



CITY COUNCIL AGENDA
September 14, 2015, 6:30PM
Regular Meeting

CITY COUNCIL CHAMBERS, CITY HALL
 29592 ELLENSBURG AVE
 GOLD BEACH OR 97444

Call to order: _____ **Time:** _____

1. The pledge of allegiance

2. Roll Call:

	Present	Absent
Mayor Karl Popoff		
Council Position #1 Melinda McVey		
Council Position #2 Larry Brennan		
Council Position #3 Becky Campbell		
Council Position #4 Doug Brand		
Council Position #5 Tamie Kaufman		
STARTING VOTE		
City Administrator Jodi Fritts		
Student Liaison VACANT		

3. Special Orders of Business:

a. Agent of Record, Wendy Abel, presenting CIS Elected Officials Video

4. Consent Calendar:

None Scheduled

5. Citizens Comments

As presented to the Mayor at the beginning of the meeting

6. Public Hearing

a. Dangerous Building Hearing
 29448 Russell Street

7. Citizen Requested Agenda Items

a. Request to address the Council regarding local event
 b. Request by Alan Journet to address the Council regarding SOCAN Climate Summit

8. Public Contracts and Purchasing

a. Award of 3rd & 8th Street Waterline Replacement Project Contract

9. Ordinances & Resolutions

a. R1516-04 Dangerous Building Determination 29448 Russell Street

The City of Gold Beach is dedicated to enhancing quality of life, while promoting health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community

- b. R1516-05 Award Construction Contract
- 10. Miscellaneous Items (including policy discussions and determinations)**
- a. FINAL ANSWER ONLY on whether city will hold election or let citizen file initiative ballot measure on the citizen requested plastic bag ban
 - b. Business Plan Review and Update-Goals 7 & 8
 - c. Discussion about loss of DLCD Coastal Grant program
 - d. Discussion and request for direction on proposed City Hall remodel
- 11. City Administrator's Report**
To be presented at the meeting
- 12. Mayor and Council Member Comments**
- a. Mayor Karl Popoff
 - b. Councilors
 - 1) Melinda McVey
 - 2) Larry Brennan
 - 3) Becky Campbell
 - 4) Doug Brand
 - 5) Tamie Kaufman
 - c. Student Liaison, Vacant
- 13. Citizens Comments**
As permitted by the Mayor
- 14. Executive Session**
None scheduled

The next scheduled meeting of the Gold Beach City Council is **Monday, October 12, at 6:30PM** (*bring cake it's Jodi's birthday*) in the Council Chambers of City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon.

15. Adjourn Time: _____

The location of the hearing/meeting is accessible to the disabled. Advance notice is requested if special accommodations are needed. Call 541-247-7029 so that appropriate assistance can be provided. The City of Gold Beach is an affirmative action EEOE and complies with section 504 of the rehab act of 1973. Complaints of discrimination should be sent to: USDA, Attention Director, Office of Civil Rights, Washington, D.C. 20250-9419

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SPECIAL ORDERS OF BUSINESS

**GOLD BEACH CITY COUNCIL
AGENDA REPORT**



Agenda Item No. 3
Council Hearing Date: September 14, 2015

TITLE: Special Orders of Business

SUMMARY AND BACKGROUND:

Item a: CIS Elected Officials video presentation. The video is approximately 15 minutes in length and introduces City County Insurance Services specifically to elected officials. Elected officials from various cities and counties that serve on the CIS Board present the special services CIS provides to local government in Oregon. Our Agent of Record, Wendy Abel, of Abel Insurance will be presenting the video per requirement by CIS. Ms. Abel will be here to answer any questions the Council may have after viewing the video. **We will receive a 1% Risk Management credit on our premiums for FY 16-17 for viewing the video.**

I watched the video and it is quite informative especially for folks that are not as familiar with what CIS provides to us. As an awesome bonus, a photo of one of our Public Works staff members, Justin Storns, is in the video! CIS came last year and took photos of the different departments at work and said they would be using the images in various CIS publications.

I have attached a copy of our 2014 Membership Report that I received from our Risk Management Consultant, Laurie Kemper. Overall, we are below the member average for a city our size. ALL of our Department Heads actively participate in the risk management process for the City which saves us money on our premiums. We also receive credits for lower losses and we participate in their RM grant program as often as CIS permits us. I utilize their FREE pre-loss services extensively.



2014 MEMBERSHIP REPORT

City of Gold Beach



citycounty insurance services
cisoregon.org

CIS: YOUR BRIDGE TO SUCCESS

CIS HAS GOT YOU COVERED, with a full range of insurance options and value-added services to help members protect their financial and human resources.

We work one-on-one with members to implement proven risk management techniques so that claims will quickly be water under the bridge. When members and CIS work in partnership, we're all successful.

On the adjoining page, we have provided a summary report of your entity's 2014 claims and risk management activity, including participation by entity staff in training and other CIS-sponsored events. A description of

each section and type of risk management service provided is listed below.

As always, we encourage every member to take advantage of our no-or-low-cost training activities and grants. Please reach out to me or any of the contacts listed on the back cover if you have any questions about CIS' services.

Once again, on behalf of our Board of Trustees and staff, thank you for your continued membership. We look forward to partnering with you for another successful year!

Lynn McNamara
Executive Director

COVERAGE PARTICIPATION

The various coverages in which your entity participates. Please contact your agent or CIS if you are interested in any lines of coverage listed as "no". The more coverages you have with CIS the more you can save.

2014 RISK MANAGEMENT ACTIVITY

Represents some of the activities recorded by risk management staff on behalf of your entity. CIS is your risk management partner.

PROPERTY/CASUALTY CLAIMS SUMMARY

Shows your entity's liability, property, auto, and workers' compensation claims over the last three years. The graph below shows how your entity compares with like entities.

GRANTS IN 2014

CIS offers a variety of grants to promote risk management and wellness. Grants are listed for your entity under Grants in 2014. Grants include:

- Return to Work
- Risk Management Incentive
- Law Enforcement
- LGPI Personnel Handbook Review
- Worksite Wellness

Be sure to ask CIS what grants your entity qualifies to receive.

RISK MANAGEMENT SERVICES PROVIDED IN 2014

EAIP: Payments from the state Employer-at-Injury Program for worksite modifications and wages associated with time-loss workers' compensation claims.

Webinars: CIS conducts a variety of webinars, including monthly sessions on employment-related issues in which members can participate free of charge.

CIS Conference: The Annual Conference is CIS' premier training event. A grant is provided to each member entity to send one staff member free of charge, including conference meals and one night's lodging.

Pre-Loss Legal Events: Great legal advice on employment-related issues, at no cost! Each pre-loss event relates to consultation about a specific employee; each event often has several contacts with an attorney.

Learning Center Courses: CIS members have unlimited access to free online courses associated with the coverage in which your entity participates. CIS offers many in-person, on-site training courses as well.

Property Appraisals: CIS property members obtain a free property appraisal every 5 years.

BAC/Open Enrollment Meetings: Members of CIS Benefits have opportunities each year to provide input on CIS programs via the Benefits Advisory Committee (BAC) and to be in-the-know about upcoming plans for open enrollment.

Best Practice (BP) Survey Results: Each entity annually will meet with their Risk Management Consultant to take a Best Practices survey. This section shows how your entity's risk management efforts compare with the CIS pool average.

