public parking management strategy

Goal 2: Revitalize the businesses and the built environment in the downtown core, including its historic heritage that reinforces it as the cultural and commercial center of the city and makes it an economically healthy, attractive and unique place for people to live, work, shop, socialize and recreate.

Goal 2 Objectives: (in no order of priority)

1. Pursue building restoration including facades and second floors.
  - a) Target storefront program to specific building clusters within the downtown
  - b) Encourage residential development on second floors and mixed use development in the Area
  - c) Develop site specific pro formas for mixed/use development
  - d) Evaluate potential areas where city could assist developers
  - e) Evaluate, and if feasible, provide elevator loans/grants
  - f) Evaluate, and if feasible, provide sprinkler loans/grants
2. Install streetscape – (locations need to be included)
  - a) Provide safe and aesthetically pleasing sidewalks, including lighting, benches, public art and other street furniture
  - b) Develop wayfinding master plan
  - c) Provide effective wayfinding signage

## *COOS BAY 1988 URBAN RENEWAL PLAN*

- d) Install bike racks
- 3. Encourage the development of new and existing businesses
  - a) Develop a funding toolkit
  - b) Provide storefront loans/grants
  - c) Provide interior loans/grants
    - Priorities for loans/grants are
    - i. Providing incentives within a concentrated area for maximum impact
    - ii. filling vacant storefronts
    - iii. developing additional meeting space
  - d) Work with the Farmers' Market to ensure a safe and functional environment

Goal 3. Construction or re-construction of streets, utilities, and other essential infrastructure in areas of the city within the district where they have deteriorated, are unsafe, are non-existent or where modifications are necessary to support and/or encourage the expansion of new development.

### Goal 3 Objectives (in no order of priority)

1. Replace the sewer collection system. Install new gravity lines, manholes and sewer laterals.
2. Replace the storm drain system. Install new storm drain culverts, catch basins, tide gates, and storm drain outfalls.

Replace the water distribution system. Install new main line water piping, hydrants, and water services.<sup>7</sup>

These goals are in accordance with, and further the attainment of, the goals and objectives outlined by the city in its Comprehensive Plan. This Urban Renewal Plan recognizes the Comprehensive Plan's economic goal of the promotion and encouragement of greater commercial and industrial development within the city limits while supporting efforts to diversify and expand the regional economic base in which the city operates. Strategies identified by the Comprehensive Plan to attain this goal include, but are not limited to, the following statements:

1. Coos Bay shall designate areas suitable for recreational vehicle parks recognizing that RV parks located in close proximity to commercial areas generate a propensity for local merchants to consume tourist dollars.
2. Coos Bay shall cooperate with efforts to site a convention center in the city recognizing the economic spinoffs which would result from the development of

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<sup>7</sup> Added as a part of the September 2017 Amendment

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

such a facility.

3. Coos Bay shall designate appropriate amounts of land suited for commercial/industrial development recognizing commercial/industrial development benefits the area's underutilized labor force and supplements its tax base.
4. Coos Bay shall continue to be receptive to proposals to site a commercial and/or industrial park complex for light industry somewhere within the corporate city limits.
5. Coos Bay shall investigate all reasonable means to consolidate and enhance commercial, civic and residential uses in the central area of the city through the redevelopment and rehabilitation of substandard buildings, modification of traffic patterns and provision of pedestrian areas and other amenities which will create an environment conducive to working, shopping, recreation and living within the city's central area.

The Comprehensive Plan's Estuarine Resources Issue Number 4 also directs the city's efforts to improving the condition of the waterfront adjacent to the mall. This issue recognized the waterfront's potential for more moorage, recreation and tourism development.

### **Urban Renewal Plan Philosophy**

As discussed in the accompanying Urban Renewal Report, future tax increment revenues cannot be forecasted with precision. This Urban Renewal Plan proposes to make maximum utilization of tax increment revenues as these revenues become available to support debt service for bond financing. Bonds are structured as serial maturities and will not be issued in anticipation of future tax increment revenue growth projections. Bonds will only be issued when tax increment revenues have reached a current level sufficient to support the debt structure for its entire life.

The final tenet of this Plan's philosophy relates to coordination with private investment. Projects proposed in this Plan are designed to encourage private investment and respond to the private business needs of the community. The Plan envisions the Urban Renewal Agency's role as one of partnership with private enterprise to encourage development and engage in activities which private enterprise is not capable of doing for the benefit of the Urban Renewal District as a whole.

In summary, the Plan's basic philosophy incorporates the following tenets:

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

1. Flexibility to meet unknown future needs.
2. Conservative financial management.
3. Cooperation with private enterprise.

## **CHAPTER TWO: URBAN RENEWAL AREA**

### **General Description of Boundary**

The city limits of Coos Bay, Oregon encompass a total of approximately 10,883 acres. This Urban Renewal District as Amended (2004) includes approximately 1,298.32 acres, or less than 12% of the city's total land area. Please refer to Map #1 on the following page for an outline of the Urban Renewal District. A legal description of this district is included in this Plan as Appendix A.

The Urban Renewal District begins at the north city limits and runs between the navigation channel and Highway 101 south and southeast toward the city's core area. The district's boundaries proceed south until they come nearly in line with the industrial property located in Eastside. The eastern boundary then turns east to include the industrial-commercial lands in the Eastside area. The westerly boundary proceeds west to include the downtown core area which was a part of the first Urban Renewal Plan and also includes several blocks of transportation corridor immediately west of the core area. The eastern and western urban renewal area boundaries begin to come together in the southern portion of the city and extend to the south city limits along Coalbank Slough.

