

MINUTES
BROOKINGS COMMON COUNCIL MEETING
JULY 14 - 15, 1986
7:00 p.m.

I. CALL TO ORDER

Mayor Kerr called the meeting to order at 7:00 p.m., July 14.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Council Present: Mayor Bob Kerr, Vice Mayor Gil Batty,
Councilmen John Geraghty, Ray Nidiffer, Bob Rogers

Planning Commission Present: Chairman Leo Appel II,
Commissioners Earl Breuer, Jean Hagen, Mary Jane Brimm

Staff Present: City Manager Leo Lightle, Executive
Secretary Donna Van Nest, Chief of Police Sam Dotson,
Communications Sergeant Cam Lynn, Sergeant Wayne Sheffel,
City Recorder/Treasurer Judy Pectol, Bookkeeper Beverly
Shields, Planning Director Richard Ullian, Utilities
Services Director Cecil Smith, Assistant Utilities
Services Director Dennis Barlow, Treatment Plants Operator
Paul Strader, Treatment Plants Utility Helper Ken Bourgo,
Mechanic Jay Klapperich

Media Present: Joe Heitz, Curry Coastal Pilot

IV. CEREMONIES

Mayor Kerr eulogized City Manager Lynn Stuart, who died of a heart attack on July 6. Mayor Kerr noted some of the major accomplishments of Mr. Stuart, who entered the City Manager's position on December 1, 1980. Mayor Kerr described Mr. Stuart as a "friend and city manager extraordinaire". Reverend Gordon Myrah closed the service with a prayer.

Mayor Kerr recessed the meeting at 7:15 p.m., and announced that regular Council Meeting business would be conducted at 7:00 p.m. on July 15.

JULY 15, 1986

7:00 p.m.

I. CALL TO ORDER

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

ROLL CALL:

Council Present: Mayor Bob Kerr, Vice Mayor Gil Batty,
Councilmen Ray Nidiffer, John Geraghty, Bob Rogers

Planning Commission Present: Chairman Leo Appel II

Staff Present: City Manager Leo Lightle, Executive
Secretary Donna Van Nest, City Recorder/Treasurer Judy
Pectol, Bookkeeper Beverly Shields, Planning Director
Richard Ullian, Utilities Services Director Cecil Smith,
Assistant Utilities Services Director Dennis Barlow

Media Present: Joe Heitz, Curry Coastal Pilot; Marge
Barrett, KURY

V. MINUTES FOR APPROVAL/ACCEPTANCE

A. Approval of Council Meeting Minutes

1. June 9, 1986 Regular Council Meeting Minutes

Vice Mayor Batty made a MOTION, seconded by
Councilman Rogers, to approve the June 9, 1986
Regular Council Meeting minutes; MOTION carried
unanimously.

B. Acceptance of Planning Commission Meeting Minutes

1. June 3, 1986 Regular Planning Commission Meeting

2. June 17, 1986 Special Planning Commission Meeting

Councilman Rogers made a MOTION, seconded by
Councilman Nidiffer, to accept the June 3, 1986
and June 17, 1986 Planning Commission Meeting
minutes; MOTION carried unanimously.

VI. SCHEDULED PUBLIC APPEARANCES

A. Curry Pacific Investors Developers

1. Comprehensive Plan Amendment - Public Hearing

Mayor Kerr turned the floor to City Attorney John
Coutrakon, who acted as hearings officer.

Mr. Coutrakon explained that the public hearing was
continued from the June 9, 1986 Council meeting, due
to the fact that the applicants were not in attendance
at the June 9 meeting.

Mr. Coutrakon opened the public hearing at 7:03 p.m.

Mr. Coutrakon noted that the findings had been read into the record at the meeting of June 9, 1986.

Mr. Coutrakon at this time requested the applicant to present his request.

Mr. Gary Roland, representing Douglas Young and Associates, indicated that the request is to change the Comprehensive Plan from Commercial General to Residential High Density on a parcel of land located behind Brookings Supply, to allow for the construction of a 44-unit moderate income apartment complex. Mr. Roland stated that a study had been completed which indicated that there is a need for moderate income housing in Brookings and the particular parcel of property requested for the Comprehensive Plan Amendment is the best suited for the proposed complex.

Mr. Leo Appel, Planning Commission Chairman, asked Mr. Roland if the issue of the emergency roadway access to the property had been resolved. Mr. Roland stated that his company was working on an alternative to the Easy Manor Park roadway access. Mr. Appel noted that the Planning Commission felt very strongly that the emergency roadway should not be allowed across Easy Manor Park.

Councilman Nidiffer requested to see plat plans and elevation drawings of the complex. Staff passed around a copy of the preliminary plans which had been submitted.