City of Gold Beach 2014-15 Membership Report

Agent: Abel Insurance Agency

Coverage Participation

General Liability (GL):	Yes
Auto Liability (AL):	Yes
Auto Physical Damage (APD):	Yes
Property (PR):	Yes
Workers' Compensation (WC):	Yes
Excess Quake:	Yes
Excess Flood:	Yes
Excess Crime:	Yes
Excess Cyber Liability:	Yes
Excess Liability:	No
Difference In Conditions:	No
Medical:	Yes
Dental:	Yes
Life:	Yes

2014 Risk Management Activity Member & Travel Time

Topics	Hours
Best Practices:	1.58
Claims Analysis:	0.00
Ergonomics:	0.00
Inspection:	0.00
Return to Work:	0.00
RM Consulting:	0.00
Safety Committee:	0.00
Training:	9.50
Other:	7.42
Total Hours:	18.50

Property/Casualty Claim Summary

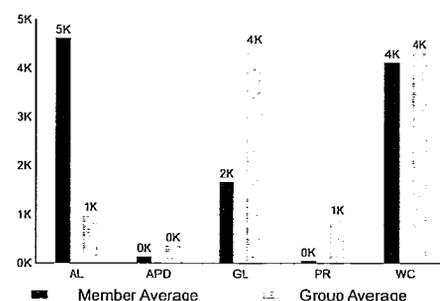
	Claims	Costs
2012-2013	3	\$366
2013-2014	7	\$12,180
2014-2015	5	\$19,168

Member Average \$10,571

Group Average* \$11,006

*Group Average = Cities w/ pop. less than 5k.

Average Annual Claim Costs by Line of Coverage



Risk Management Services Provided in 2014

- EAIP Work Mod Recovery Reimbursement: \$0.00
EAIP Work Wage Recovery Reimbursement: \$0.00
- Webinars Registered for in 2014: 2
Webinar Registrants in 2014: 2
- Attended the 2014 CIS Annual Conference: Yes
The 2014 CIS Annual Conference Attendees: 2
- Pre-Loss Legal Events: 2
- CIS Learning Management System courses registered: 0
- Property Appraisal Completed: No
- Attended Benefits Advisory Committee/Open Enrollment Meetings: No

Grants in 2014

Risk Management Incentive \$5,979.12

Best Practice (BP) Survey Results

BP Score	Max Possible Score	% Correct	% Correct Avg.*
General Liability			
130	152	86%	65%
Property			
20	26	77%	72%

*Average for all members.

Above % Correct Avg.

Below % Correct Avg.



PUBLIC HEARING

**GOLD BEACH CITY COUNCIL
AGENDA REPORT**



Agenda Item No. 6 a.
Council Hearing Date: September 14, 2015

**TITLE: DANGEROUS BUILDING HEARING
29448 RUSSELL STREET**

**SUMMARY AND BACKGROUND:
SEPTEMBER REPORT**

Staff reported to the Council at the August meeting that the structure(s) appeared to meet the requirements to report the building to the Council to determine whether a Dangerous Building hearing should be scheduled. The Council determined a hearing should be set.

Notice of the hearing was published as provided in Section 5.375. The property owner listed in the tax records of Curry County is deceased. Staff is aware there is a son alive, but we have no contact information or even a name. A neighboring landlord has been in email contact with a representative of REO Management Solutions in Houston, Texas. Staff notified that contact by email as well. A local contact, Skip Watwood, responded by email. He said the house was in the "redemption period" with Fannie Mae and the company could not do anything until that period expires in mid-October. He requested that the Council defer a decision until after that time. I told him the hearing was already scheduled and that I would pass his information on to the Council.

Pursuant to Section 5.370 (excerpt) :

... At the hearing the Council shall determine by resolution whether or not the building is dangerous. The Council may, as a part of the hearing, inspect the building; and the facts observed by the Council at such inspection may be considered by it in determining whether or not the building is dangerous. At the hearing the owner or other person interested in the property or building shall have the right to be heard. At such hearing the Council shall have the power to order any building declared to be dangerous removed and abated, if in its judgment such removal or abatement is necessary in order to remove the dangerous condition; or the Council shall have the power to order the building made safe and to prescribe what acts or things must be done to render the same safe.

A determination must be made whether or not the building is dangerous by one or more of the definitions:

- (1) The term "dangerous buildings" shall include:
 - (a) A structure which, for the want of proper repairs or by reason of age and dilapidated condition or by reason of poorly installed electrical wiring or equipment, defective chimney, defective gas connections, defective heating apparatus, or for any other cause or reason, is especially liable to fire and which is so situated or occupied as to endanger any other building or property or human life.

- (b) A structure containing combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind especially liable to cause fire or danger to the safety of such building, premises or to human life.
- (c) A structure which shall be kept or maintained or shall be in a filthy or unsanitary condition, especially liable to cause the spread of contagious or infectious diseases.
- (d) A structure in such weak or weakened condition, or dilapidated or deteriorated condition, as to endanger any person or property by reason of probability of partial or entire collapse.

It is Staff's opinion that the structure(s) meet the definition of Dangerous Building by subsection a (because of the last section), b (because of rubbish and waste), c (because of the icky fridge), and d (partial collapse—the foundation is the only thing that appears intact). After receiving testimony during the hearing the Council may determine one or more of the four conditions have been met, or not.

REQUESTED MOTION/ACTION:

I make the motion that the structure located at 29448 Russell Street

DOES NOT meet the definition of Dangerous Building.

OR

DOES meet the definition of Dangerous Building (insert a, b, c, d or combination of) and direct the City Administrator to take the following action: (insert action to be determined by the council).

Staff has prepared two draft resolutions: DOES meet, and DOES NOT meet the definition of Dangerous Building.

FROM AUGUST REPORT:

Pursuant to City Code Section 5.365 staff conducted an inspection of property located at 29448 Russell Street. Staff is of the opinion that the structure on the subject property meets the definition of Dangerous Building (5.350(1) (d) and probably (a)). Staff is reporting that opinion to the Council for the purpose of determining whether the Dangerous Building Hearing process should be initiated.

We have also been contacted several times by a neighboring property owner who is concerned about the condition of the house and the various little buildings and junk. He is concerned about fire and vermin. The house is currently unoccupied. The owner past away last year and was foreclosed on by the mortgage holder. We have been in contact with the mortgage company and while they have been polite, they have been completely uncooperative and have done nothing to clean up the property.

City Code Section 5.350-5.398

DANGEROUS BUILDINGS

5.350 Definitions.

For the purpose of this Code:

- (1) The term "dangerous buildings" shall include:

- (a) A structure which, for the want of proper repairs or by reason of age and dilapidated condition or by reason of poorly installed electrical wiring or equipment, defective chimney, defective gas connections, defective heating apparatus, or for any other cause or reason, is especially liable to fire and which is so situated or occupied as to endanger any other building or property or human life.
 - (b) A structure containing combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind especially liable to cause fire or danger to the safety of such building, premises or to human life.
 - (c) A structure which shall be kept or maintained or shall be in a filthy or unsanitary condition, especially liable to cause the spread of contagious or infectious diseases.
 - (d) A structure in such weak or weakened condition, or dilapidated or deteriorated condition, as to endanger any person or property by reason of probability of partial or entire collapse.
- (2) The term "person" shall include every natural person, firm, partnership, association or corporation.
 - (3) "City official" means any Councilor, mayor, city employee, or any agency or employee of any agency under contract to the City for services.

5.355 General Regulations.

- (1) Administration. The City building official is the primary city official authorized to enforce the provisions of this Code, but any other city official may act under the authority of this Code.
- (2) Inspections. The City building official or another city official is hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Code.
- (3) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this Code and whenever the City building official or another city official has probable and reasonable cause to believe that there exists in any building any condition that would make such building a dangerous building as defined herein, then said city official, including the building official, may enter into such building at reasonable times to inspect said premises for any violations of this Code.

5.360 Nuisance.

Every building or part thereof which is found by the Council to be a dangerous building is hereby declared to be a public nuisance; and the same may be abated by the procedures herein specified, or a suit for abatement thereof may be brought by the City.

