

MINUTES
BROOKINGS COMMON COUNCIL
CITY OF BROOKINGS
FEBRUARY 8, 1977

The meeting was called to order at 8:05 p.m. by Mayor Robert L. Kerr. Members present were Councilmen Ray Lockman and Ellis Dowden. Also present was City Manager Al R. Hooten. Absent were Councilmen Tony Leeds and Darrell Allsup.

APPROVAL OF MINUTES:

MOTION was made by Councilman Dowden, seconded by Councilman Lockman and carried unanimously that the minutes of January 11, 1977 regular Council meeting be approved as presented.

PUBLIC HEARINGS:

1. REQUEST FOR ZONE CHANGE BY JOHN C. DULISSE ON TAX LOT 1601, MAP 41-13-5CC FROM RL TO RM TO PERMIT THE BUILDING OF A TWO FAMILY DWELLING.

The reason Mr. Dulisse requested this zone change was for the purpose of adding an addition to the house for his mother. This would enable him to have constructed another kitchen attached to the house. There were no remonstrances on this zone change.

MOTION was made by Councilman Lockman, seconded by Councilman Dowden and carried unanimously that this zone change be approved.

2. REQUEST FOR ZONE CHANGE BY JOHN DARJANY AND DONALD HORTON ON TAX LOTS 2600, 2500, 2700, AND 2701, MAP 41-13-6DD FROM ML TO MG TO PERMIT THE EXISTING AUTO WRECKING YARD TO CONTINUE OPERATION AND COMPLY WITH CITY AND STATE REQUIREMENTS.

There were no remonstrances on this zone change request.

MOTION was made by Councilman Dowden, seconded by Councilman Lockman and carried unanimously that this zone change be approved.

3. REQUEST FOR ZONE CHANGE BY FRANK M. CEMPELLIN ON TAX LOT 300 MAP 41-13-6CD FROM RL TO RH TO PERMIT THE BUILDING OF A CONDOMINIUM.

Michael P. O'Dwyer, attorney for Mr. Cembellin, gave the presentation of the proposed construction of this condominium. There would be twelve to fourteen condominiums which would be connected with a breeze way. One garage and space for another vehicle at each dwelling. An artist's sketch was shown along with map showing the exact location at the end of Mill Beach Road along the ocean. Slides were shown of a similar condominium that Mr. Cembellin had constructed in California. These proposed units would lie from ten to twelve feet below the bluff and would not obscure the view of other residents in the area. There are no sewer facilities in this area, so Mr. Cembellin would build one

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to serve his property, also would be able to incorporate other properties who do not presently have sewer. The construction would be in compliance with the building code. Roadway would be built to the end of property, width being City's specifications. This would then give people access to the beach.

James Barnes, property owner of adjoining property, was in favor of this proposed condominium.

Larry Marvin, another property owner in this area, stated that he preferred to see the zone stay in its present status.

Mr. & Mrs. Dwight Allen objected to this zone change because of the added traffic in this area. They are also property owners within this area.

The Brookings Plywood Corporation, also property owners involved, objected to this zone change. William Hutchinson, attorney for Plywood, advised that they were fearful that would-be residents of this condominium might object to the Plywood's operation, which may force the Plywood to move.

Mr. Cembellin's attorney, Michael P. O'Dwyer, advised that it would be stated in the sale of each unit that the owners could not bring any claim against the Brookings Plywood Corporation for the fall-out, smoke, or noise.

Also it would state in the zone change that a time limit be set on the construction of this unit.

After more discussion, a MOTION was made by Councilman Dowden, seconded by Councilman Lockman and carried unanimously that this zone change request be tabled.

MONTHLY REPORTS:

City Attorney - None.

Consultant Engineer's Report - Joe Stonecypher advised that Sunset Underground had begun on the construction of Chetco water line.

The Mill Beach Pressure Main has been completed. During the construction the pumps at Mill Beach Pump Station were damaged. Retainage on the final payment of this contract is being held until this damage is finalized.