The Urban Renewal District Boundary includes lots 1-3 and 10-12 of Block 12, lots 9-16 of Block 13, and Block 11 of the E B Dean, 2<sup>nd</sup> Addition to Marshfield; and Blocks of the Railroad addition to Marshfield. These areas comprise a total of 12.63 AC which computes to 0.99% of the original Urban Renewal District land area.<sup>8,9</sup>

The Urban Renewal District Boundary also includes Block 34 of Nasburg's Addition and adjacent street rights of way and Block A Lots 5 – 10 and Block B, Lots 10 and 18 of the Western Addition, the westernmost 70 feet of Block 27, Lots 6 and 7 in the E.B. Dean and Co. Addition and adjacent vacated 7th Street and Prospect Avenue. These areas comprise a total of 5.69 acres.

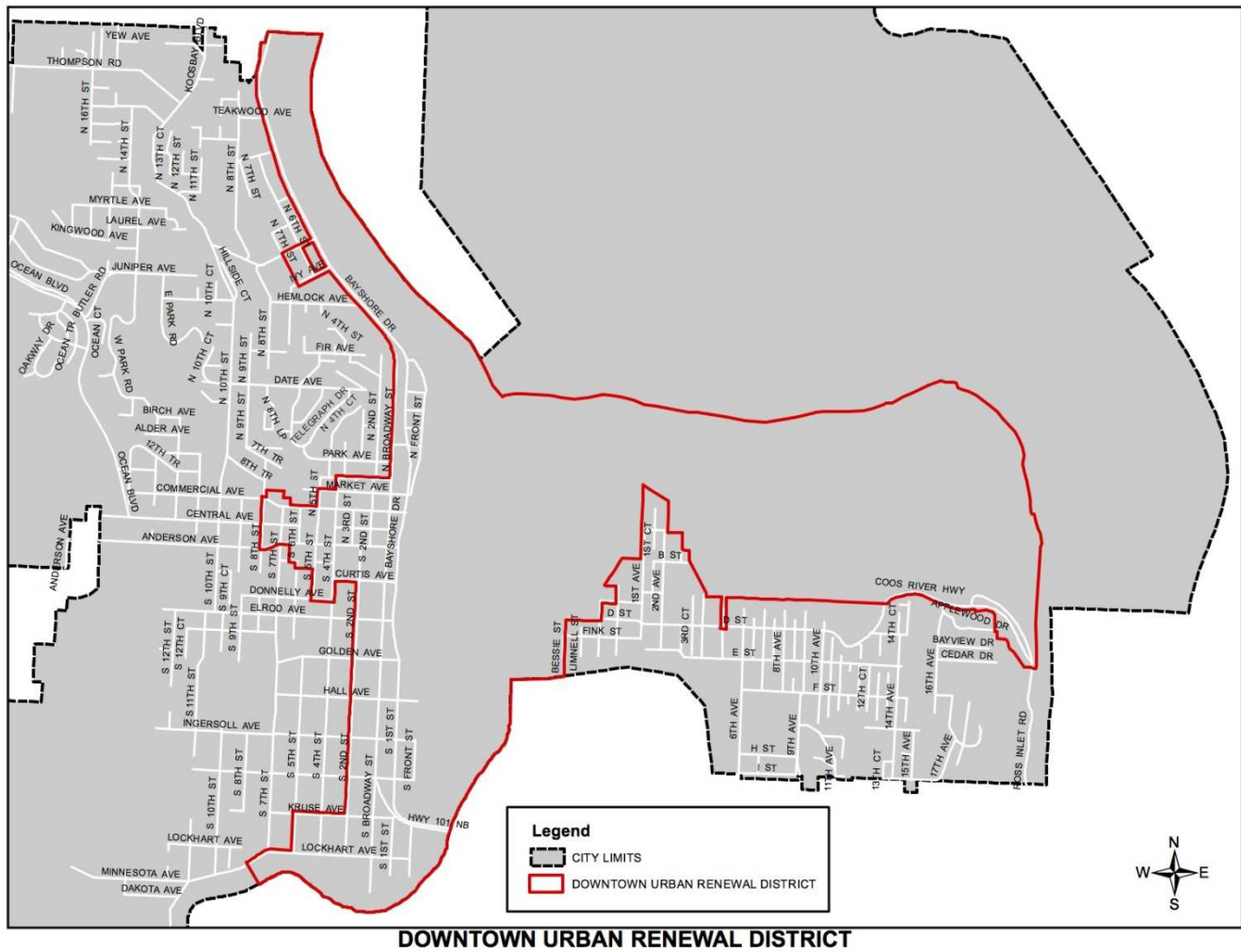
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<sup>8</sup> Updated due to City of Coos Bay, Ordinance 210, October 4, 1994

<sup>9</sup> Updated due to City of Coos Bay Ordinance 345, February 17, 2004

# COOS BAY 1988 URBAN RENEWAL PLAN

Map 1



## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **Boundary Rationale**

Although the Urban Renewal District has an irregular boundary, this boundary was selected for specific reasons.

First, the district includes those lands adjacent to the city's waterfront in its business district. Second, the district includes the Eastside industrial and commercial properties, those lands with the most potential for industrial expansion and significant additions to the city's tax base, employment and income. Third, the downtown core area is included to allow adjustment of the existing pedestrian mall and to accommodate a potential convention and/or performing arts center and to allow other activities which will enhance the potential of the downtown area as a professional, commercial and residential area while integrating its use with waterfront activities. Finally, the district includes land in the south end of the city between the water and Highway 101 because this area is experiencing significant commercial expansion, has the potential for additional commercial and industrial expansion, requires future infrastructure additions and must be integrated with the development in the remainder of the downtown area.

### **Proposed Land Uses in Area**

All urban renewal projects proposed for the district are compatible with existing zoning and land use regulations. Project activities of this nature were contemplated and specifically provided for in the city's Comprehensive Plan and the zoning and land use ordinances which resulted from that plan.

Land uses and development standards within the District are governed by, and future Substantial Amendments to the Plan must conform to, the City of Coos Bay's Comprehensive Plan, Development Code and other implementing ordinances.