5.365 Initial Action.

Whenever a city official shall find or be of the opinion that there is a dangerous building in the City, it shall be his duty to report the same to the City Council. Thereupon, the Council shall, within a reasonable time, fix a time and place for a public hearing thereon.

5.370 Hearing; Mailed Notice.

By certified or registered mail, return receipt requested, the City Administrator shall notify the owner of record of the premises whereon the building in question is located, that a hearing will be held concerning the nuisance character of the property and the time and place of the hearing. A copy of this notice shall also be posted on the property in addition to notices prohibiting entry into building. At the hearing the Council shall determine by resolution whether or not the building is dangerous. The Council may, as a part of the hearing, inspect the building; and the facts observed by the Council at such inspection may be considered by it in determining whether or not the building is dangerous. At the hearing the owner or other person interested in the property or building shall have the right to be heard. At such hearing the Council shall have the power to order any building declared to be dangerous removed and abated, if in its judgment such removal or abatement is necessary in order to remove the dangerous condition; or the Council shall have the power to order the building made safe and to prescribe what acts or things must be done to render the same safe.

5.375 Published and Posted Notices.

Ten (10) days' notice of any hearing shall be published in a newspaper of general circulation in the City or by posting notices thereof in three (3) public places in the City. If the last-mentioned notice be published or given as herein required, no irregularity or failure to mail notices shall invalidate the proceedings.

5.380 Council Orders; Notice.

Five (5) days' notice of findings made by the Council at a hearing and any orders made by the Council shall be given to the owner of the building, the owner's agent or other person controlling the same, and if the orders be not obeyed and the building rendered safe within the time specified by the order (being not less than five (5) days), then the Council shall have the power and duty to order the building removed or made safe at the expense of the property on which the same is situated.

5.385 Abatement by City.

In the event that the Council orders are not complied with, the Council must specify with convenient certainty the work to be done and shall file a statement thereof with the City Administrator, and shall advertise for bids for the doing of the working the manner provided for advertising for bids for street improvement work. Bids shall be received, opened and the contract let.

5.390 Assessment.

The Council shall ascertain and determine the probable cost of the work and assess the same against the property upon which the building is situated. The assessment shall be entered in the docket of city liens and shall thereupon be and become a lien against the property. The creation of the lien and the collection and enforcement of the cost shall all be performed in substantially the same manner as in the case of the cost of street improvements, but irregularities or informalities in the procedure shall be disregarded.

5.395 Summary Abatement.

The procedures of this Code pertaining to Council declaration of a dangerous building need not be followed where a building is unmistakably dangerous and imminently endangers human life or property. In such an instance, the chief of the fire department, the fire marshal or the Chief of Police

may proceed summarily to abate the building.

5.398 Penalty.

Any person who shall be the owner of, or shall be in possession of, or in responsible charge of any dangerous building within the City and who shall knowingly suffer or permit the building to be or remain dangerous beyond the time specified in the order of the Council pursuant to Section 5.380, shall be guilty of a violation of this Code and shall, upon conviction thereof, may be fined a maximum amount as set by resolution of the City Council for the first and all subsequent offenses. Each day's violation of a provision of this Code constitutes a separate offense.

Jodi Fritts

From: Skip Watwood <skip@century21agate.com>
Sent: Wednesday, August 26, 2015 1:06 PM
To: Jodi Fritts
Subject: Re: L15030R - 29448 RUSSELL STREET, GOLD BEACH, OR 97444

Jodi,

I understand there is no hope however there can be heirs and it is the law and Fannie Mae will not break it. Again, they are very good about everything else.

Thank you!

Skip Watwood / Realtor



Century 21 Agate Realty

Cell/text (541) 661-1504

Toll Free/Office (800) 637-4682

Fax (541) 469-5438

Licensed in Oregon

P Think GREEN before printing this email

On Aug 26, 2015, at 12:38 PM, Jodi Fritts <jfritts@goldbeachoregon.gov> wrote:

The owner has passed away so there is no hope for redemption I'm thinking. The DB hearing is next council meeting September 14. I can pass this info onto the council.

Sent from my iPhone
Please excuse shorthand or typos

On Aug 26, 2015, at 12:23 PM, Skip Watwood <skip@century21agate.com> wrote:

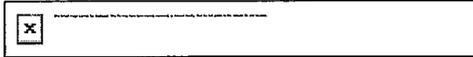
Jodi,

The "Redemption Period" due to the Judicial Foreclosure process expires in mid October. they would like until that time to start the clean up. Fannie Mae, in my experience has been very prompt about cleanups however they don't do them that

redemption period expires even though the owner rarely ever redeems the property. let me know what can be done to have additional time and thanks for replying so quickly.

Thank you!

Skip Watwood / Realtor



Century 21 Agate Realty

Cell/text (541) 661-1504

Toll Free/Office (800) 637-4682

Fax (541) 469-5438

Licensed in Oregon

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On Aug 26, 2015, at 11:26 AM, Jodi Fritts <jfritts@goldbeachoregon.gov> wrote:

I'm in a conference so not able to call. What is their definition of "...work with us.."? The property needs to be cleaned up--are they propping to start cleaning?

Sent from my iPhone
Please excuse shorthand or typos

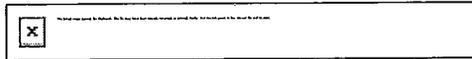
On Aug 26, 2015, at 11:18 AM, Skip Watwood <skip@century21agate.com> wrote:

Jodi,

I understand you are out of the office until Friday. Can you please call me regarding this email and the property located at 29448 Russell Street?

Thank you!

Skip Watwood / Realtor



Century 21 Agate Realty

Cell/text (541) 661-1504

Toll Free/Office (800) 637-4682

Fax (541) 469-5438

Licensed in Oregon

P Think GREEN before printing this email

Begin forwarded message:

From: "Cody, Doug"
<doug_cody@fanniemae.com>
Date: August 25, 2015 at 11:58:50 AM
PDT
To: "skip@century21agate.com"
<skip@century21agate.com>
Subject: **L15030R - 29448 RUSSELL
STREET, GOLD BEACH, OR 97444**

George,

This is the one I called you about. Could you reach out to Jodi Fritts-Matthey and explain that this is in redemption and see if they'll work with us until it expires in October.

Pursuant to City of Gold Beach Code Section 5.375, notice is hereby given of a Dangerous Building Public Hearing. The public hearing will be held by the City Council on Monday, September 14, 2015, at 6:30PM in the City of Gold Beach Council Chambers. At the hearing, the owner or other person(s) interested in the property or the building shall have the right to be heard. The building that is subject to this hearing is located at **29448 Russell Street, Gold Beach**. For information regarding this notice, the public hearing, or the nature of the

Jodi Fritts

From: Jodi Fritts
Sent: Sunday, August 23, 2015 12:40 PM
To: Chris Van Schaack; Chris McMahon
Cc: Jodi Fritts
Subject: RE: 29448 Russell Street, Gold Beach OR
Attachments: TRAILER.JPG; IMG_8493.jpg; IMG_8492.jpg

Importance: High

Mr. McMahon:

I'm not sure if you are in charge of this property but since Mr. Van Schaak has been communicating with you I thought I would send you this notice of the Dangerous Building Hearing before the Council next month. Attached are some photos of the property as well. If you have any questions please contact me.

HEARING NOTICE

Pursuant to City of Gold Beach Code Section 5.375, notice is hereby given of a Dangerous Building Public Hearing. The public hearing will be held by the City Council on Monday, September 14, 2015, at 6:30PM in the City of Gold Beach Council Chambers. At the hearing, the owner or other person(s) interested in the property or the building shall have the right to be heard. The building that is subject to this hearing is located at **29448 Russell Street, Gold Beach**. For information regarding this notice, the public hearing, or the nature of the nuisance, please contact City Administrator, Jodi Fritts-Matthey: 541-247-7029 jfritts@goldbeachoregon.gov

Publish: September 2nd & September 9th

Jodi Fritts-Matthey
City Administrator
City of Gold Beach

From: Chris Van Schaack [mailto:chrisvs@mind.net]
Sent: Monday, August 17, 2015 4:41 PM
To: Chris McMahon
Cc: Jodi Fritts
Subject: Re: 29448 Russell Street, Gold Beach OR

Chris VS wrote:

I would appreciate anything that you could do Chris.

