

MINUTES
Warrenton City Commission

5 - C

WORK SESSION
June 14, 2016

Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Mark Kujala called the Work Session to order at 5:16 p.m.

Commissioners Present: Mayor Mark Kujala, Pam Ackley, Tom Dyer, Rick Newton, ~~Henry Balensifer~~ *Excused: Henry Balensifer*

*Minutes corrected
7/26/16*

Warrenton Community Library Board Members Present: Judy Sivley, Rochelle Coulombe, Kelsey Balensifer

Staff: City Manager, City Attorney, City Recorder, Building Official Jim Byerly, Library Site Manager Nettie-Lee Calog

City Manager Fritsch requested the City's Building Official, Jim Byerly, report on his recent inspection of the library building; the former Town Hall building in Hammond. Mr. Byerly stated the structure itself is not degraded too much; however, he said the foundation has settled and has put a great amount of stress on the side walls, and they have bowed to the outside. He also said the roof is lower than it should be, along with some other minor issues. He said that all of the issues can be fixed, but he stated it will still be a building that is not suited for its current use as the Community Library. The foundation needs to be completely replaced. Mr. Byerly estimated the cost to fix the foundation alone is between \$80,000 and \$90,000. Due to wind issues, the stress on the side walls is of most concern. He explained the building is not in configuration to stand much longer without fixes. He also noted there is sub-standard electrical in the building. Discussion followed on the site, and Mr. Byerly stated there are three full lots at the site. Commissioner Dyer said it seems it would be better to build a new building than to fix the old building. Mr. Byerly agreed. Mr. Byerly stated it would be his suggestion to rebuild rather than repair. Mayor Kujala noted there is obviously nostalgia for that building, having been the Hammond Town Hall.

Discussion followed to consider where the best location for the library might be. Is it the current location, or should it be more centrally located, i.e., downtown. Discussion followed on design, and Mr. Byerly stated he could design it for the City if it is under 4,000 sq. feet.

City Manager Fritsch noted discussions with the library board on the future of the library. He noted they have had discussion on location and parking issues, and “what do we want to be when we grow up.” Discussion on modernizing. Much more than simply books. What should the library be in the future? It needs to be a much broader learning experience, expand to be more than just books. Library Board Member Rochelle Coulombe stated they had a brief discussion with Kathy Merritt, Friends of the Library Member, regarding placement of the library closer to the school, as the school is downsizing its library facility and the community library could be a supplement if accessible to students. It’s difficult for students to get out to the current location.

In response to concern regarding the current safety of the building, Mr. Byerly said it’s difficult to respond. He said, with a high wind storm, or heavy rain that saturates the soil and the footings keep sinking, “It could be this weekend, or it could be in a year.”

Commissioner Ackley asked if there is enough room to place/add a temporary building, i.e., a pod on the property. Library Site Manager Nettie - Lee Calog said she’s seen costs between \$15,000 - \$30,000. Commissioner Ackley said that is a suggestion; thinking about safety and to keep the library running until a more permanent decision is made. Mr. Byerly stated he doesn’t believe the structure will fall down. There is not an immediate need to close it. “Come this fall and storm season, you might look at it real close then.”

Mayor Kujala noted they all recognize something needs to be done regarding the future of the library; money is the biggest discussion that needs to take place. The current library levy ends June 30, 2018.

Library Board Member Kelsey Balensifer stated the board has had many conversations on the building issue. She said they understand the appeal of the building; however, the majority of the board members believe the building has outlived its useful life, and she said they would like to see it more centrally located. She said they want to be able to provide library services to the students, as the school downsizes its library. She said the Board would like to move forward and look into options that won’t be a money pit. Discussion then followed on whether the current property could be sold to raise money to help move the library. It’s zoned high density residential. City Manager Kurt Fritsch said the OHANA/KAST building might be an option. He also said there have been discussions with the Lower Columbia Soccer Association to move some ball fields from the Quincy Park out to the soccer complex. Perhaps that portion of the park could be used for a library site, it’s a piece of ground the City already owns and would be in close proximity to the school. Discussion followed on whether there is enough space in the OHANA/KAST building for a temporary space. Site Manager Nettie-Lee Calog stated there is some space in the building that could be used, it needs finishing. Discussion followed to look into temporarily relocating to the OHANA/KAST building. Staff will reach out to OHANA. Perhaps they will consider donating the use of the space temporarily.

Discussion followed on getting information on the website. Ms. Calog stated it’s a work in

process.

Additional discussion followed again on the future of the library. Change is difficult - but its exciting to look at the future. Mayor Kujala said he still sees the advantage of having the library downtown and the linkage to the school could be really beneficial, especially in light of the changes the school is making. Commissioner Ackley said perhaps there could be a satellite in Hammond. Brief discussion on whether forming a separate library district is beneficial.

Commissioner Ackley said the first thing is to get them out of the building. There are safety concerns.

Library Site Manager Calog suggested holding a meeting to gain community input. "It's a community library, what do they want."

Mayor Kujala said it was a good discussion, and we'll look into the OHANA/KAST building and continue talking about options.

Mayor Kujala adjourned the work session at 6:00 p.m.

APPROVED



Mark Kujala, Mayor

ATTEST



Linda Engbretson, CMC

City Manager Pro Tem/City Recorder