LEGISLATIVE ACTION:

1. ORDINANCE NO. 274 - AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE FIRE ZONES OF THE CITY OF BROOKINGS, OREGON, AND DECLARING AN EMERGENCY was read in full.

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MOTION was made by Councilman Dowden and seconded by Councilman Lockman that Ordinance No. 274 be read the second time by title only. Roll call was as follows:

Mayor Kerr	Aye
Councilman Dowden	Aye
Councilman Lockman	Aye
Councilman Leeds	Absent
Councilman Allsup	Absent

Ordinance No. 274 was then read the second time by title only.

MOTION was made by Councilman Lockman, and seconded by Councilman Dowden that Ordinance No. 274 be adopted. Roll call was as follows:

Mayor Kerr	Aye
Councilman Dowden	Aye
Councilman Lockman	Aye
Councilman Leeds	Absent
Councilman Allsup	Absent

Ordinance No. 274 was then declared adopted.

2. CHANGE ORDER NO. 9, S2 CONTRACTORS.

MOTION was made by Councilman Dowden, seconded by Councilman Lockman and carried unanimously that Change Order No. 9 be approved.

3. AUTHORIZATION TO ADVERTISE FOR LIABILITY INSURANCE.

MOTION was made by Councilman Lockman, seconded by Councilman Dowden and carried unanimously that the City Recorder be authorized to advertise for public liability insurance, bids to be presented at the regular Council meeting of March 8, 1977.

4. AGREEMENT FOR ENGINEERING SERVICE WITH H.G.E., INC.

This is the third time this agreement has been discussed at a Council meeting. Councilman Dowden felt that there is no reason to sign a three year contract. Joe Stonecypher, P.E., advised that the time limit could be changed to whatever the Council desires, one year, two years, or what ever. More discussion followed, but no action was taken.

5. HOUSING AUTHORITY PROGRAM.

An official of the Coos Curry Regional Housing Authority explained to the Council what this entails. Copy of this information is attached to the minutes. If the Council approves this Authority, they then in turn will have to approve a Resolution so stating.

MOTION was made by Councilman Lockman, seconded by Councilman Dowden

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and carried unanimously that this be tabled until a full Council is in session and can discuss it.

6. PLANNING COMMISSION APPOINTMENT.

Mayor Kerr appointed Mrs. Thelma Huovila to the Planning Commission to replace Ray Lockman. Term to expire April 21, 1981.

7. PLANNING COMMISSION RECOMMENDATION NO. 176.

"The City Planning Commission hereby recommends to the City Council they authorize zone change on Tax Lot 3101, Parcel 1, Map 41-13-5BB from RM to RH to permit the construction of a four-plex. This property is located on Easy Street across from the high school."

MOTION was made by Councilman Lockman, seconded by Councilman Dowden and carried unanimously that the City Recorder publish notice for public hearing before the Council at the regular meeting of March 8, 1977.

8. PAYMENT OF VOUCHERS.

MOTION was made by Councilman Lockman, seconded by Councilman Dowden and carried unanimously that vouchers in the amount of \$25,613.60 for the month of January 1977 be paid.

MANAGER'S REPORT:

This report is attached to the minutes.

OPEN DISCUSSION - None.

ADJOURNMENT

MOTION was made by Councilman Dowden, seconded by Councilman Lockman and carried unanimously that the meeting be adjourned. The meeting then adjourned at 10:50 p.m.

This meeting was recorded on tape and is on file in the Recorder's Office.