Mrs. Ann Ramp stated that she had reviewed the preliminary plans for the complex and had counted only 36 units, not 44 units as proposed, and also that the 996 square foot laundry facility was not shown on the drawings. She asked Mr. Roland to explain the difference in the proposal and the drawings. Mr. Roland indicated that the plans that were submitted were only preliminary plans and that every detail would be evident on the final plans.

Mr. Dick Purdue, Easy Manor Drive, requested to know how the complex was going to be maintained after construction. Mr. Roland indicated that professional managers would be hired to maintain the properties, and that his company and Farm Home Administration would monitor the maintenance.

Mr. Coutrakon asked for any other testimony from proponents of the proposed apartment complex. There being none, Mr. Coutrakon asked for testimony from opponents.

Mrs Ann Ramp stated that she would like to read into the record a statement, signed by 27 neighbors of the project, which was not in opposition to the proposed complex, but did offer some alternatives to the original proposal. Mrs. Ramp's statement is attached and made a part of these minutes. Mrs. Ramp's statement suggested that the property in question should be zoned as a Planned Development zone rather than Residential High-Density, thus giving the City more control over the design elements of the proposed apartment complex.

Mr. Coutrakon asked for any other testimony. There being none, Mr. Coutrakon closed the public hearing at 7:50 p.m.

After a brief discussion, Vice Mayor Batty made a MOTION, seconded by Councilman Nidiffer, to approve the amendment of the Comprehensive Plan; MOTION carried unanimously.

2. Zone Change - Public Hearing

Mr. Coutrakon indicated that Curry Pacific Investors has made application for a zone change from Residential Medium Density to Residential High Density for a parcel of property located behind Brookings Supply.

Mr. Coutrakon opened the public hearing at 8:04 p.m.

Mr. Ullian indicated that the subject property adjoins the property which was just approved for an amendment to the Comprehensive Plan, and is in fact Tax Lot 2300. Mr. Ullian indicated that the zone change is for the entire 5.05 acres of property. Mr. Ullian suggested the possibility of the applicant withdrawing the application for a zone change from Residential Medium Density to Residential High Density and applying for a Planned Development zone, at which time the City could approve the Planned Development zone and zone the property Residential High Density. This method would give the City more control over the design elements of the proposal.

Mr. Roland indicated that his firm would have no objections to the Planned Development zone application, but that time is most important to the project. Mr. Appel indicated that he felt that one more meeting before the Planning Commission could resolve the issue of the Planned Development versus Residential High Density.

Mr. Doug Young, owner of Douglas Young and Associates, indicated that he was willing to work with the City as much as possible on plans for the development.

After a brief discussion, Mr. Doug Young requested to withdraw the application for a zone change from Residential Medium Density to Residential High Density, and indicated that he would resubmit an application for a Planned Development, which would come before the Planning Commission at the August 5, 1986 meeting of the Planning Commission.

Mr. Coutrakon declared the hearing dismissed at 8:28 p.m.

Mayor Kerr directed Mr. Ullian to work with Curry Pacific Investors in moving forward with the project.

VII. COMMUNICATIONS/ANNOUNCEMENTS

A. Mayor Announcements

Mayor Kerr announced that he, Vice Mayor Batty and City Manager Leo Lightle had flown to Salem on Thursday, July 10, 1986 and again on Monday, July 14, 1986 to testify before the Governor's office regarding the City's application for emergency funds to construct a water line to the South Coast Lumber Company property North of the city limits. Mayor Kerr indicated that no word has been received as yet, but that he felt that the hearing was favorable to the City's cause.

B. Council Announcements

None.

C. Planning Commission Announcements

Chairman Appel announced that the Planning Commission has scheduled a workshop with the new Planning Director on Thursday, July 17, 1986 at 7:00 p.m., and he invited the City Council to attend.

D. Manager Announcements

1. Dept. of Environmental Quality Permit

Mr. Lightle advised the Council that the Department of Environmental Quality has just issued the National Pollutant Discharge Elimination System Waste Discharge Permit to the City, and the permit is valid for 5 years.

2. Employee Health Insurance Proposals

Mr. Lightle indicated that as the City Council had directed, City staff had requested that our Insurance Agent of Record, Gerald Ross Insurance, acquire proposals on the employee health insurance. Mr. Lightle indicated that 4 proposals were submitted to City staff on Wednesday, July 9, and that the time to review the proposals is very limited, since the date for renewal of the present policy is July 20.

Mr. Lightle indicated that City Recorder Judy Pectol had done a preliminary review of the proposals and the present carrier, Blue Cross, is the lowest proposal. Mr. Lightle recommended that the City stay with the present carrier.

Mayor Kerr indicated that he felt that the Council must take some action on this matter at this meeting, but that the insurance agent of record should be requested to acquire proposals 60 days prior to the renewal date in 1987. Vice Mayor Batty requested that the Mayor direct staff to write a letter to the insurance agent of record, requesting proposals 60 days prior to the renewal date. Mayor Kerr did so direct the staff.

