

A work session meeting of the Astoria Common Council was held at the above place at the hour of 6:00 pm.

Councilors Present: Nemlowill, Herzig, Warr, Price, Mayor LaMear

Councilors Excused: None

Staff Present: City Manager Estes, Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Financial Analyst Snyder, Fire Chief Ames, Interim Planner Morgan, Library Director Tucker. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

WORK SESSION

The work session convened at 7:58 pm.

Mayor LaMear said she and Councilor Herzig learned from the League of Oregon Cities that most cities conduct many work sessions. Work sessions allow Councilors to share their thoughts and ideas with each other. Councilors cannot have discussions at City Council meetings. She hoped the work sessions would help Councilors come up with the best ideas and get public input.

Item 9(a): Library Goal

City Manager Estes explained that in the current fiscal year, City Council has a goal regarding the renovation of the Astor Library. In January 2014, City Council adopted a renovation plan. Since then, City and library staff has been working towards the goal throughout the year. The renovation plan included a study of feedback from the community and library patrons about what services and features they wanted in the library. The plan also included square footage recommendations for various uses that were requested by the citizens. Former Mayor Van Dusen appointed a library renovation sub-committee. The sub-committee wanted to consider alternative spaces for the library expansion, other than the space where the Waldorf Hotel is located. After researching the Elks Lodge as an alternative space, the committee decided that the Waldorf space, which was approved as part of the renovation plan, was preferred. The committee is now working on a mission statement and wants to approach this project more holistically by looking at other options.

Councilor Warr cautioned against reconsidering everything in the renovation plan, as it could be perceived as a slap in the face to all of the volunteers who worked on it for two or three years. City Council endorsed the plan only a year ago and now Council is expected to take another look at it. He feared the City would get into a position where the library would never be renovated and the Waldorf left alone because the process will get so messed up no one would want to get involved.

Councilor Nemlowill supported the work of the volunteers who completed the needs assessment and analysis of renovating in either the current building or expanding the Waldorf space. However, recently there has been a lot of community discussion about saving the Waldorf, which she has considered. The City will need a lot of community support to renovate the library and starting the process with controversy over the site is not desirable.

Councilor Warr explained that when the Waldorf was discussed during public hearings, there were no comments or input from the public. Now, all of a sudden the Waldorf has become a hot button issue since a member of the community started a website to save the Waldorf. The City has received estimates indicating it would cost \$7 million just to renovate the Waldorf and it could cost another \$4 million to build a new library. He believed the costs, disruption, and pulling the rug out from under many hard working people will put the City in a position where the Waldorf will sit vacant for another 26 years. He believed the City should move forward and did not believe the process should start all over again.

Councilor Herzig believed Council should separate putting the new library in the best possible location from whatever happens to the Waldorf, as these were two separate issues. This discussion is about the library. Everyone involved understands this is a huge undertaking that will take a long time, millions of dollars, and would need maximum community support. People need to be prepared for a little give and take and he hoped no one would feel slapped in the face if the City entertained other ways to move forward because other options need to be part of the discussion.

Councilor Price wanted to focus on the library and believed it was worthwhile to take another look. She understood that some specific criteria given to Metz and Associates that governed the options included in the plan. The two main recommendations in the renovation plan were increased space for children and children's programming and a community meeting space. A community that wants a library and meeting space speaks to broad urban planning, which has not been conducted. The library was not a topic of priority during her campaign. The redevelopment of Heritage Square would be a better project for amenities in Astoria. Astoria already has a library building with a lot of room and it is one of the most underutilized spaces in town. She did not understand why the library was considered a horrible place that no one wanted to go. Money was the big issue and she wanted to know what funds had been identified, how much funds were available, when the money could be used, if the City would contribute financially, and what would be considered a reasonable timeframe. The library project is a grand opportunity to do some additional urban planning and Astoria should build on the urban planning that was done in the past with Safeway and Clatsop Community College by looking at the area from Duane to Exchange, 12th to the Dairy Goal Building. Astoria should figure out how the library, the money, time, and effort put in by the City would fit into urban planning in this area. Past urban planning was driven by what other people wanted to do, not by the City's vision of itself. Talk of building a new library near Heritage Square through a public/private partnership has advantages. However, she believed it would be too expensive and would become a very long-term funding situation. Astoria should fill its stock of existing structures before building new structures. She also believed Council needed basic architectural drawings at least of the current space.