Perhaps you can work with the City and County as well.

I believe it has been a long time (years) since anyone lived there after the owners passed away.

Chris Van Schaack
(541) 951-9509

On 8/17/2015 3:33 PM, Chris McMahon wrote:

Good afternoon Chris,

I currently do not show this property in inventory as of yet but will work to see if I can track it down. REO Management Solutions manages properties after they have gone through a foreclosure process. It is possible that the property is still in the legal system and we do not have the means to take legal possession and begin cleaning up the property. We have to be in title. If the former owner or estate is in title it's their home and belongings so we are extremely limited in what action can be taken.

I have escalated to my perseveration team to be aware of the concerns and address if we are able to.

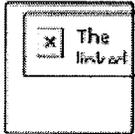
Do you know if someone occupies the home? If vacant are you aware of when they would have moved out?

I will let you know if and when I find out more.

Chris McMahon

VP of REO

REO Management Solutions, LLC



5222 Cypress Creek Parkway, Suite 100 Houston, TX 77069

Office: 281-719-1747 Fax: 1-866-294-3549

Email: cmcmahon@rmsnav.com

From: Chris Van Schaack [<mailto:chrisvs@mind.net>]

Sent: Tuesday, August 11, 2015 1:06 PM

To: REOInfo

Cc: Jody Fritts

Subject: Fwd: re: 29448 Russell Street, Gold Beach OR

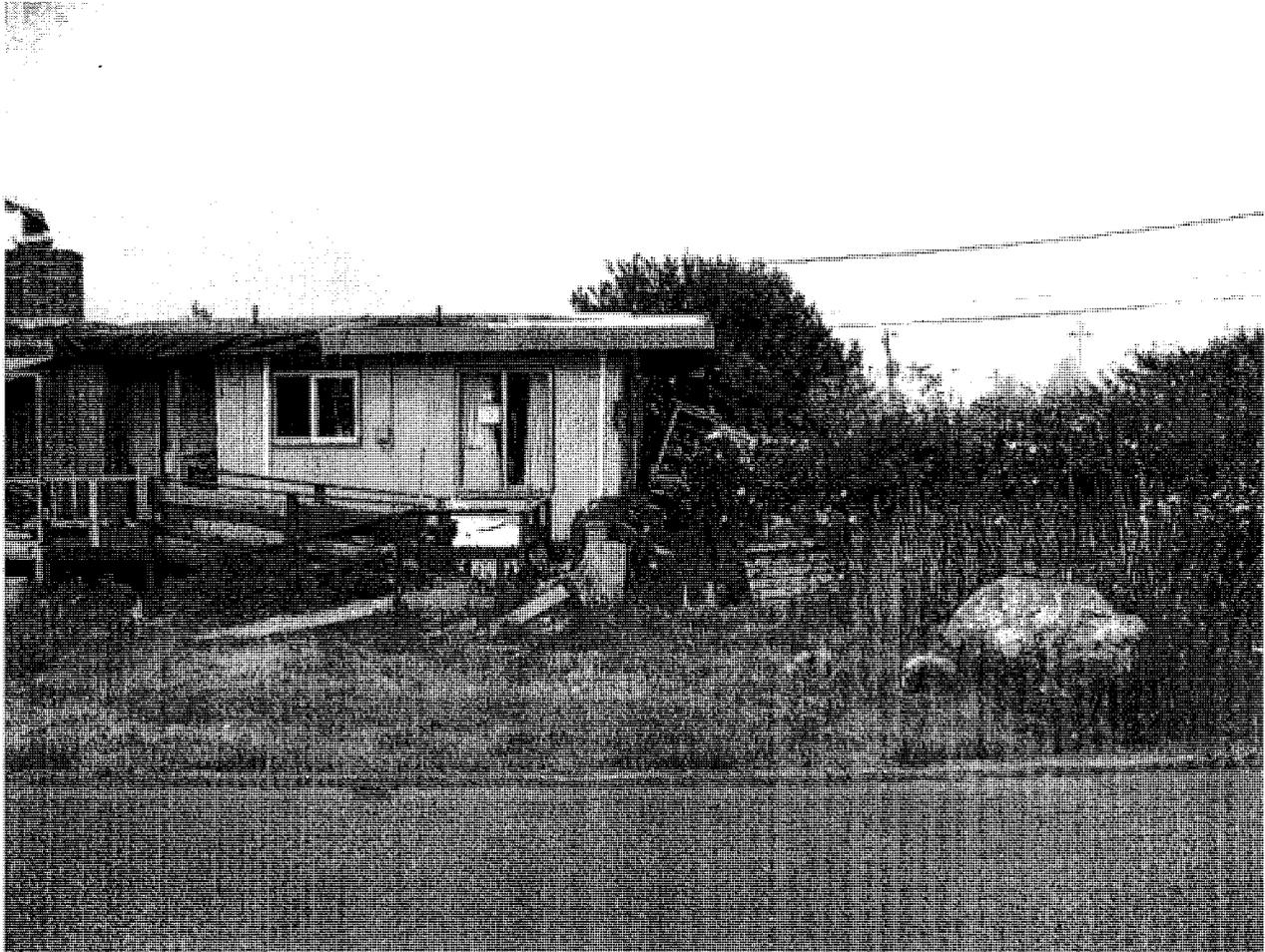
Chris VS wrote:

REO Management Solutions,

Since sending the email notification below to Reverse Mortgage Solutions the home at 29448 Russell Street, Gold Beach OR 97444 has declined in condition. There are numerous safety hazards. We own a home adjacent to this property where young children reside and are concerned for their well being. I was told that National Field Network was to have been maintaining the property but that has not been the case. Please let me know if this property is in your ownership. I would appreciate learning about your plans for this property and request that steps be taken immediately to create a safe and healthy environment in this neighborhood.

Sincerely,

Chris Van Schaack
(541) 951-9609





----- Original Message -----

Subject:re: 29448 Russell Street, Gold Beach OR

Date:Fri, 01 May 2015 08:19:50 -0700

From:Chris Van Schaack <chrisvs@mind.net>

To:customerservice@myrmloan.com

CC:Jody Fritts <jfritts@goldbeachoregon.gov>

Chris VS wrote:

As per my phone conversation with a Reverse Mortgage Solutions Customer Service representative (888 918-1110) the property located at 29448 Russell Street, Gold Beach OR 97444 is not being maintained. The exterior is falling apart and one can smell mold emanating from the interior. The yard is a scattered array of refuge and the landscape unmaintained. Of concern to me, as the owner of the neighboring home on 8th Street, is care for the previously maintained landscaped area on the north side of the property. This side yard is now covered with up to 12 feet high black berry plants and invasive vines, which provides refuge for vermin (see photo). Also of concern is the shed build in the street easement directly adjacent to

our property line. We would appreciate knowing if and when your organization plans to rectifying these problems. Feel free to call to discuss how we can be of support.

