

A special meeting of the Astoria Common Council was held at the above place at the hour of 7:00 pm.

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

Councilors Excused: None

Staff Present: City Manager Estes, Community Development Director Cronin, Planner Ferber, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Police Chief Johnston, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

HERITAGE SQUARE/LIBRARY LOCATION – NEXT STEPS

BACKGROUND

The City Council adopted a FY15-16 goal to investigate locating the Astoria Public Library as part of a mixed-use project within Heritage Square, an almost 1.5 acre site in downtown Astoria. On December 7, 2015, the Astoria Development Commission heard a presentation from City staff and the City's consultant Walker I Macy and Hacker who provided initial architectural design, basic "order of magnitude" cost estimating, and a financing strategy. On January 12, 2016, the City Council held a work session to discuss various options for moving forward. Based on this discussion, staff received direction on two paths: evaluate the current cost estimate for Heritage Square to understand potential cost savings, and develop more information (including architectural concepts and cost estimates) on the options for expansion at the current library location. This would facilitate an "apples to apples" comparison of the universe of options to help decide the future of the library. On May 25, 2015, the City held an open house at the Astoria Library prior to a joint meeting of the Library Board and City Council. The design team provided an overview of six options to consider, four options on expanding the current library and two options at Heritage Square. The Council agreed to meet again to discuss the various options but no other decisions were made at this meeting.

PROCESS

At the last work session, staff received feedback from Council to develop a more comprehensive financial analysis that includes funding sources while using the latest cost estimate for budgeting purposes. The purpose of this memo is to summarize the most recent public process, review the evaluation of the six options, and provide a basic financial analysis for planning purposes. In the lead up to the open house on May 25, and the scheduled debrief at City Council on July 25, City staff has attended the following meetings and events:

- ADHDA General Meeting - May 6
- 94.3 "Hits" Radio - May 17
- American Legion Post No. 12 - May 23
- Library Board - April 26, May 24, & June 28
- KMUN Radio: "Talk of the Town" - May 25
- Sunday Market - June 5
- Kiwanis Club - June 7
- Rotary Club - June 13

In addition, staff did direct outreach to other organizations including the Lower Columbia Hispanic Council, Astor/Lewis & Clark Parents Club, Lower Columbia Preservation Society, and Astoria Visual Arts.

The open house was attended by over 100 people and materials subsequently remained in the library for a 30-day comment period. Staff received 178 survey responses. Attached is a summary of the open house survey responses, including location preferences and general comments. Based on the public comment responses, Option C was the top choice with both Heritage Square options as the runner-ups. Materials illustrating the options are attached as well.

The Library Board met on June 28 to consider the technical merits of the various options. The Board selected a new library at Heritage Square. The Library Board's written recommendation is also attached.

Finally, staff developed a basic project estimate using the latest construction cost estimate as the basis and two financial models fill a funding gap. These are high-level estimates that utilize many assumptions and will change as the project evolves through the design process.

NEXT STEPS

The Council should select a site before any further work can be done on this project. Once Council selects an option, further design work will provide more refined cost estimates. However, the latest cost estimates provide adequate information for the site selection phase.

Staff developed a few key threshold questions for the Council to consider when making a decision on the future of the library. Staff comments are added to provide context only.

- *What is the overreaching goal that Council is trying to achieve?*
The FY 15-16 Goal to evaluate Heritage Square is complete. However, the overall project goal has not been clearly defined. A goal statement can help narrow the choices and delineate the core issue.
- *Is this a short term or long-term goal?*
A short-term goal can be achieved over a shorter period of time (<5 years) using limited funding. Conversely, a long-term goal can be achieved over an extended period (+5 years) but requires more patience in finding funding sources.
- *Is the Council wishing to allocate and secure the necessary funds to renovate or build a new library?*
The City has limited capital improvement funds with increasing demands on antiquated infrastructure assets. With limited funds, tough choices need to be made to budget for the project still knowing that other sources of funds (bond, loan, and/or capital campaign, etc.) will be needed.
- *What is more important: location or other competing issues such as funding?*
In order of priority, the Council can select a site and direct staff to develop a funding strategy. OR The Council can weigh the preliminary financial analysis and use it as tool to make a site selection.