Mayor LaMear explained that the 2½ year study by Ruth Metz resulted in recommended programming needs, not the exact locations of each space within the new library. The plan considered the communities wants and needs, which were basic things like a lot of light, a building with good quality materials, a children's section that did not need to be shared. The functions of the building are the critical thing, not the site. The group that really wants to save the Waldorf will hold up the process of expanding library renovations into the Waldorf space. However, the library cannot remain in its existing building without the Waldorf space. The library needs about 18,000 square feet, but the current building only has 9,000 square feet. Using the basement is not a viable option because the building has fire safety concerns and is not ADA accessible. The option to expand into the parking lot would take away more parking, which no one wants. Other issues with the existing building include the mezzanine the heating system, roof, wiring, and water. Building a new building at Heritage Square might not be any more expensive and would eliminate dealing with problems with existing building or the Waldorf space. Affordable housing could be put on the top level of new building through a private/public enterprise. Many funds are available for developing workforce housing, which the city needs. She showed pictures of other libraries that have a library on bottom floor and housing on top. Such a building would solve two problems and the existing library could be used the entire time the new building is being constructed. She did not believe a new building would be more expensive than working around the existing building because it has so many problems.

Councilor Herzig supported Mayor's proposal and believed it was an incredible idea. No one cares about the library more than Mayor LaMear does. It was incredible that she was willing to consider a different direction. She thought brilliantly about using available space, a private/public partnership, and solving multiple issues with one solution. He supported it wholeheartedly.

Councilor Nemlowill said a lot of the planning work for Heritage Square has already been completed. In 2004 the Library was the most probable use of the Heritage Square site, including meeting rooms, the plaza, and parking. Studies done by MIG Consultants and Crandall Arambula were done after Safeway moved out of downtown and the Clatsop Community College urban campus concept failed. These studies suggested an all-public building or private housing or a mix. Studies included cost and size estimates for several concepts. If building costs could be offset by private development for housing, the public costs would be around \$2 to \$4 million. Angled parking on Duane and 12th Streets would likely take up one lane and the scenarios in the study were with and without the Legion in its current location. There was also a letter between Former City Manager Dan Bartlett and State Community Solutions and Housing Department, which stated if the City were to realize redevelopment of the square in a way that benefits the community, the City could possibly renegotiate the grant/loan for the property. Her main concern was what would happen to the existing library building and she believed the City should explore options for filling existing space. She asked how much money remained in Astor East Urban Renewal District and if those funds could be used to assist redevelopment of Heritage Square. She also asked for confirmation that the terms of the Community Development Incentive Funds could be renegotiated. What process could be used to find a development partner and would the city have a long-term lease with that partner? Could the residential space be condominiumized so the City could have certain ownership rights? What additional steps would be necessary to redevelop the site? She believed the City amended the Comprehensive Plan to keep Heritage Square open space. She loved Mayor's idea.

Councilor Price liked Mayor LaMear's idea and had many of the same questions as Councilor Nemlowill. The summary of the Heritage Square plan said the State would not allow further negotiation, but it never hurts to ask. She was concerned about moving to Heritage Square because she did not want to leave the rest of the block of the existing library blighted. This would be a bigger urban planning decision. This would be a great project for attracting a good Community Development Director. She wanted to know what this would cost and where the funds would come from.