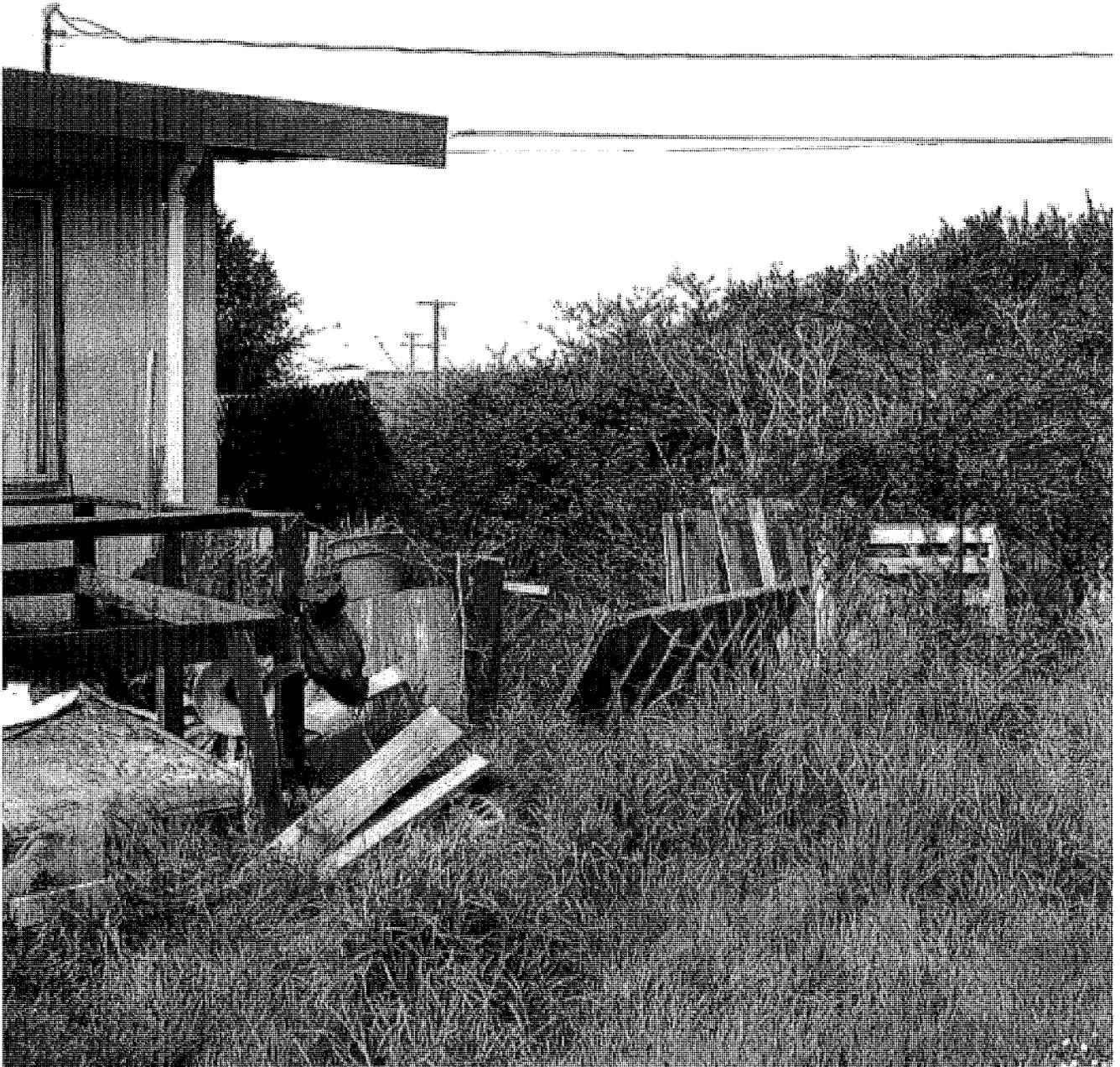
Sincerely,

Chris Van Schaack
Seaview Rentals
(541) 951-9609

cc. Jody Fritts, City Administrator, Gold Beach



North side yard is overgrown and littered with trash and debris.





Shed built is street easement on property line along with misc. debris.



CITIZEN REQUESTED AGENDA ITEM

**GOLD BEACH CITY COUNCIL
AGENDA REPORT**



Agenda Item No. 7
Council Hearing Date: September 14, 2015

TITLE: Citizen Requested Agenda Items

SUMMARY AND BACKGROUND:

Item a. Request by a Citizen to address the Council about a local event. The Citizen requested their name be withheld from the published record.

Item b. Request by Alan Journet from Southern Oregon Climate Action Now (SOCAN) to address the Council about an upcoming climate summit in Medford.

Jodi Fritts

From: Alan Journet <alanjournet@gmail.com>
Sent: Saturday, August 29, 2015 12:41 PM
To: Jodi Fritts
Subject: Our Critical Climate: Trends, Impacts, & Solutions - A Rogue Basin Summit

Ms. Fritts-Matthey:

From communications with organizing team member Eric Dittmer, I understand that you are aware of the Southern Oregon Climate Action Now (<http://socan.info>) effort to organize this conference scheduled for October 13/14 at Inn at the Commons in Medford.

Since last we communicated with you, we have developed the program and website and all systems are 'go!.' You can see where we are at: <http://socanclimatesummit.info>.

On September 14, SOCAN co-facilitator Kathy Conway and I plan to visit God Beach to introduce the event to the Gold beach city Council at 6:30 that evening, and visit the Curry County Board of Commissioners and other potentially interested entities during the day.

We would very much like to stop by and discuss the event with you to explore if there is a possibility that any city staff might be interested in attending.

If that is possible, please let me know and indicate a preferred time. If you can think of any other entities that we should consider visiting, please let me know (and if you have contact information, that would be very helpful).

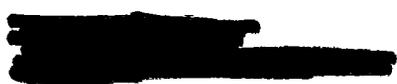
All the best,

Alan Journet

--

Alan Journet Ph.D.

Co-facilitator
Southern Oregon Climate Action Now (SOCAN)
<http://socan.info>



alanjournet@gmail.com

OUR CRITICAL CLIMATE

Trends, Impacts & Solutions
A ROGUE BASIN SUMMIT • OCTOBER 13-14, 2015

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CLIMATE TRENDS ARE HERE AND NOW

Every aspect of our lives is impacted by climate change. Find out why we need to take action to better

understand and address what we are doing about these trends today, and what we can do tomorrow.

Southern Oregon Climate Action Now

SOCAN
Confronting Climate Change



PUBLIC CONTRACTS AND PURCHASING

**GOLD BEACH CITY COUNCIL
AGENDA REPORT**



Agenda Item No. **8. a./9. b.**
Council Hearing Date: September 14, 2015

TITLE: Resolution R1516-05 Contract Award for 3rd & 8th waterline replacement project

SUMMARY AND BACKGROUND:

This project was approved by the budget committee and council for fiscal year 15-16. We let a bid last month for the proposed project. We received five bids, all of which were valid for consideration. Benny Hempstead Excavating, Inc. (3rd Street sidewalk contractor) was the low bidder. Dyer Partnership, our engineers, recommend that we accept the bids and award the contract to the lowest responsive bidder, Benny Hempstead. I have attached a copy of their recommendation letter.

FINANCIAL IMPACT:

The bid is for \$298,020. We have budgeted \$383,000 for this project.

DOCUMENTS ATTACHED:

- Letter from Dyer Partnership
- Resolution R1516-05

REQUESTED MOTION/ACTION:

Motion to accept the five responsive bids and award the contract

SUGGESTED MOTION:

I make the motion that we adopt Resolution R1516-05, a resolution to award a construction contract for 3rd & 8th Street waterline replacement project.

COPY OF REPORT AND ATTACHMENTS SENT TO:

Council, Will Newdall PW Superintendent, Aaron Speakman, Dyer Partnership,



THE DYER PARTNERSHIP
ENGINEERS & PLANNERS, INC.