## **COOS BAY 1988 URBAN RENEWAL PLAN**

### **CHAPTER THREE: PROPOSED PROJECTS**

The projects in this plan have been grouped into Tier 1 and Tier 2 projects. There is no order of priority for the Tier 1 projects.<sup>10</sup> However, since all projects cannot be pursued simultaneously, this Plan must, of necessity, structure the urban renewal activities within a framework for analysis purposes. The project descriptions, project rankings, project magnitudes and project priorities which follow in the remainder of this Plan document and in its accompanying Report illustrate one single, workable scenario for Urban Renewal District activities under the assumptions contained in the Plan. Because there are many unknowns concerning future development, future economic conditions, future tax increment revenues and the impact of other government activities, it will be necessary to adjust project priority, scope and magnitude to recognize future events.

The project descriptions which follow are intended to provide a conceptual overview of the types and typical costs of projects likely to be included in each of the three development classifications. They are not to be used as definitive but are, rather, illustrative of the general magnitude, scope and nature of the activities contemplated by this Plan.

The costs of carrying out projects described in this Chapter Three may be financed with tax increment revenues. Those costs may include costs of marketing property in the District to facilitate development of that property in accordance with the Plan.<sup>11</sup>

#### **Tier 1 Projects**

1. *Pedway Streetscape: Reinforced concrete and curb cut improvements for food truck access. Art projects located on walls or stand along installations.*
2. *Central Avenue: Renovate and resolve safety issues.*
3. *Improve Downtown Aesthetics: Uniform lighting throughout the downtown area, seating (benches), trash cans and landscaping.*
4. *Highway 101: Fencing, landscaping and sidewalk improvements including gateways and bike lanes.*
5. *Capital Improvement Program: Grant program for improvements to downtown buildings.*
6. *Waterfront/Front Street:*
  - a. *Recreational site for kayak and paddleboard launch.*
  - b. *Street improvements including landscaping, lighting and fencing, acquire additional parking space.*
  - c. *Capital improvement to improve current boardwalk.*
7. *Infrastructure: Infrastructure improvements to promote Front Street development.*

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<sup>10</sup> Added as a part of the September 2017 Amendment

<sup>11</sup> Urban Renewal Agency Resolution 06-01, April 4, 2006

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### ***Tier 2 Projects***

- 1. Public Art Installations: Locate public art projects throughout the downtown Urban Renewal Area.*
- 2. Library: Land acquisition and site improvements.*
- 3. Waterfront/Front Streets:*
  - a. New boardwalk extensions and amenities.*
  - b. Create environment for public events.<sup>12</sup>*

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<sup>12</sup> Added as a part of the September 2017 Amendment



## *COOS BAY 1988 URBAN RENEWAL PLAN*

### **CHAPTER FOUR: RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Coos Bay Comprehensive Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

**The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. Bold italicized text is text that has been taken directly from an original document.**

#### Recreation and Open Space

**Goal: The city shall endeavor to satisfy the recreational needs of its citizens and visitors.**

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it includes a project to install a kayak and paddleboard launch.

#### Economic Development

**Goal 1: Encourage and support economic growth.**

**Goal 3: Recruit businesses.**

**Policy 3.1 Continue to offer programs that encourage business development and retention.**

**Policy 3.3 Continue to enhance our core area as a place to do business.**

**Goal 4: Work to retain, expand and strengthen existing local businesses.**

**Policy 4.2 Continue to offer programs that strengthen local businesses.**

**Policy 4.3 Facilitate business investment and development by offering programs to fit their needs.**

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has both a grant program to improve downtown buildings and planned infrastructure improvements to promote Front Street development.

#### Public Facilities and Services

**Goal: The City of Coos Bay shall encourage the timely, orderly, and efficient development of public facilities and services deemed adequate by the community. Therefore, to the maximum extent financially possible, the city's growth shall be guided and supported by types and levels of public facilities and services appropriate for the current and long-range needs of Coos Bay's present and future residents.**

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has a project in place to improve the infrastructure of Front Street and Central Avenue..

### **Transportation**

#### **Goal 4: Safety. Promote the safety of current and future travel modes for all users.**

The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has a project in place to improve the safety of Central Avenue and Front Street.<sup>13</sup>

## **CHAPTER FIVE: RELOCATION PLAN**

This Urban Renewal Plan anticipates the acquisition of property under circumstances which may create displaced persons or businesses, as "displaced" is interpreted in Oregon Revised Statutes. If the Urban Renewal Agency does acquire developed and/or occupied property, it shall assist displaced persons or businesses in finding replacement facilities. All displaced persons or businesses shall be contacted to determine relocation needs and shall be provided information on available space and be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of Oregon Revised Statutes 281.045 to 281.105, and any other applicable laws or regulations.

## **CHAPTER SIX: ACQUISITION AND DISPOSITION OF PROPERTY**

The Urban Renewal Agency of the City of Coos Bay ("Urban Renewal Agency") may acquire property within the urban renewal area to achieve the objectives of the Plan and implement the proposed urban renewal projects. At the time of Plan adoption, no specific property has been identified for acquisition but property acquisition, including a limited interest in property, may be required at a later date to implement Plan projects.

### **Land Acquisition**

The Urban Renewal Agency may acquire land without amendment to the Plan for the following purposes:

1. Rights-of-way acquisition for streets and other transportation systems, utilities, bikeways and walkways, boardwalks and other public access.
2. Other public use, including, but not limited to, parks, expansion or extension of utilities, provision of parking, library expansion, fire station construction, and

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<sup>13</sup> Added as a part of the September 2017 Amendment

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

tourist information facilities.

3. When such conditions exist as may affect the health, safety and welfare of the urban renewal area, such as, but not limited to, the following:
  - a. When existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined acquisition of such property and demolition of such structure is necessary for the health, safety and welfare of the urban renewal area.
  - b. When detrimental land uses or conditions such as incompatible uses, unsuitable lot size, or unsuitable ownership patterns exist and it is determined acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan.
4. For the creation of a convention/performing arts center within the Urban Renewal District.