City Manager Estes said no project has been given to the City or the Foundation yet. However, the City has let foundations know that funds may be requested in the next few years. Fundraising cannot be done until there is a specific project, adopted by City Council, for which to raise funds. The Foundation is taking the same approach. The City is aware of granting entities that fund library projects, but many library projects compete for the same funds as other community projects. The Logan Memorial Trust Fund currently has less than \$1 million. It was always anticipated that the library project would need community funds and public support. Other funding sources, like a bond, could be discussed. However, the library would like to fund the project with community dollars and grant money as much as possible. The Astor East Urban Renewal Fund is not as robust as the Astor West Urban Renewal Fund because most of the land in the Astor East district is public land or owned by non-profit entities and does not generate tax revenue. Astor East funds could possibly be used but, the City is paying off the Liberty Theatre loan to purchase the Theatre and the loan for the Garden of Surging Waves. In order to take the \$350,000 loan, Astoria had to refinance the Liberty Theatre loan. The two loans were combined into one payment with a better interest rate.

Councilor Warr said the parking lot across the street from the library, on Exchange Street between 9th and 10th, was very underutilized and asked if the City could dedicate half of it to library parking and expand the library into its parking lot. City Manager Estes said the City leases many of the spaces in the lot on Exchange to downtown businesses. However, the City could consider this idea.

Councilor Price believed Council should keep in mind that the library will affect the entire downtown area and should consider the impact of the fundraising on other projects that might also need support from similar granting entities or from the community. She suggested making a spreadsheet.

Councilor Herzig believed the Mayor's point was the location of the library during renovation of the current building, which is a huge issue. Relocating to Senior Center would not be an option because it will be renovated and then could only be used for seniors, as stipulated in their grant. Creating a brand new library and moving services after it is built would be ideal. Otherwise, the City would have to find a place to take the entire collection, make it usable and accessible, while waiting for renovations to be completed.

Councilor Nemlowill asked how a public/private partnership would exist. Could the property be sold to a private developer? Could the ownership of the property be held by the City? She believed this would affect funding.

City Manager Estes explained the land could be owned by the City or a private developer. However, the common approach generally involves the city transferring ownership of the land to a private developer according to the terms of a developer agreement. Cities typically retain rights to use the space through condominiumizing, like the Hollywood and Sellwood-Moreland libraries. Multnomah County owns the space where the library is located and the building is owned jointly. The terms of a public/private partnership are all up for discussion and negotiation.

Councilor Nemlowill still wanted to find out more, but really liked the idea of transferring as much of the property as possible to a private developer to get it back on the tax roll. An urban renewal district is supposed to be an investment in a particular taxing district. The General Fund and other taxing districts suffer until the urban renewal district sunsets. After that, all taxing districts are supposed to prosper. Therefore, she believed this could be a good thing financially for the City in the long-term.

Councilor Warr asked if the City could transfer a portion of a property to a private owner even if it is not paid off, as he believed it had to be for public use. He also wanted to know there was enough space for a new library without acquiring the Legion. City Manager Estes said the City would have to ask the State about transferring ownership before it was paid off. The agreement states part of the property must be used for the public and a portion was designated as revenue generating. It was too early to give an answer about the Legion. If Council wants to consider alternate locations for a potential new library, he recommended retaining the assistance of a firm that could look at the use of specific sites, how the building footprint could work, and provide rough cost estimates. Many different ideas and concepts have been discussed, but in order for staff to make a recommendation to Council, they need more info.

Item 9(b): Public Comments Regarding Library Goal

David Oser, 254 W Irving, Astoria, said for many years he has been a member of the Library Advisory Board and was appointed to the Library Renovation Committee last year. He did not feel slapped in the face by this discussion and was very excited about the Mayor's suggestion. He urged everyone to read the Renovation Plan, which is on the library's website. A large number of people in Astoria gave their opinions about what they wanted to see in a library, so the plan really is the people's voice speaking. The Library Advisory Board sees itself as a conduit between the Council and the citizens of Astoria. The Library Board's view of the study was somewhat constricted to looking at the renovation of the library, as the option of a new building was not on the table. Opening up the options in this way is fantastic and wonderful. He would like nothing better than a new library in a new location. Heritage Square would be great, but elsewhere would be fine as well. He agreed with Councilor Herzig that this project cannot be seen as an adversarial relationship about the library and the Waldorf Hotel. The Library Board members are not experts at preservation and were really just considering space. The current library building is in very bad physical shape and Director Tucker spends a third of her time worrying about the mechanics of the building. For people with any kind of physical disability, it is difficult just to get in the door and is impossible to get to the mezzanine to access the fiction section. The Library Board wants to move forward and is willing to raise money to get the city what it needs, a wonderful modern library.