Councilman Nidiffer made a MOTION, seconded by Councilman Rogers, to accept the Blue-Cross/Blue Shield insurance proposal through the League of Oregon Cities; MOTION carried unanimously.

E. Attorney Announcements

None.

F. Contract Review Board

None.

VIII. CALL FOR BIDS

None.

IX. REPORT ON BIDS

A. Angler Access

Mr. Lightle indicated that as City Council directed, staff called for bids on the improvements at Social Security Bar on the angler access project. Bids were opened at 10:00 a.m. Friday, July 11, 1986. Only one bid was received on the

project, that being of Tidewater Contractors, Inc. in the amount of \$15, 498.00. Mr. Lightle gave a brief overview of the improvements proposed, and recommended that the City Council accept the bid of Tidewater Contractors, Inc.

After a brief discussion, Vice Mayor Batty made a MOTION, seconded by Councilman Rogers, to accept the bid of Tidewater Contractors, Inc., in the amount of \$15, 498.00 for improvements to the angler access project; MOTION carried unanimously.

X. ORDINANCES

A. Ordinance No. 403 - Zoning Ordinance Amendment

Mayor Kerr announced that this agenda item had been tabled at the June 9, 1986 council meeting, due to the fact that the city did not have the guidance of a planning director at that time.

City Attorney John Coutrakon advised the Council that due to the fact that the item had been tabled, new public notices would have to be published in order to hold a public hearing. Mr. Coutrakon recommended to the Council that this agenda item be discussed and staff be directed to prepare an amendment to the zoning ordinance and the public hearing be scheduled for the August 11, 1986 meeting, for a formal Council decision on the matter.

At this time, Vice Mayor Batty declared a conflict of interest and stated that he would not participate in the discussion.

City Planning Director Richard Ullian briefly explained the background information pertaining to this agenda item.

Councilman Geraghty made a MOTION, seconded by Councilman Rogers to direct staff to prepare public notices calling for a public hearing on an amendment to the zoning ordinance, to be conducted at the August 11, 1986 Council meeting, which amendment proposal calls for the addition of "convenience market" as a conditional use in the Commercial Tourist (CT) zone; MOTION carried with 4 ayes and 1 abstention.

XI. RESOLUTIONS

A. Resolution No. 388 - MORGANT TRUST FUND STOCK TRANSACTIONS

City Recorder Judy Pectol explained that this Resolution would complete the divesture of the Louis Eldon Morgan stocks.

Councilman Rogers made a MOTION, seconded by Councilman Nidiffer, to adopt Resolution No. 388; MOTION carried unanimously.

XII. UNSCHEDULED PUBLIC APPEARANCES

Mrs. Hazel Weeber, President of the Chetco Senior Center, requested the City Council consider the lease agreement for the Stout Park property, the proposed location of the new senior center.

Mayor Kerr advised that there has been some opposition to the lease from some of the senior citizens, who do not agree on the location of the center.

Mayor Kerr indicated that he was not in opposition to the lease agreement, but that he did not feel that the Council should become referees between the two separate groups at the senior center.

Mrs. Weeber stated that there is a very small group of people who are opposed to the building site, but that the majority of the seniors voted to go ahead with the Stout Park site.

Councilman Rogers indicated that he had spoken to many people and he felt that there definitely was a conflict within the seniors, and he felt that the conflict should be resolved prior to any formal lease.

City Manager Leo Lightle indicated that there are some problems concerning parking at the proposed site, and there have been no plans presented to the Building Department to date. He also indicated that the City has received no statements regarding the financing of the construction.

Following a brief discussion, Councilman Nidiffer made a MOTION, seconded by Councilman Geraghty, to direct staff and City Attorney Coutrakon to proceed with the drafting of a lease agreement to be presented to the Council at the August 11, 1986 Council Meeting; MOTION carried unanimously.

Sandy Diedrich, representing Coos-Curry Council of Governments, expressed sympathy to the City and to the Stuart family.

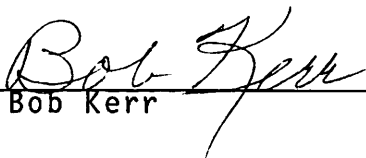
XIII. PAYMENT OF VOUCHERS

Councilman Nidiffer made a MOTION, seconded by Vice Mayor Batty, to approve the payment of vouchers in the amount of \$37,258.98; MOTION carried unanimously.

XIV. ADJOURNMENT

Councilman Nidiffer made a MOTION, seconded by Councilman Geraghty, to adjourn the meeting; MOTION carried unanimously.

Mayor Kerr adjourned the meeting at 9:44 p.m.



