

**CITY OF BROOKINGS
COUNCIL MEETING MINUTES
City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
May 11, 1998
7:00 pm**

I. CALL TO ORDER

Mayor Brendlinger called the meeting to order at 7:03 pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Council Present: Mayor Nancy Brendlinger, Councilors Larry Curry, Bob Hagbom, Dave Ham, Ex-officio Shiloh Thom

Council Absent: Councilor Keith Pepper

Staff Present: City Manager Tom Weldon, City Attorney John Trew, Community Development Director Leo Lightle, Planning Director John Bischoff, Acting Police Chief Wayne Sheffel, Police Sergeant Mike Cooper, Administrative Secretary Denise Bottoms

Media Present: Chuck Hayward, Curry Coastal Pilot; Joyce Tromblee, KURY; Martin Kelley, KCRE

IV. CEREMONIES/APPOINTMENTS/ANNOUNCEMENTS

A. "Emergency Medical Services Week" Proclamation

Mayor Brendlinger proclaimed the week of May 17-23, 1998 as "Emergency Medical Services Week" and presented a proclamation to Bill Roberts, Chair of South Coast EMS Board of Directors.

V. PUBLIC HEARINGS

A. Changes to Systems Development Charge Report - "Parks" and Capital Improvements/Expenditures Plan

City Attorney John Trew explained the procedures necessary for this Public Hearing, the public hearing was opened at 7:13 pm and City Manager Tom Weldon gave a short summary on the proposed changes.

Questions or comments regarding this issue were heard from the following people:

Steve Wilson

The public hearing was closed at 7:26 pm.

Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to authorize the changes in the Capital Improvements/Expenditures Plan 1996-2001 and the "Report on Systems Development Charges July 1991" as presented.

- B. A request for a Comprehensive Plan Change and zone change on two separate parcels of land

City Attorney John Trew outlined the requirements of this Public Hearing. The Public Hearing was opened at 7:33 pm. Planning Director John Bischoff gave an overview of the issue. Woody Davis of David Evans and Associates of Portland (the engineering firm for the applicant) gave a presentation. Frank Hilton (851 SW 6th, Portland), attorney for South Coast Lumber (the applicant), also presented information. Rod Nichols (414 Hillside, Brookings) presented samples to the Council. Also presented were Exhibit I and Exhibit II (attached).

Questions or comments regarding this issue were heard from the following proponents:

Richard Brookfield	209 Kindel Street, Brookings
Robin Marrington	223 Cypress Street, Brookings
Harold Ruebush	19091 Barnacle Rock Road, Brookings

Questions or comments regarding this issue were heard from the following opponents:

Warren Sturtevant	223 Schooner Bay Drive, Brookings
Steve Wilson	Iris Street, Brookings
George Ciapusci	285 Allen Lane, Brookings
Don Kern	102 Schooner Bay Drive, Brookings
Jack Scott	208 Schooner Bay Drive, Brookings
Sherri Scott	208 Schooner Bay Drive, Brookings

Woody Davis answered questions from the Council.

Questions or comments regarding this issue were also heard from the following people:

Martin Kelley	125 Barker Street, Crescent City, CA
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The Public Hearing was closed at 9:22 pm. The Mayor announced a break at 9:23 pm. The meeting reconvened at 9:34 pm.

The Public Hearing was again opened at 9:35 pm to allow Council to ask questions of staff, as the opportunity was not given when the hearing was open.

The Public Hearing was closed at 9:42 pm.

Councilor Hagbom moved, Councilor Ham seconded and the Council voted unanimously to approve Case File No. CPZ-1-98 based on the

findings and conclusions stated in the staff report.

Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to instruct staff to prepare the Final ORDER and Ordinance for Case File No. CPZ-1-98.

VI. SCHEDULED PUBLIC APPEARANCES

None

VII. ORAL REQUESTS AND COMMUNICATIONS FROM THE AUDIENCE

A. Committee and Liaison Reports

1. Parks and Recreation Commission - None
2. Chamber of Commerce - None
3. Council Liaisons - None

B. Unscheduled

VIII. STAFF REPORTS

A. City Manager

1. Police Agreement

Councilor Curry moved, Councilor Ham seconded and the Council voted unanimously to authorize the City Manager to sign the labor agreement with the changes outlined as presented and that Council authorize the City Manager to implement a similar pay increase and certification pay plan for Police Management employees.