Land acquisition for any purposes other than those listed above requires a Council Approved plan amendment.

### **Property Disposition**

The Urban Renewal Agency may sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Urban Renewal Agency in the urban renewal area would be disposed of for development or uses permitted in the Plan at its fair, re-use value for the specific uses to be permitted. Real property acquired by the Urban Renewal Agency may be disposed of to any other public entity without cost, in accordance with the Plan. All persons and entities obtaining property from the Urban Renewal Agency must use the property for the purposes designated in this Plan and must begin and complete development of the property within a period of time fixed by the Urban Renewal Agency and must comply with other conditions the Urban Renewal Agency establishes to carry out the purposes of this Plan.

To ensure the provisions of this Plan are carried out and to prevent the recurrence of blight, all real property disposed of by the Urban Renewal Agency, as well as all real property owned or leased by participants assisted financially by the Urban Renewal Agency, are made subject to this Plan. Leases, deeds, contracts, agreements and declarations of

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

restrictions by the Urban Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude or any other provisions necessary to carry out this Plan.

### **Owner Participation**

Property owners within the Urban Renewal District proposing to improve their properties and receiving financial assistance from the Urban Renewal Agency must do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the city and the Urban Renewal Agency.

## **CHAPTER SEVEN: FINANCING OF PLAN**

### **Indebtedness**

Pursuant to ORS 457.085(2)(h) this Plan provides for a division of ad valorem taxes under ORS 457.

### **Maximum Amount of Indebtedness**

The maximum amount of indebtedness that may be issued or incurred under this 1988 City of Coos Bay Urban Renewal Plan is \$45,055,764.00.<sup>14 15 16</sup>

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<sup>14</sup> Urban Renewal Agency Resolution No. 98-3, selecting option for collecting ad valorem property taxes and establishing maximum indebtedness, April 21, 1998

<sup>15</sup> City of Coos Bay Ordinance No. 252, May 19, 1998

<sup>16</sup> City of Coos Bay Ordinance No. 253, May 19, 1998

## ***COOS BAY 1988 URBAN RENEWAL PLAN***

### **CHAPTER EIGHT: PLAN ADMINISTRATION**

#### **Plan Amendments**

The Urban Renewal Plan may evolve and change during the course of its implementation and in response to further review and planning and unknown economic, social and other environmental conditions impacting the City. Changes to the Plan shall consist of Substantial Amendments, Council Approved Amendments and Minor Amendments.

Substantial Amendments consist solely of those amendments that (1) add land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; or (2) increases the Maximum Amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments require approval and adoption in the same manner as the original Plan and in accordance with the requirements of ORS 457 and Coos Bay City Ordinances.

Council Approved Amendments consist of those that authorize acquisition of real property for purposes not specifically indicated in the Plan, extend the Plan duration or which are found by the Agency to change the principal goals of the Plan as outlined in Chapter One. Council Approved Amendments require approval by Resolution of the City Council.

Minor Amendments are all amendments that are not Substantial Amendments or Minor Amendments. Minor Amendments require approval by resolution of the Urban Renewal Agency.

#### **Financial Reports**

The Coos Bay Urban Renewal Agency shall, by August 1 of each year, prepare a statement containing the information required by ORS 457.460.

#### **Severability**

Should a court of competent jurisdiction find any word, clause, sentence, section or part of the plan to be invalid, the remaining words, clauses, sentences, sections or parts will be unaffected by such finding and will remain in effect for the duration of the plan.

## 2017 Amendment to the Coos Bay Downtown Urban Renewal Plan

### **LIST OF AMENDMENTS FROM FEBRUARY 2004 TO JUNE 2013 SEPTEMBER 2017**

*Date Resolution \_\_\_ amending the Plan to establish updated goals and objectives and identifying corresponding projects and otherwise update the Plan.*

All amendments after 2004 were codified into one new document on ~~July 31, 2015~~ *September 30, 2017* by Elaine Howard Consulting, LLC. *There are two versions of the Plan, a version identifying all changes in footnotes and an “Amended and Restated” for easier reading of the document.*

### **CHAPTER ONE: INTRODUCTION**

#### **Urban Renewal Plan Goals**

~~This 1988 City of Coos Bay Urban Renewal Plan (“Plan”) has three principal goals. They are:~~

- ~~1. ——— Develop the city's waterfront to enhance its potential for recreation, tourism and other commercial activities while preserving its alternate role as a working waterfront which supports the area's forest products and marine related economy.~~
- ~~2. ——— Revitalize the downtown core area by repair and change to, but not total elimination of, the pedestrian mall and by other activities which promote the effective utilization of this area for a wide variety of purposes while recognizing its changing role away from high traffic, consumer retail activities.~~
- ~~3. ——— Improvement of streets, utilities and other essential infrastructures in areas of the city within the district where they have deteriorated, are non-existent or where modifications are necessary to support and/or encourage the expansion of new commercial and industrial activity.~~

*The 2017 Amendment to the City of Coos Bay Urban Renewal Plan has three principal goals. They are:*

*Goal 1: Enhance the city's waterfront on both sides of the bay to develop its potential for diverse uses including recreation, tourism, living and commercial mixed use activities while preserving its alternate role as a working waterfront which supports the area's marine related economy.*

*Goal 1 Objectives: (in no order of priority)*

- 1. Install Highway 101 streetscape and improve bike and pedestrian crossings across 101*
  - a) Provide safe and aesthetically pleasing crossings, sidewalks, including lighting, fencing, benches, bike racks, public art, and other street furniture*
  - b) Provide effective wayfinding signage and gateways*