It is recommended that the City Council consider the six options for moving forward and provide direction regarding implementation of the City Council Goal associated with the Astoria Public Library.

City Manager Estes briefly reviewed the memorandum in the Staff report.

Kate Summers, Library Board Chair, presented the Library Board's recommendation, which was included in the Staff report.

Councilor Herzig asked why the Library Board stated they had no preference between Options E and F, but only presented their reasons for supporting Option E. Ms. Summers explained Option F includes additional housing and the Board has assumed the library options would be the same for both Options. She agreed their reasoning supported Options E or F.

Mayor LaMear asked each Councilor to indicate their preferred Option.

Councilor Price reminded the original goal was to consider Heritage Square as an option for a library, with or without housing. She also believed the goal was to provide Astorian's and their visitors with an inviting, accessible, free, sustainable, diverse, and enduring source of knowledge. Everyone agrees that the Astoria Library has lacked the facilities and resources to support that goal for many years now. She found it interesting that the Library Board recommended an option that would make citizens wait as much as five or ten more years before realizing that goal. Their recommendation only represents their own point of view, but it is Council's job to take a much broader view. The City and its citizens have limited funds to support Astoria's eight departments, the city attorney, and the municipal court. City Council has the final say about how those funds are spent. The library has recommended an option estimated to cost \$11 million, not including furnishings, additions to the catalogue, equipment, operational expenses, etc. With the \$2.8 million from the City and \$1 million from the Foundation, \$8 million would have to be raised from outside sources. She posed the following questions for consideration:

- Who will investigate and apply for loans?
- What impact would a multi-year fundraising effort have on Staff?
- What impact would a bond measure have on our taxpayers?
- What impact would a bond measure have on our goal to find at least a few units of affordable housing?

- Would bond measures be required for other departments in the future? The earliest a measure could be added to the ballot is November 2017.
- What happens if the bond measure fails?
- How would loan payments affect the General Fund's ability to meet other needs?
- How might costs rise over the years to fund and complete a new building? In the three years since the Metz Study of 2013, estimated costs have tripled.
- What impact would a much larger building have on utility costs?
- What is sustainable operationally?
- Could a library that is doubled in size offer the additional programs to go with that space with only the current Staff?
- Where is the money for furnishing, technology, or books?
- What about the promise to citizens made during fundraising for the Garden of Surging Waves? The Garden was promised to be Phase 1 of a three-phase plan to provide an urban square in downtown.
- What about the hundreds of people who donated more than \$500, including Art DeMuro who donated \$200,000 on his death bed, to complete the project?
- What about the sentiment at the groundbreaking of Heritage Square when Mayor LaMear said, "I think there will come a day when we will look back on this day and think was there ever a time when we didn't have a Heritage Square in Astoria?"
- What about the majority of people who, during the Walker-Macey presentation last fall, rejected building in Heritage Square and said they preferred Heritage Square be a public space with a plaza and parking?
- What about the Sunday Market, which would be displaced by building at Heritage Square?
- What about the current library building? Should the City find a new use for the building before starting on a new building elsewhere?
- What about the Safeway hole and the cyclone fencing in the middle of downtown that citizens and visitors have lived with for six years now.
- She believed the Library Board's recommendation goes well beyond the needs of a library and Astoria's vibrant community. Astoria has a rich and diverse range of hubs, centers, and spaces that offer equally diverse and accessible activities. The City would be duplicating services and activities that are provided by mature, long-standing non-profits and businesses. Instead of competing, the City should be partnering with those non-profits and businesses. She suggested a partnership with the County for use of the Boyington Building, which is right across the street and very well appointed for lectures, talks, and storytelling for children. She also suggested partnerships with the Performing Arts Center, Astoria Event Center, Lovell Showroom, Baked Alaska, Clatsop Community College, KMUN, Maritime Museum, or the school district. She appreciated that the Library Board wants to go for the gold, but she could not see the wisdom in their recommendation. She would not vote to encumber Astorians with the financial burden or the timeline for such a grand plan. She believed the Senior Center was a model for aligning goals with resources. The Senior Center was in bad shape on the outside, but had good bones. In two years and with \$1.7 million, the Senior Center was transformed. The same could be done for the library. She wanted to concentrate on essential library services that only a public library can provide, use money on hand to match the Foundation's fundraising, and completely renovate just the main floor of the existing building. She wanted an open, inviting, technologically advanced facility with partnerships that provide additional space for other activities. There is room at the Yacht Club and in the basement for storage during renovations. A few spaces downtown could be leased to provide bare essential services during the renovations. This option fits the City's budget, the taxpayer's wallets, Staff resources, the citizen's library needs as defined by the Library of Congress, fits the Comprehensive Plan, and is compatible with other goals like affordable housing and with needs like bathrooms on the Riverwalk. This option is also sustainable, does not compete with private businesses or organizations, may inspire a developer to come forward with concrete plans for the Merwyn, and allows the City to make a whole downtown at Heritage Square.