2. Public Works certification pay

Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to accept staff's recommendation to authorize certification pay for Public Works employees, including Management employees.

3. Selling City property near existing Post Office

Councilor Ham moved, Councilor Curry seconded and the Council voted unanimously to authorize City Manager, City Attorney and Mayor to take necessary actions to offer the City owned property on Railroad Avenue (Map No. 41-13-600, Tax Lot 400) to the U.S. Postal Service at a "bona fide, arms length MAI appraised value".

B. Community Development

1. Award of bid on the Crissey Circle to Parkview Drive Waterline project

Councilor Hagbom moved, Mayor Brendlinger seconded and the Council voted unanimously to award the contract for Schedule A: Basic bid, Alternate No. 1 and Alternate No. 2 to B&B Excavation in the amount of \$70,206.09.

2. Award of bid on the Hemlock and Mill Street Waterline project

Councilor Ham moved, Mayor Brendlinger seconded and the Council voted unanimously to accept the recommendation of staff to award the contract for Schedule B-Mill Street between Cottage Street and Highway 101 and Hemlock between Oak and Fern to Johnson Rock Products in the amount of \$59,609.64, and for staff to work with the City Attorney to research a possible way to award bids locally, in the future, when the local bidder is not low but is almost low.

3. Award of bid on the exterior painting for the 1.5 million gallon reservoir

Councilor Hagbom moved, Councilor Ham seconded and the Council voted unanimously to award the contract for Exterior Reconditioning of the 1.5 million gallon steel water storage reservoir to S.K. Painting, Inc. in the amount of \$51,000 if no lead is contained in the existing paint, and in the amount of \$85,250 if lead is contained in the existing paint; and grant authority to the City Manager to sign the contract.

IX. **CONSENT CALENDAR**

- A. Approval of Council Meeting Minutes
 1. Minutes of April 20, 1998 Study Session Meeting
 2. Minutes of April 27, 1998 Regular Council Meeting

(end Consent Calendar)

Councilor Hagbom moved, Councilor Curry seconded and the Council voted unanimously to approve the consent calendar.

X. **ORDINANCES/RESOLUTIONS/FINAL ORDERS**

None

XI.

REMARKS FROM MAYOR AND COUNCILORS

A. Mayor

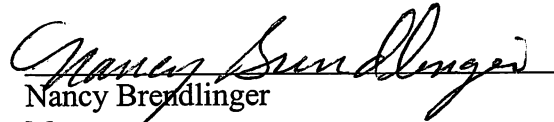
Mayor Brendlinger asked about the Ordinance regarding Council Rules. Tom reported that it will be coming to the Council for review in the near future.

B. Council - None


XII.

ADJOURNMENT

Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to adjourn at 10:40 pm.


Nancy Brendlinger
Mayor

ATTEST:


Beverly Adams
Finance Director/Recorder

May 8, 1998

City of Brookings
Mayor Brendlinger and City Council Members
898 Elk Drive
Brookings, OR 97415

**SUBJECT COMPREHENSIVE PLAN/ZONE CHANGE
 FILE NO. CPZ-1-98
 SOUTH COAST LUMBER CO.
 REAL ESTATE EXCHANGE, INC.**

Dear Mayor and Council Members:

We the following individuals and businesses would like to state our support for the approval of the Comprehensive Plan change and Zone change on the two parcels of land referenced in the notice of public hearing for File No. CPZ-1-98.