Cheryl Silverblatt, 811 Glasgow Ave., Astoria, said she attended all of the public meetings hosted by Ruth Metz and Associates. She was excited by many things and was disappointed by many things she heard at these meetings. Mr. Oser and Councilor Price referred to some restrictions placed on the way of thinking about renovating or providing a better library for the citizens of Astoria. These restrictions were astonishing. The former City Manager told citizens that in 20 years, the library would never receive an increase to its budget. Ms. Metz was asked to move the process forward with the understanding that the library staff would never get any bigger than it is now. Use of the basement or second floor would only be out of desperation because there would not be enough staff members for each floor. Some people will misbehave in the library, which requires a staff member on each floor. Mayor LaMear gave an excellent

description of the list of things the community wants in a library. However, the most important thing was a bigger collection. The second thing was a proper, useful, appropriate children's space. She commended Mayor LaMear for broadening the scope of thinking about the library. This shows the Mayor is thinking about the citizens, how people will use the library, and how the library can be better so that more people can use it. Discussions about money are significant and important. However, no city provides its citizens with the life, services, and opportunities they deserve without a good library. Astoria does not have a good library and the citizens of Astoria deserve a good library.

Ted Osborn, 345 Alameda, Astoria, said he was a retired library architect, but wished he was not retired right now. The four most important women in his life have all been librarians. When he moved his family to Astoria six years ago, they saw that the library was not the strength of Astoria. Mayor LaMear had just been elected to City Council and the library was one of her goals. Therefore, he and his family knew something would be done about the library. He commended the City for its work and wanted to get more involved in the planning. He volunteered to make a set of plans. He is also part of the Save the Merwyn group because all architects want to save old buildings. He is very passionate about what has happened to Duane Street. It is easy to build a new library on a new site and there are many architects who would offer reduced fees to do this. However, there are many more who would love the opportunity to combine the existing library building with the Merwyn. He has already started a set of plans that would make use of both buildings. Personally, he could not afford to purchase the Merwyn and rehabilitate the entire building because the situation on Duane Street has reduced the lower floors to a problem area. Commercial and retail uses will no longer work in this area. However, if another entity like the library could make use of the lower floors of the Merwyn, he would love to develop housing units on the upper floors. The housing units could be lofts, large apartments, many small apartments, or a combination of live/work units. He could secure the financing for this scenario. His plans use the major spaces available in the Merwyn and the basement and first floor of the library for things like teen space, the children's library, community meeting space, a coffee shop, and the entrance to the library through a major light well. The west side of the Merwyn is all rotted out, but this makes reconstruction of a light well easier and low cost. Both the Merwyn and the library are in tremendous disrepair, but the exteriors and support structures of both buildings, which accounts for 50 percent of the buildings costs, are in fairly good condition. Both buildings would need to be gutted, but a lot of solid value would still be left. Demolishing the buildings would leave negative footprints. Library services could remain in place during reconstruction. Building a new library would be easier, but it would two empty lots on Duane Street. The library needs the kinds of spaces that already exist in the lower levels of the Merwyn, which could also accommodate a public/private partnership. He asked Council to consider his idea as an option and offered to share his plans. The library can get what it wants and help the Merwyn stay alive as a suitable multipurpose building. He described in Morton Square in San Diego, CA, a district with six or eight derelict buildings that were redeveloped into a major shopping center. He supported the library and wanted to see the Merwyn remain. He also loved that Council hosted this work session.