ATTEST:

Marjorie G. M. Kernan
RECORDER-TREASURER

Robert L. Kerr
MAYOR

VOUCHERS PAYABLE
CITY OF BROOKINGS
FEBRUARY, 1977

<u>Name</u>	<u>Amount</u>
American Library Association	\$ 54.00
American Linen Supply	125.55
American Public Works Association	50.00
American Piano Supply Co.	8.25
Anderson Brothers	500.00
Ray Armbruster	148.00
Automotive Electric Inc.	9.96
Robert E. Babb	141.25
Barco Supply, Inc.	15.45
Wendell Bartholomew	100.00
The Baker & Taylor Companies	24.76
Brookings-Harbor Pilot	42.80
Brookings Plywood Corp.	5.75
Behm-Miller Publishers, Inc.	6.00
Brookings Fire Dept.	270.00
Brookings Office Supplies	2,197.45
Brookings Supply, Inc.	25.44
Brookings Tire Service	30.42
Budge-McHugh Supply Co.	1,093.79
C. & L. Office Supplies	108.67
C M I Incorporated	67.29
Cantel of Medford, Inc.	35.90
Chetco Electric Co.	54.00
Chetco Rexall Drugs, Inc.	9.31
Central Pacific Freight Lines	74.20
Coast Steel & Equipment, Inc.	153.02
College Place Bindery	19.59
City-WOMF	269.25
City of Springfield	55.00
Coos-Curry Electric	2,777.51
The Crafty Bookstore	2.50
C. M. Cross	9.35
Curry County Communications	242.02
Dan's Photography & Cameras	44.47
Del-Cur Supply Co-op	34.90
Department of Commerce	20.00
Samuel W. Dotson	5.90
Department of Civil Engineering, OSU	50.00
Carol L. Drake	62.16
Duane's Radio & T. V.	22.14
Ebsco Subscription Services	59.34
Engineered Control Products, Inc.	54.47
Avery D. Enley, Jr.	7.85
Equipment Service Inc.	29.56
Ferry Creek Rock & Concrete, Inc.	131.17
Freline, Inc.	9.65
General Telephone Co.	691.10
Green Door Cafe	16.30
Harbor Cycle	9.00
Harbor Drug Center, Inc.	41.25
Harbor Equipment Co.	31.80
Harbor Logging Supply, Inc.	16.00
Kerr Ace Hardware	256.34
Robert L. Kerr	46.25
Local Government Personnell Institute	80.00

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<u>Name</u>	<u>Amount</u>
Littrell Parts of Brookings	\$ 544.13
Long Electric, Inc.	15.75
Marshfield Electric Co.	184.00
McInturff, Thom & Collver	350.00
Marjorie B. McKernan	25.00
G. & J. Mostoller	122.12
Mill Beach Garden Shop	11.18
C. A. Miller & Son	100.00
National Directory Service, Inc.	16.82
Norchem Corporation	41.01
North Gate Mobil	28.65
Oak Street Tank & Steel, Inc.	192.00
Oregon Municipal Judges Association	10.00
Lyle K. Owens	4.70
Pacific Water Works Supply Co., Inc. of Oregon	1,719.78
Paramount Pest Control, Inc.	8.00
Ranger Rick's Nature Club	7.00
Recreation Specialties, Inc.	9.90
Shell Oil Co.	1,143.54
South Coast Stationery	15.25
Buzz Stewart Signs	45.00
Jerry R. Swanson, Surveying	12.00
Traffic Safety Supply Co.	223.36
Tualatin's Rural Fire Protection District	70.00
Craig J. Tylosky	184.79
James Jamieson	145.47
U. S. Post Office	130.00
Van Water & Rogers	399.21
Vern's Pastry Shop	21.03
Edward S. Walsh Co. of Redding, Inc.	734.35
Water Metrics Co.	561.25
Wittenberg Motor Co.	10.83
Worlton Auto Body	50.00
National Sheriffs' Association	696.12
Coast Petroleum Sales	414.06
Hinds Supply Co.	1,178.35
Menasco Motor Co., Inc.	52.50
	<u>\$19,923.38</u>
Less:	
Norchem Corporation	-41.01
Additions:	
DaTone Construction	527.50
Dickson Concrete Pipe Co.	202.76
Hanscam's Center, Ore. Ltd.	191.64
H.G.E., Inc.	5,516.02
Edward S. Walsh Co. of Redding	309.96
Frank's Office Equipment	116.05
Brookings Electronic Service	124.50
Ray's Sentry	60.96
Square Deal Lumber, Inc.	33.40
H.G.E., Inc.	81.20
	<u>81.20</u>
TOTAL	\$27,046.26

CITY MANAGER REPORT
FEBRUARY 8, 1977

ITEM - BUDGET COMMITTEE TRIP

Thursday, February 17, 1977 at 2:30 p.m. Tentative date for the Committee and City Department heads to start at City Hall by visiting the Police Department facilities, the Courts, and Jail facilities.