Councilor Warr believed Astoria should do what it can afford and sustain. Currently, the City cannot adequately take care of its parks because there is not enough money in the General Fund. Many responsibilities were added without adding anything to the budget. The City just learned it would have to spend about \$300,000 on temporary emergency repairs to the street ends and trestles to provide access to the buildings on the water and keep the trolley running. Over the next ten years, about \$2.5 million will be spent on the street ends. Additionally, about \$569,000 per year must be spent to maintain the trestles and bridges. Funding is extremely precarious right now and the City has demonstrated that the General Fund does not have the money to properly take care of the streets, parks, and services. Citizens in the community are very angry about this. His business has primarily served Ocean View Cemetery over the last 99 years, so people have concluded that his company owns

the cemetery. He hears complaints about how badly the cemetery is being taken care of. There is not enough money to do what the community wants, but there is some money provided by the Foundation. The existing building could be remodeled, but fundraising to build a library at the scale most people want will take many years. He would rather get a remodel done now and accept what the City is able to provide.

Councilor Herzig believed Council's goal was to build a library of the 21st Century for Astorians to use and enjoy for the foreseeable future. The City can decide to build for the 21st Century or for the 20th Century. The City can build a building that can be used for generations or renovate a building that will be obsolete before the doors are open. He did not believe Council wanted to go backwards. The citizens are uncertain about Council's direction because Council is uncertain. Council has been unable to present a clear and united front to the public and he believed Council needed to move forward. The people of Astoria deserve a real, new, fresh library. Council has been considering six options and now Councilor Price has offered a seventh that is more reduced than any of the other options. The Library Board has recommended Options E or F and he agreed Astoria needed a new library. The City needs to build a library for the 21st Century and unfortunately, the current library cannot be brought into the 21st Century. Council must answer the public's questions about parking in the downtown through a downtown parking strategy, but the library should not be held hostage to the parking issue, which is completely separate. The Metz Study accounted for the need for 18,000 square feet, but the City still needs to prove that a librarian on every level is a necessity. The most recent survey done at the library was very well done, but it did not track library use. Council does not know if the feedback was from regular library users or people who showed up just for the event. The only option that will generate revenue for the City and provide a partial solution to the County's affordable housing problem is Option F. He has spoken to homeless people who have said they receive a pension check but cannot afford to rent anything in Astoria. Street 14 Café has told the City it cannot hire workers because they cannot find living spaces in Astoria. The City must address this problem because market forces created the problem. The concept of building a library at Heritage Square came after the Garden of Surging Waves was moved from its original location. The Square was created when people indicated they wanted more than one ethnicity represented. There was never a formal proposition and Heritage Square is not a fully realized, fully thought through, fully supported concept. He supported Option F.

Councilor Nemlowill said she completely agreed with Councilor Herzig about the community's vision of Heritage Square created in 2004 through an extensive public process. She believed a library would fulfill the community's vision for Heritage Square, be good for downtown and the citizens. The Library Board has selected the best site possible for a new library in terms of the Needs Assessment. However, the cost of building a new library is too much and she was convinced that there would not be enough community support to cover the costs.