September 2, 2015

Jodi Fritts, City Administrator
City of Gold Beach
29592 Ellensburg Avenue
Gold Beach, OR 97444

RE: 3RD & 8TH Street Water Line Replacement
Project No. 119.32

RECEIVED

SEP 03 2015

CITY OF GOLD BEACH

Dear Jodi:

This letter is to recommend action by the City in response to bids received on September 1, 2015 for the above referenced project. We received five responsive bids. Bids ranged from \$298,020.00 to \$378,020.00. The Engineer's Estimate was \$280,940.00. Please see enclosed summary of bids, bid tab detail and original bids.

We recommend that the City take the following action:

1. Accept all bids.
2. Award a contract to Benny Hempstead Excavating, Inc., the lowest responsive bidder in the amount of \$298,020.00 for Schedules 1&2 contingent upon no protest being received during the Notice of Intent to Award Protest Period.

It is our opinion that Benny Hempstead Excavating, Inc. has sufficient experience and qualifications to satisfactorily construct the project.

Assuming the Council concurs with our recommendation, we have enclosed three copies of the Notice of Award. A representative for the City needs to sign all three copies after which they should be returned to our office. (*Please do not date the Notice of Award.*) We will date the Award following the Protest Period. Contracts and Performance Bonds will then be forwarded to Benny Hempstead, Inc. for their signature.

Pursuant to ORS 279C.835, the Oregon Bureau of Labor and Industries requires that Form WH-81 be filled out by the contracting agency and sent to them with a copy of the first-tier subcontractor form, if applicable (ORS 279C.370), within 30 days of issuing the Notice of Award. The form is available at <http://www.oregon.gov/boli/WHD/PWR/docs/wh81.pdf>. The Owner is also responsible for payment of a Public Works Fee to the Bureau of Labor & Industries. This payment is accompanied by Form WH-39 which is available at <http://www.oregon.gov/boli/WHD/PWR/docs/wh39.pdf>.

Sincerely,

Aaron Speakman, PE
City Engineer

Enclosures

TABULATION OF BIDS

**3rd & 8th Street Water Line Replacement
 City of Gold Beach
 Project No. 119.32**

Date: September 1, 2015
 Bids Received: 2:00 pm
The Dyer Partnership Engineers & Planners, Inc.

<u>Name of Bidder</u>	<u>Schedule 1</u>	<u>Schedule 2</u>	<u>TOTAL</u>	<u>Comments</u>
McLennan Excavation	\$ 237,700	\$67,400	\$ 305,100	
Pacific Excavation	\$ 274,060	\$83,215	\$ 357,275	
Benny Hempstead	\$221,085	\$76,935	\$ 298,020	
Johnson Rock	\$ 261,965	\$ 85,615	\$ 347,582	
Rapraeger	\$ 291,320	\$ 86,700	\$ 378,020	



THE DYER PARTNERSHIP
ENGINEERS & PLANNERS, INC.

NOTICE OF INTENT TO AWARD

September 2, 2015

Benny Hempstead
Benny Hempstead Excavating, Inc.
93716 Hackett Lane
Coos Bay, Oregon 97420

Re: 3RD & 8TH Street Water Line Replacement
City of Gold Beach
Project No. 119.32

Dear Mr. Hempstead:

Bids were received and opened on September 1, 2015 for the above project. After review and evaluation of the bids, the apparent lowest responsive bidder was determined to be Benny Hempstead Excavating, Inc.

The City of Gold Beach, at their regular scheduled meeting September 14, 2015, will vote to award the Contract to Benny Hempstead Excavating, Inc., the apparent low bidder, conditional on the later of the following:

1. Five (5) calendar days after the date on the Notice of Intent to Award is sent to Benny Hempstead Excavating, Inc. and the other bidders.
2. If a protest is filed, then, until the City of Gold Beach provides a written response to all protests filed within five (5) days after the date on the Notice of Intent to Award, that denies the protest and affirms the award.

In the event No. 2 cannot be satisfied, the City of Gold Beach reserves the right to reject all bids and rebid the project or take other actions it deems in its best interest.

Sincerely,

Aaron Speakman
City Engineer

cc: Jodi Fritts, City Administrator
Will Newdall, Public Works Director



ORDINANCES & RESOLUTIONS

DOES MEET

RESOLUTION R1516-04

**A RESOLUTION REGARDING THE DANGEROUS BUILDING DETERMINATION OF
A STRUCTURE LOCATED AT 29448 RUSSELL STREET**

WHEREAS, a Dangerous Building Hearing was held on September 14, 2015, pursuant City Code Section 5.370; and

WHEREAS, notice was given of the hearing by publishing notice in the Curry County Reporter and the Curry Coastal Pilot, according to the above referenced code section; and

WHEREAS, The property owner of record, as listed with the Curry County Tax Assessor's Office, is deceased therefore no mailed notice was possible but electronic notification of a potential responsible party was made; and

WHEREAS, the hearing was conducted according to the procedures outlined in the Code, and evidence was taken in the form of exhibits, and oral and written testimony; and

WHEREAS, at the public hearing on September 14th, the Council found that the structure located at 29448 Russell Street met the City Code definition of Dangerous Building and therefore is deemed "dangerous" as defined in Section 5.350(1)(a-d):

- (a) A structure which, for the want of proper repairs or by reason of age and dilapidated condition or by reason of poorly installed electrical wiring or equipment, defective chimney, defective gas connections, defective heating apparatus, or for any other cause or reason, is especially liable to fire and which is so situated or occupied as to endanger any other building or property or human life.
- (b) A structure containing combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind especially liable to cause fire or danger to the safety of such building, premises or to human life.
- (c) A structure which shall be kept or maintained or shall be in a filthy or unsanitary condition, especially liable to cause the spread of contagious or infectious diseases.
- (d) A structure in such weak or weakened condition, or dilapidated or deteriorated condition, as to endanger any person or property by reason of probability of partial or entire collapse.

NOW, THEREFORE, BE IT resolved the City Council of the City of Gold Beach finds that the structure located at 29448 RUSSELL STREET is a Dangerous Building as defined by City Code and shall be abated as further provided in the City Code.

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 14th DAY OF SEPTEMBER, 2015

Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator

DOES NOT
MEET

RESOLUTION R1516-04

**A RESOLUTION REGARDING THE DANGEROUS BUILDING DETERMINATION OF
A STRUCTURE LOCATED AT 29448 RUSSELL STREET**

WHEREAS, a Dangerous Building Hearing was held on September 14, 2015, pursuant City Code Section 5.370; and

WHEREAS, notice was given of the hearing by publishing notice in the Curry County Reporter and the Curry Coastal Pilot, according to the above referenced code section; and

WHEREAS, The property owner of record, as listed with the Curry County Tax Assessor's Office, is deceased therefore no mailed notice was possible but electronic notification of a potential responsible party was made; and

WHEREAS, the hearing was conducted according to the procedures outlined in the Code, and evidence was taken in the form of exhibits, and oral and written testimony; and

WHEREAS, at the public hearing on September 14th, the Council found that the structure located at 29448 Russell Street DID NOT meet the City Code definition of Dangerous Building.

NOW, THEREFORE, BE IT resolved the City Council of the City of Gold Beach finds that the structure located at 29448 RUSSELL STREET is NOT a Dangerous Building as defined by City Code.

