

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
December 16, 2025	5.d

TO: Mayor Benetti, Council President DiNovo, and City Councilors

FROM: Jennifer Wirsing, Public Works Director

THROUGH: Nichole Rutherford, City Manager

ISSUE: Consideration to Approve an Emergency Contract for the Onsite Force Main Associated with the Timber Cove Estates Project

SUMMARY:

Council will consider the approval of an emergency contract associated with the Pump Station and Force Main project that will support a 400-unit subdivision.

ACTION REQUESTED:

If it pleases Council, approve the emergency contract for the onsite force main associated with the Timber Cove Estates project for an amount not to exceed \$220,000.

BACKGROUND:

The City entered into a development agreement with Timber Cove LLC, committing up to \$4 million for the construction of a pump station and force main to serve a 400-unit subdivision. The subdivision is called Timber Cove Estates and is located at the southern end of Lindy Lane. A portion of the force main, located within the Timber Cove subdivision, needed to be completed without conflicting with Timber Cove's infrastructure (onsite gravity sewer, storm, water, electric, natural gas, and telecommunications) and street construction activities, while competitive bids for the overall project (pump station and offsite force main) were still being collected.

To prevent delays in the subdivision's construction, the City authorized Timber Cove LLC to construct the onsite force main for \$220,000, separating this work from the larger contract associated with the pump station and offsite force main. Consequently, an addendum to the development agreement was prepared, adjusting the \$4 million to \$3.78 million.

If this work had not been authorized, it would have significantly delayed the subdivision project and affected the timelines established in the development agreement, which is why the situation was deemed an emergency. The cost per foot for the installation of the onsite force main was found to be consistent with other competitively bid projects in the City.

Staff recommends that the Council approve this emergency contract with Timber Cove LLC for an amount not to exceed \$220,000 for the installation of the onsite force main serving the Timber Cove subdivision.

BUDGET IMPLICATIONS:

Because this project was deemed an emergency, competitive bids could not be obtained. As a result, this project is not eligible for reimbursement through the Business Oregon Loan that is funding the larger Pump Station and Offsite Force Main project. While the city's total \$4M commitment has not changed, if Council approves this emergency contract, there will be two funding sources: 1) \$3.78M from a City Council Meeting December 16, 2025

Business Oregon Loan and 2) \$220,000 from the Water Quality Capital Improvement Fund 29, Water Quality Unplanned/Emergency line item (Fund 29-810-530-3010).

ATTACHMENT(S):

- Timber Cove LLC Sanitary Sewer Development Agreement
- Timber Cove LLC SS Dev Agreement Addendum 1
- Budget Summary for PS 27 and Force Main Project