Next will be the Engineer's office, the Building Department w/Planning and Zoning along with the City Hall offices.

The Fire Department will then be visited and members of the Committee will see equipment and the Department's facilities.

We will then tour the Sanitary Wastewater Treatment Plant and City shops.

The Ransom Park Complex will be included next with the various facilities including swimming pool complex, Little League Field, the Tennis Court project, then to Easy Manor Playground on Easy Street.

The final facility will be the City Water Treatment Plant.

This tour is designed specifically to inform the Committee of the various City facilities and will provide an opportunity for traveling about the City in a fashion where questions and answers can be exchanged in an "on site" situation.

ITEM - THE FIRST MONTHLY MEETING OF THE CURRY COUNTY INDUSTRIAL DEVELOPMENT ADVISORY COMMITTEE occurred last Friday at Gold Beach.

The staff representative for CCD is Jerry Gilbertson.

Experience to date:

500 letters were sent out in January!

One firm has selected Curry County for its activities so far.

This is a small manufacturer who does a great amount of flying in his business and will develop at Port Orford. He makes electrical components.

The CCD does provide much information to any person who may be considering a business venture.

Consultant services are available in:

- (a) Location facts
- (b) Facility availability (Buildings)
- (c) Management Council
- (d) Financing information

CCD has applied for next year financing for this project and is hoping to see it develop.

ITEM - CITY CENSUS PROJECT

I have contacted the J.C.'s and they will be giving the City a proposal for their services to provide a preliminary head count to evaluate whether the City should proceed to do a full scale census count.

Current census is a July 1, 1976 certified estimate of 3240 people.

Estimated J.C. cost - \$200.00.

The Portland State Center for Population and Research would do the certified count procedure at an estimated cost of \$1,450.00 and the City would hire five (5) enumerators for a one week period - total \$2,200.00.

100 persons would be required to equal out this cost at the current rate of \$22.71 per capita which was used in the budget estimates for fiscal 1976-77.

Highway Fund	\$12.56
Liquor Fund	7.49
Cigarette Rax	<u>2.66</u>
Total	\$22.71/per person

ITEM - PLANNING EXTENSION OF TWO YEARS HAS BEEN GRANTED BY LCDC to the City for its effort in the local Comprehensive Land Use Plan.

The Planning Commission actually meets twice each month with a work session on occasion which is broken out as:

- One regular meeting
- A work shop session (orientation)
- The CCI meeting

ITEM - LEGISLATIVE COMMITTEE TOUR

City officials must make this an informational time for the Committee who will be dealing with City issues at the Legislature.

- #1 Priority: State Revenue Sharing and its related effect on City expending of tax dollars.

How State mandated costs effect local revenues.

- (a) Tort liability insurance
- (b) Land use planning
- (c) Labor relations
- (d) Building Inspection/Additional State mandated requirements.

February 8, 1977

(e) Public Contract Review Procedures
(f) Costs involved in meeting budget summary requirements.
(Local improvements in excess of \$10,000 must be listed in detail in the budget document.) (Engineering, design, costs).

#2 Priority:
Anything else that you feel that Legislature should do something about! .

This hearing will be at Gold Beach Union High School at 7:30 p.m. on Thursday, February 10, 1977.

ITEM - OREGON GOVERNMENT ETHICS COMMISSION

City of Brookings has responded to initial info requested by the State and given all names, addresses, etc., along with the request that all ethics forms and materials be mailed to the City Hall and staff will then see that each Councilman and Planning Commissioner receives their materials.