2. *Improve the facilities for waterfront recreation on both sides of the bay*
  - a) *Work with partners to encourage development of waterfront recreation and commercial uses*
  - b) *Develop additional docks for boat moorage and future float homes*
  - c) *Removal of abandoned pilings*
  - d) *Develop bathrooms on boardwalk*
  - e) *Develop showers and bathrooms for moorage customers/recreation use*
  - f) *Develop access for kayaks, paddle boards and other water related craft*
  - g) *Develop additional space for recreational fishing*
  - h) *Provide incentives for the development of commercial uses such as restaurants and uses supporting waterfront activities*
  - i) *Provide incentives for the development of a marina*
3. *Revitalization of Front Street*
  - a) *Provide open space and pedestrian connectivity which creates access to the waterfront*
    - *Complete a north south pathway on the east side of Front Street and provide outlooks on city right of way*
    - *Create supportive environment for public events*
    - *Provide safe and aesthetically pleasing sidewalks, including lighting, fencing, benches, bike racks, public art and other street furniture*
  - b) *Support employment uses that require access to the waterfront for success.*
  - c) *Install improvements to the transportation network that improve multi-modal safety.*
    - *Develop a public parking management strategy*

*Goal 2: Revitalize the businesses and the built environment in the downtown core, including its historic heritage that reinforces it as the cultural and commercial center of the city and makes it an economically healthy, attractive and unique place for people to live, work, shop, socialize and recreate.*

*Goal 2 Objectives: (in no order of priority)*

1. *Pursue building restoration including facades and second floors.*
  - a) *Target storefront program to specific building clusters within the downtown*
  - b) *Encourage residential development on second floors and mixed use development in the Area*
  - c) *Develop site specific pro formas for mixed/use development*
  - d) *Evaluate potential areas where city could assist developers*
  - e) *Evaluate, and if feasible, provide elevator loans/grants*
  - f) *Evaluate, and if feasible, provide sprinkler loans/grants*
2. *Install streetscape – (locations need to be included)*
  - a) *Provide safe and aesthetically pleasing sidewalks, including lighting, benches, public art and other street furniture*
  - b) *Develop wayfinding master plan*

- c) *Provide effective wayfinding signage*
  - d) *Install bike racks*
3. *Encourage the development of new and existing businesses*
- a) *Develop a funding toolkit*
  - b) *Provide storefront loans/grants*
  - c) *Provide interior loans/grants*
    - Priorities for loans/grants are*
    - i. *Providing incentives within a concentrated area for maximum impact*
    - ii. *filling vacant storefronts*
    - iii. *developing additional meeting space*
  - d) *Work with the Farmers' Market to ensure a safe and functional environment*

*Goal 3. Construction or re-construction of streets, utilities, and other essential infrastructure in areas of the city within the district where they have deteriorated, are un-safe, are non-existent or where modifications are necessary to support and/or encourage the expansion of new development.*

*Goal 3 Objectives (in no order of priority)*

1. *Replace the sewer collection system. Install new gravity lines, manholes and sewer laterals.*
2. *Replace the storm drain system. Install new storm drain culverts, catch basins, tide gates, and storm drain outfalls.*
3. *Replace the water distribution system. Install new main line water piping, hydrants, and water services.*

### **Urban Renewal Plan Philosophy**

~~This Urban Renewal Plan recognizes the three broad goals outlined earlier are of equal importance. However, it is not logical or financially possible to pursue all three goals simultaneously. For purposes of financial analysis, this Plan proposes projects in the general order in which the three goals are listed. This has been done only for analysis purposes and the Plan specifically recognizes the actual project priority may vary from the three goal classification groupings depending upon such unknown future events as tax increment revenues, other financing opportunities, the commitment of private capital and actions taken by other governmental bodies which impact the community's environment.~~

## **CHAPTER TWO: URBAN RENEWAL AREA**

### **Boundary Rationale**

Although the Urban Renewal District has an irregular boundary, this boundary was selected for specific reasons. ~~The boundary includes those properties which are the subject of the district's~~



~~three broad goals discussed earlier.~~

### **Proposed Land Uses in Area**

All urban renewal projects proposed for the district are compatible with existing zoning and land use regulations. Project activities of this nature were contemplated and specifically provided for in the city's 1981 Comprehensive Plan and the zoning and land use ordinances which resulted from that plan.

## **CHAPTER THREE: PROPOSED PROJECTS**

~~As discussed earlier, this Plan classifies potential urban renewal projects in three general, broad categories:~~

- ~~\_\_\_\_\_ 1. \_\_\_\_\_ Waterfront Development.~~
- ~~\_\_\_\_\_ 2. \_\_\_\_\_ Core Area Revitalization.~~
- ~~\_\_\_\_\_ 3. \_\_\_\_\_ Streets and Infrastructure.~~

~~Also, as emphasized earlier, the Plan views all three project categories as being of equal importance. The projects in this plan have been grouped into Tier 1 and Tier 2 projects. There is no order of priority for the Tier 1 projects.~~ However, since all projects cannot be pursued simultaneously, this Plan must, of necessity, structure the urban renewal activities within a framework for analysis purposes. The project descriptions, project rankings, project magnitudes and project priorities which follow in the remainder of this Plan document and in its accompanying Report illustrate one single, workable scenario for Urban Renewal District activities under the assumptions contained in the Plan. Because there are many unknowns concerning future development, future economic conditions, future tax increment revenues and the impact of other government activities, it will be necessary to adjust project priority, scope and magnitude to recognize future events.

The project descriptions which follow are intended to provide a conceptual overview of the types and typical costs of projects likely to be included. ~~in each of the three development classifications.~~ They are not to be used as definitive but are, rather, illustrative of the general magnitude, scope and nature of the activities contemplated by this Plan.