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 14th DAY OF SEPTEMBER, 2015

Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator

RESOLUTION R1516-05

**A RESOLUTION TO AWARD A CONSTRUCTION CONTRACT FOR
3rd & 8th STREET WATERLINE REPLACEMENT PROJECT**

WHEREAS, The City solicited interested bidders for proposed improvements to sections of the main water lines that serve portions of 3rd and 8th Streets; and

WHEREAS, Five individual bidders submitted bids for consideration for the project; and

WHEREAS, According to ORS 279C.375 (1), the City of Gold Beach is required to award the contract to the lowest responsive bidder; and

WHEREAS, Benny Hempstead Excavating, Inc. submitted the lowest responsible bid for the project with a bid of \$298,020; and

WHEREAS, In accordance with ORS 279C.375 (2), the project engineer, the Dyer Partnership Engineers & Planners, Inc., acting on behalf of the City of Gold Beach, notified all bidders of the City's intent to award the contract to Benny Hempstead Excavating, Inc. as the lowest responsible bidder; and

WHEREAS, The project engineer, the Dyer Partnership Engineers & Planners, Inc. has confirmed that Benny Hempstead Excavating, Inc. is the lowest responsible bidder and recommends the City award the contract to Benny Hempstead Excavating, Inc.

NOW, THEREFORE, BE IT RESOLVED: the City Council of the City of Gold Beach, awards the construction contract for the 3rd & 8th Street Waterline Replacement project to the lowest responsible bidder, Benny Hempstead Excavating, Inc. and authorizes the City Administrator to execute all documents related to the project.

Passed by the City Council of the City of Gold Beach, County of Curry, State of Oregon, this 14th day of September, 2015.

Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator



MISC. ITEMS

**(INCLUDING POLICY DISCUSSIONS
AND DETERMINATIONS)**

**GOLD BEACH CITY COUNCIL
AGENDA REPORT**



Agenda Item No. **10. a.**
Council Hearing Date: September 14, 2015

TITLE: FINAL ANSWER City Election or Not on Plastic Bags

SUMMARY AND BACKGROUND:

I asked the Council at the end of the August meeting if they could review the plastic bag ban info and make a final decision on whether the City will put the issue on the ballot because I have met with the citizen and they are ready to proceed with an initiative ballot.

We DO NOT need to discuss the merits of the bags, ecology, schools, etc I just need to know if the City wants to initiate the election or let the citizen file.

**GOLD BEACH CITY COUNCIL
AGENDA REPORT**



Agenda Item No. **10 b.**
Council Hearing Date: September 14, 2015

**TITLE: Quarterly Business Plan (City Goals) Review
Goals 7 & 8**

SUMMARY AND BACKGROUND:

As Councilor Kaufman pointed out recently we (I) have not been keeping to our review schedule of the City Business Plan (City Goals). We went through Goals 1-6 last month. We are now on back track for our quarterly reviews. We are reviewing Goals 7 & 8 tonight. Per the preferred format I wrote my notes directly into the plan.

GOLD BEACH CITY COUNCIL AGENDA REPORT



Agenda Item No. 10. c.
Council Hearing Date: September 14, 2015

TITLE: LOSS OF COASTAL PLANNING GRANT

SUMMARY AND BACKGROUND:

Annually we receive a small grant from the Department of Land Conservation and Development (DLCD) to help the City administer the planning department because we are a coastal town. Specific statewide planning goals ONLY apply to towns and counties on the coast, and because most of us are pretty small and pretty broke, those grant dollars fund almost our entire planning program—especially when we have had so few building permits or land use actions in the past 6 years! We only get \$4500 from them but that really does help us. That \$4500 would otherwise come from the General Fund.

We were notified last month by DLCD because the feds (NOAA) are withholding funds from the state for a lawsuit brought against the Feds, WE are begin hurt. I'm not even going to start on the political reasons why (don't even get me started) but we HAVE to convince the state of Oregon that we need emergency funds. Below is the notification we received from our Regional Rep, Dave Perry. Councilor Kaufman and I actually spoke with the Governor's Solution Team yesterday about this. Dave says we have to get these letters to our reps. Councilor Kaufman took the initiative and wrote a draft of a letter to each of our reps. Let's decide how we can best get their attention please.

South Coast Planners:

As you know, the Coastal Program is very likely to lose 30% of its federal funding that we receive through our NOAA grant as a result of the "CZARA" court case (see link below). If this happens, there will be no money to fund our local grant programs (no planning assistance or technical assistance grants). The Department will be requesting a special allocation from the E-Board to compensate for this loss with State funding. I wanted you to be aware of this, because local government budgets will be impacted. You may want to speak with your local officials so that they can alert your State Representatives of the e-board request. The E-Board is more likely to act favorably, if they are made aware of the importance of the Coastal Program and the local grant program to cities and counties.

At this point, I don't know when the E-Board will meet to consider the funding request, but if local governments are going to be heard in this matter, it would be best to act quickly to inform your State Representatives.

<http://www.noanews.noaa.gov/stories2015/20150130-noaa-epa-disapprove-oregons-coastal-nonpoint-pollution-program.html>

Dave Perry | South Coast Regional Representative
Community Services Division | Coastal Services Center
Oregon Dept. of Land Conservation and Development
810 SW Alder Street, Suite B | Newport, OR 97365
Office: (541) 574-1584 | Cell: (541) 270-3279 | Fax: (541) 574-4514
dave.perry@state.or.us | www.oregon.gov/LCD

Senator Jeff Kruse
900 Court St. NE, S315
Salem, OR 97301

RE: Coastal Planning Grant Funding

To the Honorable Senator Jeff Kruse:

Statewide planning mandates are designed to protect the public good and to have development in a somewhat orderly fashion. Because all benefit from good planning, and because coastal planning is much more complicated than inland planning (compliance with more goals and plans), it is very important that the costs are shared. Much of planning in Gold Beach is to satisfy state requirements and not local goals. Therefore, it is imperative that the state continue to fund a portion of the planning costs to coastal communities. Even if the City tripled its planning permit fees, it would be a tiny assistance because there are very few permit applications at this time. Our city traditionally gets a small grant of \$4500 to help with planning costs. This is not a huge amount to the state, but it is critical to our community.

The NOAA budget change has affected coastal communities in a negative way. It seems illogical that a NOAA change in funding should be carried on the backs of coastal communities. We are part of Curry County which still has the highest unemployment rate in the state. As we are slow to recover from the recession, we do not need another financial hit for the city to have to recover.

Please use your influence to have the E-Board backfill the coastal planning grants.

Sincerely,

Representative Wayne Krieger
900 Court St. NE, H381
Salem, OR 97301

RE: Coastal Planning Grant Funding

To the Honorable Representative Wayne Krieger:

Statewide planning mandates are designed to protect the public good and to have development in a somewhat orderly fashion. Because all benefit from good planning, and because coastal planning is much more complicated than inland planning (compliance with more goals and plans), it is very important that the costs are shared. Much of planning in Gold Beach is to satisfy state requirements and not local goals. Therefore, it is imperative that the state continue to fund a portion of the planning costs to coastal communities. Even if the City tripled its planning permit fees, it would be a tiny assistance because there are very few permit applications at this time. Our city traditionally gets a small grant of \$4500 to help with planning costs. This is not a huge amount to the state, but it is critical to our community.

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Please use your influence to have the E-Board backfill the coastal planning grants.

Sincerely,

GOLD BEACH CITY COUNCIL AGENDA REPORT



Agenda Item No. **10. d.**
Council Hearing Date: September 14, 2015

TITLE: DIRECTION ON CITY HALL REMODEL

SUMMARY AND BACKGROUND:

During the budget hearings this year the Budget Committee approved a plan that we have been working on for several years to remodel the south side of City Hall to make more room for the Police Department. After the beginning of the year I solicited bids for the project. We had a pre-bid meeting with 5 contractors—which was encouraging! However, on the bid opening date of August 21st we received ZERO bids.

One of the contractors did prepare a bid but he was not able to get one of the required documents prior to the bid opening. I contacted him AFTER the zero bids and asked him to give me his bid anyway. It is more than we budgeted and he explained why and I also spoke with the building department. I'm confident it is a fair bid but I would like some direction on how to proceed. Do we want to try and scale back a bit? Break the project in two (not my preference)? Once I have an idea what the Council would like I can talk with the contractor and we can negotiate where changes could be made. I'm also going to talk with the building department to see what are HAVE TOs and what are NICE TOs as far as regulation goes (sometimes code requirements are aspirational but not necessarily a regulation).