Councilor Price said she liked Mr. Osborn's idea just as much as she liked the idea of building a new library on Heritage Square. When she toured the library, she noticed it had a lot of space and just the existing building could be gutted and redeveloped. She supported City Manager Estes' suggestion to hire a company to take a broad look at all of the options. Money will be a big factor. She questioned how much Astoria wanted to spend on a library. Astoria is a town of 10,000 people with a community college that has a library only six blocks away. Even if the library used the Waldorf space, Heritage Square could still be a multi-use development by a public/private partnership. The entire four-block area needs to be considered.

Councilor Herzig said the community's needs also need to be considered. An essential component of a community is a good library, but Astoria also needs a community center. Library expansion on to the Waldorf site could be the foundation of an incredible community center with a lot of potential. The community could use such a space for an art gallery, emergency day-care center, or a permanent home for the Warming Center. It is true that Astoria needs a library, but the city needs a number of other things to make it a city that works for its community and meets the needs of the citizens. Even though this discussion is about the library, he wanted everyone to consider these spaces as being in play for other needs in the community.

Erin Ryman, 4437 State Route 4 West, Rosburg, Washington, said she has volunteered for and been a patron of the Astor Library. When the idea of putting apartments above the library was mentioned, she thought of the fire at 14th and Commercial when the comic book shop was on the ground floor. The space had to be heavily renovated after the fire because of water damage. A similar situation could impact a library underneath apartments. She supports the library and uses its facilities because she does have access to much where she lives.

Sean Fitzpatrick, 1046 Grand Avenue, Astoria, said he was on the Library Renovation Committee. He has been thinking about how the library could work with the Waldorf space or space at the Elks Lodge. However, his background is in finance, not design. He would be happy to look at Mr. Osborn's plans to help him visualize how the library could work with the Waldorf space. He believed the public/private partnership at Heritage Square was a great idea, but was not sure that it would be the best location for the library. He preferred a new library be located between the YMCA and old radiator shop. Heritage Square is used for a number of things, including parking. However, the area between the YMCA and old radiator shop is not used for anything and does not provide anything to the city. He would also prefer the library to retain its current architecture because he loved Ebba Brown's work.

McLaren Innes, 4807 Birch St., Astoria, thanked City Council for having a public work session, which has allowed her to feel a bigger part of the discussion. Each of the Councilors has done their own research and sharing has provided even more data to consider. She remembered that when working with Ruth Metz and Associates, a lot of technological growth space and utilization was wanted in a new library. This has not been mentioned very much, but she believed technology was the future.

Mayor LaMear said technology was one of the problems with the current library. The computers all have to be hard wired and cannot be spread out or placed in areas where they would be more useable or comfortable for users. She noted that the floor of the Merwyn is seven feet higher than the floor of the library. At one time, architects advised the City not to use the Merwyn because the ramps necessary to make up the height difference would need to be very long and take up a lot of space. She was interested to see how this was addressed in Mr. Osborn's plans.

Mr. Osborn said he would verify the height difference before sharing his plans.

City Manager Estes said staff wanted direction about how to move forward with the current fiscal year library renovation goal and develop language for City Council's library goal for the next fiscal year. Council had originally planned to discuss two goals, the library goal, and a Heritage Square goal. However, the two discussions have crossed over to some extent at this work session. He suggested City Council's new goal be to investigate new site options for the library. The Heritage Square goal could be tied in with the library goal.

Councilor Warr said he was very intrigued with Mr. Osborn's proposal. He suggested Mr. Osborn be given an opportunity to present his plans, and possibly some cost estimates, to City Council. Mr. Osborn said he had sketches, but not cost estimates.

Mayor LaMear believed the City's responsibility was to get a 21st Century library for the community. She did not want to spend so much on preserving the Merwyn that there would be no funds left for the library. Therefore, she believed the two buildings should be kept separate.