~~The following project descriptions are grouped in the three broad categories described earlier.~~

The costs of carrying out projects described in this Chapter Three may be financed with tax increment revenues. Those costs may include costs of marketing property in the District to

facilitate development of that property in accordance with the Plan.<sup>1</sup>

~~The Waterfront, Core Revitalization, Streets and Infrastructure sections are amended to add the following proposed projects:~~

- ~~1. Façade Improvements: Provide financial assistance to owners and tenants to encourage enhancing the appearance and commercial viability of the District. Façade Improvements include awnings, painting, and other changes to exterior building features that are described in the Agency's guidelines.<sup>2</sup>~~
- ~~2. Business Recruitment and Retention: Provide financial assistance to owners and tenants to encourage commercial viability of the District. Business Recruitment and Retention includes assistance with marketing, advertising, signage, training, and other efforts that support the revitalization, development, and sustainability of businesses in the urban renewal district.<sup>3</sup>~~

### **Waterfront**

- ~~1. A boardwalk along the waterfront in the downtown core area extending from approximately Market Street to approximately Curtis Street.~~
- ~~2. Pedestrian access across Southern Pacific Railroad tracks at two points in the downtown core area. Access anticipated to include automatic crosswalks with control gates.~~
- ~~3. Observation deck with connecting walkway to shore and interpretive displays located somewhere along the waterfront between city limits at the north and the downtown core. Development and installation of interpretive displays and artwork in the Boardwalk area associated with the Aquarium.<sup>4</sup>~~
- ~~4. Acquisition of, and necessary alterations to, sufficient property for conversion to intertidal wetlands mitigating all dredge, fill and marine construction activities contemplated in the Urban Renewal District.~~
- ~~5. Unallocated funds for related waterfront development and/or as contingency for projects numbered 1-4 above. Upgrade of the utility infrastructure of the city docks.<sup>5</sup> Development and installation of the Tug Irene and interpretive displays~~

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<sup>1</sup> Urban Renewal Agency Resolution 06-01, April 4, 2006

<sup>2</sup> Urban Renewal Agency Resolution 06-04, November 7, 2006

<sup>3</sup> Urban Renewal Agency Resolution 08-03, June 17, 2008

<sup>4</sup> Urban Renewal Agency Resolution 01-03, August 21, 2001

<sup>5</sup> Urban Renewal Agency Resolution 02-05, May 7, 2002

~~for the Tug and related items at the site located at the intersection of North Front Street and Highway 101 and related streetscape improvements to provide for a positive visitor experience.<sup>6</sup> Renovation of the Marshfield Sun Building consistent with the historic design and original materials used in the construction of the facility.<sup>7</sup>~~

- ~~6. Modification of roadways in the Eastside district to provide access to and through the industrial/commercial lands in the Urban Renewal District. This project will only be undertaken if a potential tenant or tenants will commit to development on this property sufficient to justify the expenditure of district tax increment revenue dollars. The cost estimate for this project is based upon preliminary studies by the Oregon International Port of Coos Bay.~~
- ~~7. Development of parking structure.~~
- ~~8. Development of rest area for Boardwalk visitors.~~
- ~~9. Reconstruction of Front Street from Market to Hemlock.~~
- ~~10. Acquisition of property and construction of a boat ramp in the Cedar area along Front Street.~~
- ~~11. Acquisition of land area in the Waterfront Area sufficient in size for the construction of a historic railway museum, and the construction of a facility to house such a museum and related amenities.<sup>8</sup>~~

### **Core Area Revitalization**

- ~~1. Acquisition of a land area somewhere in the downtown area approximately equivalent to one city block in size as a site for a convention/performing arts center.~~
- ~~2. Phase One building construction of a convention/performing arts center on the site identified as project seven above.~~
- ~~3. Second phase of building construction for a convention/performing arts center. The division of costs between the two phases of building construction is an arbitrary division for Plan purposes. The completed facility cost estimate was~~

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<sup>6</sup> Urban Renewal Agency Resolution 03-02, March 4, 2003

<sup>7</sup> Urban Renewal Agency Resolution 03-03, May 5, 2003

<sup>8</sup> City of Coos Bay Ordinance No. 301, December 19, 2000

~~derived using square foot cost data for a facility with a capacity of 1,000 persons in auditorium theater seating plus 1,000 persons in banquet dining.~~

- ~~4. Open Central Avenue through mall block number 1 to one way traffic.~~
- ~~5. Open Central Avenue through mall blocks number 2,3 and 4 to traffic or for a pedestrian plaza.~~
- ~~6. Modify existing mall canopy by selective removal of the deteriorated and/or incompatible portions and repair of remaining portions.~~
- ~~7. Establishment of revolving loan fund number 1 to assist core area property owners with building facade beautification projects.~~
- ~~8. Establishment of revolving loan fund number 2 to assist core area property owners with major building renovation projects and assist other developers with substantial new construction activities.~~
- ~~9. Construct a linear park from Curtis to Coalbank Slough along the waterfront, containing trees and other plantings, walking/jogging paths and lighting.~~
- ~~10. Unallocated funds to supplement core area development and/or as an inflation contingency.~~
- ~~11. Acquisition of land and building construction for a Tourist Information Center.~~
- ~~12. Acquisition of land and building construction for a City Library expansion.~~
- ~~13. Acquisition of land and building construction for a new City Fire Station.~~
- ~~14. Acquisition of land and building construction for a parking structure.~~
- ~~15. Replacement and repair of sidewalks.~~
- ~~16. Removal of canopies on Mall Blocks 2 and 3.<sup>9</sup>~~
- ~~17. To encourage greater commercial development and support improvement efforts, projects to remove blighted property, demolition, and removal of a dangerous building known as the Lockhart Building located at 335 Central Avenue, Coos Bay.~~

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<sup>9</sup> Urban Renewal Agency Resolution No. 94-1, March 1, 1994.