ITEM - LITTLE LEAGUE BALL PARK

Sprinkler system parts are here! Waiting to obtain a grader to level the outfield. Will then install the water system! Re-level and then place the new sod. Have a firm cost figure from supplier in Medford area delivered here.

Estimated completion date: March 31

ITEM - TENNIS COURT PROJECT

We are presently obtaining cost figures on this project from local contractors and have begun construction on the parking lot and sub-base of the court area.

Respectfully submitted,



Al R. Hooten, City Manager

ARH:cc

COOS CURRY REGIONAL HOUSING AUTHORITY

The Counties of Curry and Coos recently took the necessary action to establish a regional housing authority for the purpose of applying for Section 8 Assistance for low income families through the Department of Housing and Urban Development.

Section 8 is a federally funded program that provides payments to private property owners on behalf of assisted families.

The Housing Authority pays the difference between the market rent of a unit and what the family can afford to pay which may not exceed 25% of their gross income, nor be less than 15%.

A family that is determined eligible by the Housing Authority will be given a certificate of participation. This family may then seek a suitable rental anywhere within the Coos Curry area. If an owner is willing to lease a unit and the unit is determined to be in decent, safe and sanitary condition and if the Gross Rent is within the H.U.D. established Fair Market Rent for existing housing, a lease may be executed between the tenant and the owner. This contract will assure a monthly payment to the owner in an amount sufficient to make up the difference between the rent payable by the family and the contract rent to the owner.

A family does not have to be without housing to qualify for assistance under this program. If they meet the eligibility requirements for income, etc. and the unit they are presently renting meets the necessary criteria and if the owner is willing to participate, then the Housing Authority may approve the rental contract and make the payments on behalf of the family.

Although Curry and Coos Counties have taken the necessary action to establish a Regional Housing Authority, they may not operate the Section 8 program in any city within the two counties without the local governing bodies specific approval.

24/1

SECTION 8 INCOME LIMITS

COUNTY

	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five</u>	<u>Six</u>	<u>Seven</u>	<u>Eight</u>
COOS (median income - \$13,800)								
Lower Income (80% median)	\$7700	\$8800	\$10,000	\$11,100	\$11,800	\$12,500	\$13,200	\$13,900
Very Low Income (50% median)	4800	5500	6,200	6,900	7,500	8,000	8,600	9,100
CURRY (median income - \$11,600)								
Lower Income (80% median)	\$6400	\$7400	\$ 8,300	\$ 9,200	\$ 9,800	\$10,400	\$11,000	\$11,600
Very Low Income (50% median)	4000	4600	5,200	5,800	6,200	6,700	7,100	7,600

RESOLUTION

WHEREAS there is within the City of _____ shortage of safe and sanitary dwelling accommodations available at rents which persons and families of lower incomes can afford, and

WHEREAS, a Regional Housing Authority has been established to address this problem on a county-wide basis,

NOW, THEREFORE, the Common Council of the City of _____ hereby resolves that:

Pursuant to ORS 456.060, paragraph 3, the Common Council of the City of _____ authorizes the Coos Curry Regional Housing Authority to operate the Housing and Urban Development Section 8 rent supplement program within the corporate limits of the City of _____, Oregon.

ADOPTED by the Common Council of the City of _____ the _____ day of _____, 19__.

Mayor

ATTEST:

City Recorder

VOUCHERS PAYABLE
 JANUARY 31, 1977
 CITY OF BROOKINGS

<u>Name</u>	<u>Amount</u>
Acco Contractors, Inc.	\$ 190.89
Ideen Asato	30.00
Akin Motor Co., Inc.	8.00
American Artist Magazine	15.00
American Linen Supply	117.72
Ray Armbruster	22.00
Andreason's Nursery	27.00
Auto & Marine Electric	50.64
Barco Coastal Supply, Inc.	28.50
Robert E. Babb	8.45
Wendell Bartholomew	70.00
The Baker & Taylor Companies	84.06
Brookings-Harbor Pilot	101.70
Brookings-Harbor Sewing & Vacuum	14.50
Blue Star Gas	190.17
Brennan's U-Rent	53.00
Brookings Office Supplies	26.67
Brookings Electric Service Co.	67.58
Brookings Fire Department	340.00
Brookings Plywood Corp.	179.50
Brookings Supply, Inc.	141.71
Budge-McHugh Supply Co.	551.56
C & L Office Supplies	76.54
Chambers Plumbing & Heating	30.82
Chetco Rexall Drugs, Inc.	14.59
Chetco Electric Co.	75.00
Coastal Petroleum Sales	660.71
Coast to Coast Stores	29.49
Coos-Curry Electric	2,801.03
C. M. Cross	9.35
City Water Operation & Maintenance Fund	269.25
Curry County Communications	98.10
Dan's Photography & Cameras	29.53
Del-Cur Supply Co-op	38.17
Department of Commerce	10.00
Department of Civil Engineering	50.00
Samuel W. Dotson	5.90
James Duncan	325.00
Avery D. Ensley, Jr.	7.85
Ebsco Subscription Service	26.00
Ronald Estep	125.00
Ferry Creek Rock & Concrete	127.72
Finley Bros.	3.54
Fisher Research Laboratory	19.77
Frank's Office Equipment	164.71
Gaylord Bros., Inc.	18.65
General Telephone Co.	698.99

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January 31, 1977
City of Brookings

<u>Name</u>	<u>Amount</u>
H.G.E., Inc.	\$ 3,468.76
Harbor Cycle	44.45
Harbor Logging	12.00
Harbor Equipment	27.60
Marbor Mobil Service & Towing	4.59
Harris Uniforms	17.70
Hinds Supply Co.	45.25
Al R. Hooten	78.67
Horton Bros.	70.00
Industrial Steel & Supply Co.	287.60
International Dunes	77.19
Tom Kerr	37.50
Kerr Ace Hardware	188.32
Klip Stationers	36.00
League of Oregon Cities	39.95
Littrell Parts of Brookings	393.41
Lorings Lighthouse Sporting Goods	52.65
Christina Lucas	250.00
Mack Trucks, Inc.	342.53
Marshfield Electric Co.	630.99
McInturff, Thom, & Collver	350.00
Marjorie B. McKernan	25.00
Menasco Motor Co., Inc.	4,659.41
Mill Beach Garden Shop	4.50
Mom's Cafe	16.00
National Wildlife Federation	7.00
Neil Nelson	75.00
Oregon Fire Instructors Assoc.	60.00
Lyle K. Owens	4.70
Pacific Water Works Supply Co.	790.58
Paramount Chemical Corp.	152.96
Paramount Pest Control	8.00
Ray's Sentry	72.81
Gerald Ross Insurance Agency	15.00
Sam's A & W Drive Inn	15.40
San Jose Steel Co., Inc.	513.60
Joÿce Scharf	300.00
Shell Oil Co.	1,079.79
Slater's Communications & Electronics	83.00
South East Stationery	18.03
Souther, Spaulding, Kinsey, Williamson & Schwabe	862.20
Stalcup Equipment	11.38
Office of State Fire Marshal	26.25
The Mother Earth News, Inc.	8.00
The Stockade Supply	81.82

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City of Brookings

<u>Name</u>	<u>Amount</u>
The World Almanac	\$ 7.80
Earl Tuininga	75.00
Wallace & Tiernan	81.16
Water Metrics Co.	171.86
Western Fire Equipment Co.	101.70
Samuel Williams	75.00
Wilson Distributing Serv. Inc.	311.82
Les Wither	120.00
Tom Calvin	<u>38.85</u>
	\$24,363.14

Additional Bills:

Curry County Printing	19.70
Hanscam's Center Oreg. Ltd.	244.48
M & F Co.	810.00
North Gate Mobil	11.40
Portland Electric & Plumbing	13.20
Square Deal Lbr. Yd., Inc.	<u>151.68</u>
	\$25,613.60