Individual/Business	Address
<u>Horton Bros Inc.</u> <u>Conrad W. Horton</u> Spendipity <u>Dusan Dalajev</u>	<u>211 King St Brookings</u>
<u>Phil's Auto Recycling</u>	<u>222 King St Brookings</u>
<u>Russ Sutt</u>	<u>207 King St.</u>
<u>Doug F. Niemie / Niemie Auto Repair</u>	<u>229 King St</u>
<u>Charles & Neely</u>	<u>295 King St,</u>
<u>Duane Zekman</u>	<u>224 King St</u>
<u>Rust J Penhorne</u> <u>Elenwood Cabinets</u>	<u>221 King St,</u>
<u>Leah Ber</u>	<u>209 King St.</u>
	<u>207 King ST</u>

Thank you for your consideration of our support and desire for approval of the above referenced Comprehensive Plan and Zone change.

EXHIBIT I

SOUTH COAST LUMBER CO.

Application for Zone Change and Comprehensive Plan Designation Change – Mill Expansion.

Assessor's Map No. 41-13-6D, Tax lots 323, 500, 600

Applicants: South Coast Lumber Co.; Real Estate Exchange, Inc.

SOME FACTS AND FIGURES

Goal 9 – Economy of the State

I. Planning for the future.

South Coast started business in this community in the early 1950's. In 1979, it acquired the plywood mill from Brookings Plywood Corp. and the operations of the plywood mill and lumber mill were integrated.

In the forest products industry, if you stand still, you die. To survive, a company must keep ahead of changes in resource supply, customer needs and changes in technology. Today's new mills are "high tech".

For the last 10 years, companies in the business have been faced with a diminishing supply of raw materials. Many companies have been forced to close.

South Coast has maintained an average payroll of close to 500 employees.

It is the goal of the company to maintain this payroll in spite of the reduction in raw materials which the company has experienced and which it anticipates in the future.

Historic log consumption: 100 million board feet per year.

Current log consumption: 60 million board feet per year, a 40% reduction.

The company anticipates a further decline in old growth log supply.

To maintain employment with the 40% reduction of raw materials already experienced required substantial investment and risk. South Coast invested \$8.5 million in the new Laminated Veneer Lumber facility, which is one of the most advanced in the industry. The LVL mill puts a lot more labor into a lot less raw material and employment in the community has been maintained.

The company is now planning for the future. It will have to develop more sophisticated finished products. It will take new facilities to produce these products.

II. The Impact on the Economy.

The plywood mill, Laminated Veneer Lumber mill and veneer operations currently employ 334 people with an annual payroll of \$14,227,000. Adding in the lumber mill brings the total close to 500 employees.

EXHIBIT II

This figure does not count the independent contractors who work for South Coast and have their own payrolls in this community. In 1997, payments to independent contractors located in Brookings and Harbor totaled \$1,973,000.

III. Environmental Concerns.

South Coast has made some major investments to reduce the impact of its operations on the community.

When South Coast acquired Brookings Plywood in 1979, there was a log yard operation and wigwam waste burner at the plywood mill. The log yard was moved to the north end of town and the wigwam waste burner was torn down. They were replaced with the Fred Meyer Shopping Center, which South Coast developed.

A few years ago, new boilers were installed with new pollution control equipment at the plywood mill, which substantially reduced emissions.


Currently under construction is a plywood mill expansion to replace one of the old dryers with a new dryer. The expansion includes an electrostatic precipitator, which will reduce emissions from all dryers at the plywood mill.

The company recently paved its log yard (the pavement is one foot thick and the rock base is two feet thick...strong enough for a 747 jet to land on). This has reduced the moisture content of the boiler fuel at the plywood mill, resulting in a reduction of emissions.

The company recently completed a new small log barker and chipper at the sawmill which allows it to peel alder. The alder is used in laminated veneer lumber products. Raw materials that were once upon a time considered junk and burned are now replacing Douglas Fir and maintaining jobs. The cost of this facility was \$7 million.

The LVL and high tech products of the future are "clean" operations. They have to be. Dust and dirt do not mix with these products. All dust generated by the LVL is collected by a vacuum system powered by a 400 horsepower motor which sucks up 72,526 cubic feet of air per minute and collects the dust in a bag house. The system evacuates and cleans the entire air volume of the LVL mill building every 12 minutes.

Date May 11, 1998.


Frank H. Hilton, Jr.
Attorney for South Coast Lumber Co.