- ~~18. To encourage greater commercial development and support improvement efforts, projects to remove blighted property, demolition and removal of a substandard building known as the Downtown Fire Station located at 150 South 4<sup>th</sup> Street, Coos Bay.~~
- ~~19. To conserve the City Hall Building as a critical attractor within the Urban Renewal Area; and thereby, serve and benefit the Urban Renewal Area by providing matching funds for a grant for the seismic retro-fit of City Hall building located at 500 Central Avenue, Coos Bay.<sup>10</sup>~~
- ~~20. Resurfacing of facility roof, carpeting over asbestos floor tiled floors, exterior and interior painting, replacement of light fixtures, earthquake stabilization of library stacks, replacement of inadequate wiring, construction of steps on Bennett Street parking lot, and reimbursement of City of Coos Bay for staff time.<sup>11</sup>~~
- ~~21. Provide for the use of surplus funds from the previously budgeted specified rehabilitation for additional rehabilitation projects, including, but not limited to the purchase of drapes for the library auditorium<sup>12</sup>~~
- ~~22. Acquisition of land and construction of a pedestrian walkway and other public facilities between Broadway and 2<sup>nd</sup> Court between Curtis Avenue and Anderson Avenue.<sup>13</sup>~~

### **Streets and Infrastructure**

- ~~1. Develop and/or improve public facilities and services, including but not limited to transportation, water, sanitary sewer, stormwater management, where appropriate in the downtown area and in the south end of town from the vicinity of Ingersoll or Hall on the north to Coalbank Slough. This project also includes funds for the selective undergrounding of utility services in the downtown and south Coos Bay expansion areas.~~
- ~~2. Underground utilities on Highway 101 from Market to Curtis.~~
- ~~3. Open First Street to connect with Highway 101, including signalization.~~
- ~~4. Develop and or maintain existing streets as recommended by Bay Area~~

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<sup>10</sup> Urban Renewal Agency Resolution No. 10-5, October 19, 2010. Added projects 17, 18 and 19.

<sup>11</sup> Urban Renewal Agency Resolution No. 97-2, February 4, 1997

<sup>12</sup> Urban Renewal Agency Resolution No. 97-5, June 17, 1997

<sup>13</sup> Urban Renewal Agency Resolution No. 00-06, October 17, 2000

~~transportation study and overlay plan.~~

~~5. Rebuild Front Street from Market Avenue to Hemlock Avenue.~~

~~6. Development and construction of a bicycle path along that portion of US Highway 101 which is located in the northerly area of the Downtown Urban Renewal District near the intersection of Bayshore Drive and Broadway.<sup>14</sup>~~

~~7. Assist in expansion of sanitary sewer treatment facilities related to serving the Urban Renewal District~~

### **Tier 1 Projects**

1. *Pedway Streetscape: Reinforced concrete and curb cut improvements for food truck access. Art projects located on walls or stand along installations.*
2. *Central Avenue: Renovate and resolve safety issues.*
3. *Improve Downtown Aesthetics: Uniform lighting throughout the downtown area, seating (benches), trash cans and landscaping.*
4. *Highway 101: Fencing, landscaping and sidewalk improvements including gateways and bike lanes.*
5. *Capital Improvement Program: Grant program for improvements to downtown buildings.*
6. *Waterfront/Front Street:*
  - a. *Recreational site for kayak and paddleboard launch.*
  - b. *Street improvements including landscaping, lighting and fencing, acquire additional parking space.*
  - c. *Capital improvement to improve current boardwalk.*
7. *Infrastructure: Infrastructure improvements to promote Front Street development.*

### **Tier 2 Projects**

1. *Public Art Installations: Locate public art projects throughout the downtown Urban Renewal Area.*
2. *Library: Land acquisition and site improvements.*
3. *Waterfront/Front Streets:*
  - a. *New boardwalk extensions and amenities.*
  - b. *Create environment for public events.*

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<sup>14</sup> Urban Renewal Agency Resolution No. 98-6, August, 20, 1998

## **CHAPTER FOUR: RELATIONSHIP TO LOCAL OBJECTIVES**

The projects outlined in Chapter 3 were specifically formulated to provide the most effective response to the city's goals and objectives as outlined in the Introduction while remaining within the financial and time constraints imposed by the Plan's anticipated tax increment revenue funding. The relationship of specific projects to specific local goals and objectives will be discussed in the context of the three project group categories described earlier.

### **Waterfront Projects**

Waterfront projects may be grouped in two categories. The first category consists in the development of tourist amenities and attractions, including, but not limited to the Boardwalk, pedestrian access across the railroad tracks, Railroad Museum, an observation deck and related mitigation activities. These projects directly address the Coos Bay Comprehensive Plan Estuarine Resources Issue Number 4. Enhancing the waterfront's potential for recreation and tourism, while still allowing its other major role as a "working" industrial waterfront to continue, also directly helps the downtown core area, particularly the mall area. Many visitors pass through downtown on Highway 101 along the waterfront with only a fleeting glimpse of its attractions. The proposed waterfront projects would enable tourists to stop and, while stopped, visit the commercial establishments in the downtown area.<sup>15</sup>

The second category consists of modification of roadways for access and circulation in the Eastside. This is the city's largest parcel of prime industrial/commercial/residential land suitable for water-related or water-dependent activities. Its further development with an appropriate access road directly implements Comprehensive Plan Economic Development Strategy Numbers 11 and 12 to designate appropriate amounts of land suited for commercial/industrial development and to site a commercial and/or industrial park complex somewhere within the city. A project of this magnitude is not feasible without prior commitment of a tenant or tenants for the property.

### **Core Area Projects**

Core area projects may be divided into three general categories: convention/performing arts center, mall modifications and improvements to other downtown areas within the district.

Coos Bay's Comprehensive Plan's Economic Development Strategy 9 commits the city to cooperate with efforts to site a convention center in the city. For purposes of analysis, this Plan assumes such a center would be constructed in the downtown area. A downtown location would enable the center to benefit from the recreation and tourist enhancement activities proposed for the

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<sup>15</sup> City of Coos Bay Ordinance No. 301, December 19, 2000

waterfront while also serving as a powerful impetus for increased downtown commercial activity, particularly activity in and near the pedestrian mall.

For financial analysis purposes, the Plan assumes the entire convention/performing arts center would be funded with tax increment revenue bond financing and would be a public facility. This would be the highest cost alternative open to the city and its inclusion in the Plan is akin to a "worst case" scenario. When the city has reached the point where its urban renewal activities are ready to address such a center, private investor capital may be located which will bear a large part of the center's cost. The city may, for example, be able to attract private capital for center construction simply by assembling the needed land.