Mr. Osborn said most people look at the Merwyn and just see rot, but a lot of the building is useable. The frame and structure account for about 50 percent of a building's costs. Building a new building will cost more than redeveloping existing spaces. He understood the concerns about funding. However, the library is one of the most important aspects of the community. Therefore, the new library must be done right and in a way that the community can be proud of itself. He would be ashamed if the community did not increase staffing in a new library. The community should expect to have to float a bond for this project. There is nothing bigger the City should do right than a fine library in Astoria. He did not agree with inching

into the project and trying to manage a new library with only a few staff, especially if the library wanted to keep up with the community's needs and technology.

City Manager Estes said many options for sites, a new versus a renovated library, expansions, and additions have all been discussed as possibilities. He agreed with Mr. Osborn that a lot of technical work must go into figuring costs. If costs are going to be part of City Council's decision-making process, staff needs someone to provide good cost estimate data. Staffing of City Departments is dependent upon the budget approved by City Council. The City needs increased staffing in the Parks, Police, Fire, and Library Departments. The City does not want to create a library it cannot maintain. City Council must balance all of these needs as it considers staffing. He suggested site analyses and cost estimates, built upon the existing plan, on some alternative sites.

Councilor Herzig said at one time, the Legion was willing to trade their building for the current library building. Therefore, he did not believe that a vacant building would be left behind if a new library building were built. The existing building is a facility that others have been looking at and there has been interest in the past for developing the building.

Councilor Nemlowill said she was pleased to support the passion and vision of so many people in support of a modernized library. She was most excited about the redevelopment of Heritage Square, adding much-needed rental housing to the community, adding to the vitality of downtown, and getting the property back on the tax roll. Councilor Herzig added that the tax revenue would help pay for library staff.

City Council and staff discussed possible wording for the library goal. Councilor Price suggested, "Plan the redevelopment of 12th through 9th Streets, between Duane and Exchange, with the primary goal of creating a 21st Century library and a Heritage Square that best serves the citizens of Astoria." However, City Manager Estes believed the wording was too broad and suggested the goal be to conduct a site study of the library, adjacent properties, Heritage Square and consider housing options on those properties.

Councilor Warr said City Council should create a goal that can be accomplished in a reasonable timeframe. Councilor Price agreed and added that money still needed to be raised. However, considering whether to use the existing building, the Merwyn, or Heritage Square means looking at the entire area because the new library will affect the surrounding area.

Councilor Nemlowill suggested a goal that supported a feasibility of a living library at Heritage Square. Councilor Herzig said he would be comfortable with this goal if Mayor LaMear was also comfortable with it. This goal would not mean a living library at Heritage Square was the only option, but it would give City Manager Estes clear direction. Mayor LaMear said Council really wanted to know if a living library at Heritage Square was feasible and what possible funding might be available for the residential portion of the library.

City Manager Estes still wanted direction that is more specific so that subsequent amendments would not be necessary if Council decided to consider another site for the library. He suggested a comparing a renovated library to a new library on Heritage Square.

Councilor Nemlowill supported a new study about what could be done at Heritage Square today. The original Heritage Square plan has not been reviewed in ten years and some things will have changed. Even without the library, a new study will help Astoria achieve its Heritage Square goal. She asked staff for an estimated timeframe on an analysis.

City Manager Estes said the new Community Development Director will have plenty of work to do on Council's goals for the next fiscal year. Therefore, he anticipated being responsible for the library goal with the Community Development Director assisting. The Riverfront Vision Plan is being implemented and one goal is to streamline the development review process. If Council directs staff to conduct a study, he would begin working on it before the Community Development Director position is filled.

Councilor Herzig was fine with studying renovation versus a new building on Heritage Square, but did not want the City to give the impression that these were the only two options. He also supported a feasibility study of a merged Merwyn library building. City Manager Estes understood that some Councilors only wanted to consider Heritage Square while other Councilors wanted to consider a host of sites. He needed clear direction about how to move forward. Councilor Herzig said he had no problem with staff reporting on only two options if that is what staff wants as direction. However, he did not want City Council locked into two choices.