Mayor Bob Kerr

ATTEST:



City Recorder Judy Pectol

A C C O U N T S P A Y A B L E
C H E C K R E G I S T E R (A P O 4 1)

DATE 07-14-86

PAGE 1

BANK CHECK NO	PAYEE	AMOUNT
01 00003183	1ST IMPRESSIONS	509.35
01 00003184	AKIN MOTOR COMPANY	247.05
01 00003185	AMERICAN SCIENTIFIC PRODUC	8.57
01 00003186	BARLOW, DENNIS	19.39
01 00003187	BECCO INC	5,003.00
01 00003188	BLUE STAR GAS, NORTHWEST	1,442.48
01 00003189	BROOKINGS COMPUTER CONSULT	90.16
01 00003190	BROOKINGS INN/FLYING GULL	12.75
01 00003191	BROOKINGS OFFICE SUPPLIES	37.50
01 00003192	BROOKINGS SANITARY	55.00
01 00003193	BROOKINGS SUPPLY	138.42
01 00003194	BROOKINGS VOL FIREFIGHTERS	1,035.00
01 00003195	BROOKSIDE FLORIST	143.75
01 00003196	BROWN, GOLDIA	27.00
01 00003197	BUDGE-MCHUGH SUPPLY COMPAN	338.69
01 00003198	BURROUGHS CORPORATION	9,338.40
01 00003199	CHETCO REXALL DRUGS	224.52
01 00003200	COAST AUTO CENTER	17.50
01 00003201	COLVIN OIL COMPANY	447.70
01 00003202	CONANT JANITORIAL	475.00
01 00003203	COOPER, MICHAEL	16.59
01 00003204	COOS-CURRY COUNCIL OF GOV	17.00
01 00003205	COUTRAKON & BABIN ATTYS	1,111.00
01 00003206	CULLEY, RICH	30.62
01 00003207	CURRY COASTAL PILOT	29.03
01 00003208	CURRY EQUIPMENT COMPANY	16.50
01 00003209	DANS AUTO & MARINE ELECTRI	183.12
01 00003210	DEL-CUR SUPPLY CO-OP	9.85
01 00003211	DOMINY, GEORGE	16.59
01 00003212	DOTSON, SAMUEL	9.84
01 00003213	DOYLE ELECTRIC	584.39
01 00003214	EXECUTIVE DEPARTMENT	270.00
01 00003215	FEENAUGHTY MACHINERY CO	72.22
01 00003216	FIRE APPARATUS SERVICE	264.11
01 00003217	FIREHOUSE	35.94
01 00003218	FOX, CURTIS H	27.14
01 00003219	FRANKS OFFICE EQUIPMENT	1,424.60
01 00003220	FREEMAN ROCK ENTERPRISE	1,360.38
01 00003221	GRANTS PASS WATER LABORATO	27.00
01 00003222	GREYHOUND BUS LINES	21.80
01 00003223	HACH COMPANY	156.60
01 00003224	HESSEL TRACTOR	131.87
01 00003225	KERR ACE HARDWARE	326.65
01 00003226	KERR ACE HARDWARE	74.33
01 00003227	L N CURTIS & SONS	3,839.00
01 00003228	LYNN, CAMERON G	21.54
01 00003229	MORYS OFFICE SUPPLIES	101.52
01 00003230	MOTOROLA INC	488.16
01 00003231	MPH INDUSTRIES	1,300.00
01 00003232	MURRAY, LES	27.84

A C C O U N T S P A Y A B L E
C H E C K R E G I S T E R (A P O 4 1)

DATE 07-14-86

PAGE 2

BANK CHECK NO	PAYEE	AMOUNT
01 00003233	OWENS, KENT	21.54
01 00003234	PACIFIC WATER WORKS SUPPLY	300.00
01 00003235	PACC PUMPS	380.40
01 00003236	PARAMOUNT PEST CONTROL	17.00
01 00003237	PENNWALT CORPORATION	815.00
01 00003238	QUEEN PUMP COMPANY	26.74
01 00003239	QUILL CORPORATION	81.79
01 00003240	RECREATION SPECIALTIES	7.50
01 00003241	RED JORDAN FOODS INC	166.60
01 00003242	REPUBLIC POWDERED METALS I	186.06
01 00003243	RITZ'S REPAIR	151.00
01 00003244	SHEFFEL, WAYNE	66.26
01 00003245	SLATER COMMUNICATIONS	194.68
01 00003246	SMITH, CECIL SR	33.46
01 00003247	SQUARE DEAL BUILDERS SUPPL	110.12
01 00003248	STAMPER'S J & J TIRE	228.00
01 00003249	TIDEWATER CONTRACTORS	145.66
01 00003250	U S NATIONAL BANK - VISA	599.23
01 00003251	WALKER, RONNEL	15.59
01 00003252	WILSON DISTRIBUTING CO.	1,341.34
01 00003253	XEROX CORPORATION	764.55
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	TOTAL CHECKS	37,258.98