The second core area project category consists of projects to improve the existing mall structure and nearby properties. As noted in the introductory chapter, the character of the downtown core area is changing. High traffic, consumer retail activity has been lost by the downtown area to outlying shopping centers and it is unlikely this activity will ever be regained, nor should efforts be made to do so.

Economic Development Strategy 6 directs the city's efforts to ensuring the central business district (mall area) will remain the dominant commercial district within the city. Economic Development Strategy 13 directs the city to use all reasonable means to consolidate and enhance commercial, civic and residential uses in the central area of the city. These two strategies are not contradictory. They allow the development of the downtown for a variety of commercial, civic and residential uses while recognizing that a "commercial district" is not necessarily synonymous with activities found in a large shopping center.

The proposed projects which will open the mall blocks to vehicular and/or pedestrian traffic, repair and revise the existing mall canopy and provide revolving loan funds for business beautification projects, business rehabilitation projects and new business construction will enable the downtown area to continue its development as a commercial governmental, civic, cultural and recreational area of the city.

Other area projects include expansion of the city Library and a new fire station.

### **Streets and Infrastructure**

Upgrading streets and utility infrastructure throughout the city's business areas, particularly the growing south section of the city, is a direct response to several economic development strategies. The street and utility projects are designed to serve those areas of the city currently experiencing the largest rates of expansion and those areas which have the greatest potential for future tax increment revenues as a result of these projects.



~~Public uses may include expansion of municipal services, specifically expansion of the existing City Library, development of a new fire station, development of a parking structure, enhancement of sanitary sewage treatment facilities and development of a tourist information center.~~

*ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Coos Bay Comprehensive Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.*

***The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. Bold italicized text is text that has been taken directly from an original document.***

#### *Recreation and Open Space*

***Goal: The city shall endeavor to satisfy the recreational needs of its citizens and visitors.***

*The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it includes a project to install a kayak and paddleboard launch.*

#### *Economic Development*

***Goal 1: Encourage and support economic growth.***

***Goal 3: Recruit businesses.***

***Policy 3.1 Continue to offer programs that encourage business development and retention.***

***Policy 3.3 Continue to enhance our core area as a place to do business.***

***Goal 4: Work to retain, expand and strengthen existing local businesses.***

***Policy 4.2 Continue to offer programs that strengthen local businesses.***

***Policy 4.3 Facilitate business investment and development by offering programs to fit their needs.***

*The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has both a grant program to improve downtown buildings and planned infrastructure improvements to promote Front Street development.*

#### *Public Facilities and Services*

***Goal: The City of Coos Bay shall encourage the timely, orderly, and efficient development of public facilities and services deemed adequate by the community. Therefore, to the maximum***

*extent financially possible, the city's growth shall be guided and supported by types and levels of public facilities and services appropriate for the current and long-range needs of Coos Bay's present and future residents.*

*The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has a project in place to improve the infrastructure of Front Street and Central Avenue..*

Transportation

**Goal 4: Safety. Promote the safety of current and future travel modes for all users.**

*The Coos Bay Downtown plan conforms to the Coos Bay Comprehensive Plan because it has a project in place to improve the safety of Central Avenue and Front Street.*

## CITY OF COOS BAY CITY COUNCIL

### Agenda Staff Report

This item was previously discussed at Joint URA/Council Worksession on 8/29/2017

MEETING DATE	AGENDA ITEM NUMBER
September 5, 2017	8.

TO: Mayor Benetti and City Councilors

FROM: Jim Hossley, Public Works and Community Development Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Approval of Weekend and Night Construction Work on Plant 2 Expansion and Upgrade Project

#### **SUMMARY:**

Typically, construction activity is performed Monday through Friday between the hours of 7 am and 6 pm. At the February 7, 2017 Council meeting, Council approved construction weekend work for the Plant 2 Expansion and Upgrade Project in an effort to maintain the schedule. The Council approved no more than ten weekends for the construction duration. To date, the project has expended eight of the ten weekends, and the construction is approximately 30% complete. In an effort to maintain the scheduled completion date of September 2018 staff, on behalf of the City's contractor, is requesting approval to work an additional ten weekends and ten nights.

#### **ACTION REQUESTED:**

Should it please the City Council, approve an additional ten weekends and ten nights of construction work for the Plant 2 Expansion and Upgrade Project.

#### **BACKGROUND:**

Typically, the City allows construction during the hours of 7 am and 6 pm (Coos Bay Municipal Code 9.20.010(7)) Monday through Friday. At the commencement of the Plant 2 Expansion and Upgrade Project, staff requested that Council allow the City's contractor, Mortenson Construction, to work on weekends. At the February 7, 2017 meeting, Council approved Mortenson to work no more than ten weekends throughout the project duration. To date, Mortenson has worked eight of the ten weekends.

As is common with most construction projects, there have been some delays. Because this project was started in the winter and because this area received approximate 25 inches more than the average annual rainfall last season there were some construction issues during the site development phase. Saturated material had to be removed and replaced with rock. Furthermore, the intense rains slowed construction and on some occasions even halted it. This caused delays in the schedule. As a result, the concrete construction of the tanks has been behind schedule and in an effort to regain schedule days, Mortenson utilized four weekends to form tank walls and pour concrete. Another reason for delays was because the power lines along the west side of the project had to be temporary realigned so that shoring could be installed for the construction of the influent pump station. Per Pacific Power, line realignment could only be performed on the weekend. This activity utilized four of the approved weekends to date.

The City's contractor is committed to having the plant on-line no later than September 2018. At this time, they have not indicated that this deadline is an issue. However, because they do not know what potential delays will occur over the next year, they are requesting that Council approve ten more weekends (which will bring the total approved weekend work to 20 weekends) and ten nights.

#### **BUDGET IMPLICATIONS:**

Approval of weekend work will have no impact on the project's budget.