Councilor Price wanted studies on the bank building, the YMCA, Ted Osborn's idea, and Heritage Square. Mayor LaMear said the bank building was only about 8,000 square feet, which was too small. She wanted to know why Councilor Herzig was adamant that neither of the two options were appropriate.

Councilor Herzig said he did not want the City to have to choose between one option or the other. Mayor LaMear explained that at the time of Ruth Metz's study, the City believed it would be cheaper to renovate than to build a new building and there was no interest in the Waldorf. Ms. Metz was not saying the city had to choose between two options. Councilor Herzig reiterated he had no problem with a report on only two options.

Councilor Nemlowill asked Council to confirm they wanted to consider incorporating the Merwyn into the library. Mayor LaMear did not believe there was a consensus on this. Councilor Herzig agreed and said he believed Council was being forced to say two reports were necessary instead of one.

City Manager Estes clarified that he was asking for a list of specific sites that Council would like staff to analyze. Staff needs to be able to study all potential sites simultaneously because of time restrictions. However, if Council only wants to consider one site, staff would study one site. He wants to present a robust report that would satisfy Council. Conducting several successive studies would be costly and less efficient. Councilor Herzig understood and said he had no objections and Council could still move forward with options not included in the study.

Mayor LaMear had doubts about merging the Merwyn and the library, but believed it was worth considering. Councilor Warr believed it would be best for Council to consider a new building on Heritage Square and Mr. Osborn's proposal to incorporate the Merwyn. The study would give Council an idea of costs and he wanted to make sure Astoria could pay for the project.

Councilor Price also wanted staff to include making use of the basement in the existing building and demolishing the Waldorf in the study. Councilor Herzig believed the community has made it clear they did not want the hotel torn down. Councilor Price understood the preservation society was opposed to demolishing the hotel and she respected the group. However, during her meet and greets, she receives a range of opinions. Councilor Warr said he has heard community members say the building should have a purpose before renovating it. Many people want to see the Merwyn renovated and Mr. Osborn's idea suggests that renovating the hotel could be financially sensible.

Councilor Herzig said he supported consideration of the library separate from the Waldorf.

Councilor Nemlowill agreed with Councilor Price. She has heard from community members who do not believe the Waldorf is historically significant and it would be unreasonable to renovate the building, but want to see the library expanded. There are definitely concerns about demolishing the hotel, but there are two options to be considered. One option was recommended by the City's consultant and it makes sense from an operational standpoint to have the library on one floor. However, the Mayor's suggestion to use Heritage Square is interesting and many questions need to be answered. She asked if a study by a consultant was necessary, noting it would take months and cost thousands of dollars. Studies have already been done on Heritage Square and she did not want to see the Heritage Square property sit for another 10 years.

City Manager Estes understood Council wanted to identify a specific project for a new/renovated library during the next fiscal year. He suggested this be the goal. Staff could provide Council with some

information that could be used to refine the scope of the project. Councilors Warr and Nemlowill agreed with City Manager Estes' suggestion.

Lindsay Johnson, 411 Chinook St., Astoria, said she has worked at the library for eight years and has lived in Astoria for 26 years. The town seems to be comprised primarily of people who move to Astoria in their later years and young families. Children who grew up in Astoria, moved away, and have moved back with children of their own bring their children to the library to learn. She wanted the library project to move forward soon enough that this can continue.

Mayor LaMear said the City's plan was to discuss the library at this work session and discuss Heritage Square at a work session next month. However, the two discussions have combined somewhat. City Manager Estes offered to work on language that would combine the two discussions for goal setting purposes. Councilor Warr and Mayor LaMear believed the two goals should be kept separate. City Manager Estes understood and said he would come back to Council with a plan of action based on the feedback he has received at this meeting. He wants to move the goal setting forward efficiently so that staff can start making some decisions.

ADJOURNMENT

There being no further business, the work session was adjourned at 9:47 pm.

APPROVED:

City Manager