City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

Administration: 541-247-7029 • Police: 541-247-6671 • www.goldbeachoregon.gov
Visitor Center: 541-247-7526 • www.goldbeach.org

Monday, July 20, 2015

DEAR: _____

The City of Gold Beach is soliciting bids for a building construction project: City Hall Remodel Project. This will be a remodel within the existing footprint of the City Hall building. We are proposing to move the current public restrooms and reconfigure new space for the police department. It will be a portion of our current Council Chambers, the front entry, existing police space, and the current public restrooms.

Since you a licensed contractor in Curry County we are personally inviting you to bid on this project. Enclosed you will find the structural plans (*please note they are reduced from their original size so refer to dimensions on the plans*), a specification packet with information from our project manager, and the Invitation to Bid packet which includes all the contract documents related to this project—please note to submit a bid you are only required to submit the following completed documents:

- Completed Bid Form (pages 7-10)
- First Tier Subcontractor Disclosure Form (page 15) *or within 2 hours of the bid closing time*
- Bidder's Performance and Payment Bond Statement (pages 16 & 17)

If you are the successful bidder then we will work with you on the additional forms.

We will be having a REQUIRED pre-bid meeting on Friday, August 7th at 9:00AM. Since we will need to continue to operate during the construction we would like to point out areas of specific concern and items you should be aware prior to bidding. If you are not able to make this meeting and would still like to bid please contact me for an alternate time to visit prior to bid opening on August 21st.

If you have questions about the contract documents or plans and specifications, please direct them to me. I hope that you are able to submit a bid for this project.

Sincerely,

Jodi Fritts-Matthey
jfritts@goldbeachoregon.gov

cc: Will Newdall, PW Superintendent
Chief Dixon Andrews

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community.

**CONTRACTORS
SENT BID
PACKETS**

**SAGE BRUCE
1317 HOMESTEAD RD
BROOKINGS, OR 97415**

**MC CONSTRUCTION
PO BOX 1303
GOLD BEACH, OR 97444**

**ADAM BROTTON
95692 SKYVIEW RANCH
GOLD BEACH, OR 97444**

**MCLENNAN BUILDERS
15420 OCEANVIEW DR
BROOKINGS, OR 97415**

**DAVE HOOVER
PO BOX 6157
GOLD BEACH, OR 97444**

**BODMAN
CONSTRUCTION
PO BOX 4192
BROOKINGS, OR 97415**

**KURT KESSLER
PO BOX 6335
BROOKINGS, OR 97415**

**TONY JAKACKY
29665 STEWART ST
GOLD BEACH, OR 97444**

**PAUL SMITH
PO BOX 1242
GOLD BEACH, OR 97444**

**KEVIN STARBIRD
PO BOX 662
GOLD BEACH, OR 97444**

**AL MORSE
PO BOX 1464
PORT ORFORD, OR 97465**

**PAUL VIALE
19135 BARNACLE
ROCK RD
BROOKINGS, OR 97415**

**JC LANDCLEARING
96290 A CAPE FERRELO
BROOKINGS OR 97415**

**LOREN STONEBRINK
516 HASSETT ST
BROOKINGS OR 97415**

**MARK RITCHIE
CONSTRUCTION INC
PO BOX 7859
BROOKINGS OR 97415**

**RIVERS END
CONSTRUCTION INC
PO BOX 4970
BROOKINGS OR 97415**

**HALCO CONTRACTING
16063 DRIFTWOOD LN 9
BROOKINGS OR 97415**

**JOHN LANDER
PO BOX 665 GOLD
BEACH OR 97444**



City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

Administration: 541-247-7029 • Police: 541-247-6671 • www.goldbeachoregon.gov

Visitor Center: 541-247-7526 • www.goldbeach.org

INVITATION TO BID CITY HALL REMODEL PROJECT

Licensed contractors are invited to bid on the construction of the **City Hall Remodel** (Project), located at 29592 Ellensburg Avenue (City Hall), Gold Beach, Oregon. The Project consists of two phases:

Phase I: Relocation of existing restrooms and modification of City Hall foyer and Council Chambers to accommodate the restroom areas

Phase II: Remodel of police department area (south and southeast corner of existing City Hall)

All construction is within existing City Hall footprint—interior remodel only.

The construction specifications are separated into two schedules: Schedule A is the bathroom change; Schedule B is the police area remodel. **Bids are to be calculated and submitted as separate projects.**

A PRE-BID meeting will take place at City Hall on Friday, August 7th at 9:00AM. You must attend this meeting to be eligible to bid on this project. If you are unable to attend on this date, but would still like to bid we will try to accommodate another meeting time—contact Jodi Fritts (contact info below) to make alternate arrangements. We want to encourage as many qualified bidders as possible.

Following the Pre-Bid meeting, **sealed bids** will be received by Jodi Fritts, City Administrator, at Gold Beach City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon 97444, until **10:00AM (PDT), Friday, August 21, 2015, and shall be publicly opened at that location immediately upon closing.**

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community.



This contract is for a public work subject to ORS 279C.800 - ORS 279C.870, relating to the payment of prevailing wages.

No prequalification will be required for this Project.

The terms, conditions and specifications for this project (Project Documents) may be examined at the Gold Beach City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon 97444, or on the City's website: www.goldbeachoregon.gov The Project Documents will be available at City Hall from the date of this Notice until the bid opening. Copies may be obtained from the City for a non-refundable fee of \$10.

Jodi Fritts, City Administrator
City of Gold Beach
29592 Ellensburg Avenue,
Gold Beach, Oregon 97444
541-247-7029
jfritts@goldbeachoregon.gov

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community.

INVITATION TO BID

The City of Gold Beach is soliciting bids for a building construction project: **City Hall Remodel Project**. This will be a remodel within the existing footprint of the City Hall building located at 29592 Ellensburg Avenue, Gold Beach. The project will be to move the current public restrooms and reconfigure space for the police department. Areas affected will be a portion of the Council Chambers, the front entry, existing police space, and the current public restrooms.

This is a TWO PHASE project:

- Phase I** will be the bathroom relocation;
- Phase II** will be the police department reconfiguration. Bidders may bid on one or both phases.

Separate bids for each phase must be submitted, but can be submitted in the same sealed envelope. This contract is for a public work subject to prevailing wages as defined in ORS 279C.800-ORS 279C.870.

A REQUIRED pre-bid meeting will take place on Friday, August 7th at 9:00AM. The City offices must continue to operate during the construction. At the pre-bid, the City will discuss with prospective bidders areas of specific concerns, utility issues, and existing building anomalies prior to bidding. ***If prospective bidders are not able to make this meeting, and would still like to bid, please contact the City Administrator for an alternate time to visit prior to bid opening on August 21st.***

Following the pre-bid meeting the City will be accepting sealed bids for the proposed project until **Friday, August 21 at 10:00AM**, at which time the bids will be opened and reviewed. Notice of Award will follow by mail after review and confirmation of all compliant bids.

If you would like a copy of the project plans and specifications, and the invitation to bid contract documents please contact:

Jodi Fritts, City Administrator.

You may request the documents by email, phone, or in person.

Documents can be USPS mailed or emailed.

Gold Beach City Hall is located at:

29592 Ellensburg Ave.

(north of Ray's Market) 541-247-7029

jfritts@goldbeachoregon.gov

August 21, 2015 BID OPENING CITY HALL REMODEL PROJECT

BIDDER NAME	SCHEDULE A- BATHROOM REMODEL BID AMOUNT	SCHEDULE B- POLICE AREA REMODEL BID AMOUNT	TOTAL COMPLETE BID
