

**CITY OF BROOKINGS
SPECIAL COUNCIL MEETING MINUTES
Brookings City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
July 29, 2002 12:00 p.m.**

I. Call To Order

Mayor Bob Hagbom called the meeting to order at 12:00 p.m.

II. Pledge Of Allegiance

Led by Linda Barker

III. Roll Call

Council Present: Mayor Bob Hagbom, Council President Larry Curry, Councilors Frances Johns Kern, Lorraine Kuhn, and Rick Dentino, a quorum present.

Council Absent: none

Staff Present:

City Manager Leroy Blodgett, Community Development Director Leo Lightle,
and Administrative Secretary Linda Barker

Other:

One other citizen

Mayor Hagbom called on City Manager Blodgett who reported that while the Brookings and Harbor Fire Departments have twelve firefighters and a contingent of equipment in the Selma area fighting the forest fires there, Brookings is well served with mutual aid from Harbor.

The following agenda items were taken out of order, discussing first, awarding the Pioneer Road Improvement contract; next, negotiating the lease with Dr. Rush to improve and use private property for a public parking lot; and last, awarding the contract for the Downtown Parking Lot construction.

IV. Awarding of contract for the Public Parking Lot Development (handled last)

City Manager Blodgett reported one bid was received for the construction of the Public Parking Lot Development. The bid was for \$83,287 from Freeman Rock Enterprises, Inc. The City Engineer (HGE, Inc.) issued changed orders to meet the budgeted amount of \$70,000. The awarding of this contract is contingent upon signing the lease for the downtown parking lot with Dr. Rush.

Councilor Johns Kern moved, it was seconded, and the Council voted unanimously to award the contract for construction of the Public Parking Lot to Freeman Rock Enterprises, Inc. in the amount of \$70,000.

V. Awarding of contract for Pioneer Road Improvements (Handled first)

The City received one bid on this project, Freeman Rock Enterprises, Inc. for \$249,936. Street System Development Funds will fund 45% of the project and the remaining amount funded from Street Replacement Funds.

Councilor Dentino questioned the finish date of the project. City Manager Blodgett stated the goal is to have one side done before school starts. Survey workers are at the site today and work will commence as soon as the contract is awarded.

Councilor Kuhn moved, it was seconded, and the Council voted unanimously to award the contract for Pioneer Road improvements to Freeman Rock Enterprises, Inc. in the amount of \$249,936.

VI. Approval of property lease between the City of Brookings and Dr. John Rush

City Manager Blodgett reported the City has been negotiating with Dr. Rush to use his parking lot east of 648 Chetco Avenue for a public parking lot. The proposed lease runs for 30 years at \$1 per year and requires the City to improve and maintain the parking lot. Ten spaces of the lot will be reserved for customers of Dr. Rush's business, The Eye Center. The City and Dr. Rush have substantially agreed on the lease and the two parties will meet July 30 to finalize the lease. City Manager Blodgett recommended authorizing him to continue negotiating and enter into a lease agreement with Dr. Rush to improve and use private property for a private parking lot.

Stating that she wished she had had a copy of the draft lease earlier, Councilor Kuhn questioned whether Dr. Rush could terminate the lease, whether the City would have an entrance that was not on Rush property, and whether the City would be responsible for lighting, fees, permits, water for landscaping and future upkeep. City Manager Blodgett answered that yes, after five years either party could terminate the lease with 180 day written notice. The entrance to the lot will be from Fern Avenue away from Dr. Rush's property. And the City would be responsible for the items Councilor Kuhn mentioned.

Councilor Johns Kern asked if this lease would be recorded on the deed. City Manager Blodgett responded yes and the City would pay the cost of recording.

Tim Patterson, KBSCTV-49, asked whether the City had considered a purchase option. City Manager Blodgett responded that the City has first right of refusal if Dr. Rush decides to sell. Other discussion ensued about regulating parking and architectural details of the lot. The parking lot construction will be about two weeks once the contractor starts working.

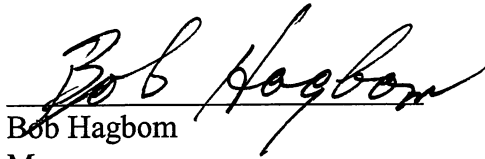
Councilor Dentino moved, it was seconded and the Council voted unanimously to authorize the City Manager to continue negotiations with Dr. Rush and enter into the

lease agreement for the parking lot as long as there are no significant changes from the proposed draft. The motion included the condition that if Dr. Rush proposes conditions radically different from those in the draft lease, the City Manager will contact the Councilors before the lease is signed.

VII. Adjournment

Councilor Johns Kern moved, it was seconded, and the Council unanimously agreed to adjourn at 12:40 p.m.

Respectfully submitted:



Bob Hagbom
Mayor

ATTEST by City Recorder this 13 day of August, 2002.



Paul Hughes
Finance Director/City Recorder