Mayor LaMear read the following statement:

"Discussion and planning for renovation or building of a new library have been going on for many years now. Meanwhile, the current library continues its decline. We need to make a decision on siting of the library so we can move forward. The Library Board has made the recommendation to build a new library in Heritage Square. This recommendation was not made in a vacuum. It was based on studies, surveys, interviews, and community meetings. These are the reasons I concur with the Library Board's recommendation. I believe in the axiom form follows function. This, in essence, means that you can construct or renovate a building after you have determined the functions or uses of that building. The studies, surveys, interviews, and community meetings have identified the elements we want in a 21st Century library. If we build a new library, we can design it so it works for everyone and responds to the desires of our citizens. If we try to cobble two buildings or use the basement, it will be like trying to put a square peg in a round hole. The other options we have before use require building a two-story library. I am going to refer to an article by the Seattle Public Library addressing the reasons why a single-story library is much preferred:

- Movement of materials, a second floor in a library greatly increases the distance that materials must be carted, wheeled, and carried to deliver the expected level of library service.
- Security and support, in the interest of safety, libraries must be laid out to provide direct supervision in all public areas. This includes the entrance and lobby, the public meeting rooms, restrooms, and the collections. For safety reasons, the library requires that two staff members be present at all times. It is likely that this approach would have to be duplicated with a second story. Access to children's materials should be near adult areas of the library so parents can supervise their children while looking for their own books.
- Costs, the capital expenses of building a two-story library are increased by the need for an elevator, exit stairs, and additional services that would need to be duplicated on each level, such as restrooms and staff workspace. In addition, the annual operating costs of a two-story library are significantly greater

than a one-story facility. The study shows that in a 10,000 square foot library, it comes out to about \$400,000 a year. Add that up and you have the cost of building a library.

- Disruption of library services, renovating or building a two-story building would lead to a relocation of materials and disruption of services. We can continue to use our current library during construction if we build in Heritage Square without any disruption of services.
- In 2004, there was a block design and redevelopment study of Heritage Square that showed a public use concept gained the most support. The idea was for a possible library, public meeting rooms, a plaza, and parking. The Safeway and American Legion block was renamed Heritage Square with idea that we would honor the various heritages that make up our community. Libraries are repositories of our heritage. What better place to put our library than in Heritage Square.”

Mayor LaMear called for public comments.

Larry Allen, Astoria resident, said the Senior Center is a jewel in the town. After moving from a fabulous location on the bay, the Senior Center realized that being located near Heritage Square in downtown Astoria was important. Their membership has grown like crazy. Everything did not go as initially planned and funding did not happen. However, getting the Senior Center did not require the consensus of the City Council. This does not seem to be true for the library. The city would not have a Senior Center if a consensus were required. Heritage Square is the most important piece of property left in the city. There are so many unknowns and so many costs, but after years of working with city planning departments, he has learned that the longer the project is delayed the more the costs will increase. Heritage Square needs to be the centerpiece of the city and the library should be at the center of town.

Maurie Hendrickson, American Legion Executive Board member, said the Legion would like assurance that there will be no effort to remove them from the building. Astoria's Post 12 has been selected to host the State Convention in 2019, which will be the 100th anniversary of the American Legion. This means income for local businesses.

Jeff Jacques, 539 McClure, Astoria, said he has lived in Astoria since 2009 and pays his property taxes every year. As a library user, he listens to audio books on his phone and understands the importance of a good library in town. However, he agreed with Councilor Price that there are many costs involved with building a new library. A bond measure would be needed to make up the \$8 million shortfall, so most Astorians would pay \$200 per year more in property taxes. He believed Council did not really know what the project would cost and what the City would pay for. As a taxpayer, he agreed with what Councilor Warr said about the parks and streets. He was sure the City did not have unlimited funds. He believed more due diligence needed to be done on the costs of remodeling the library. He asked how many estimates the City received for remodeling the library. He believed \$7 million seemed like a lot to refurbish the building and asked if the City really investigated the costs of remodeling it. He also wanted to know what would happen to the empty building if the library relocated. He hoped the Library Board and Staff understood that he wanted a good library, but they should reconsider asking the taxpayers for the money when there other things in town that really need to be addressed.

Sylvia Davis, 2775 Steamwhistle Way, Astoria, said she believed a library is extremely important for a town. If the economy goes down or other problems arise, people have a library to get CDs and DVDs for free. The cemetery should not be mentioned because the library is a separate entity. The City has no idea what it will run into at the Merwyn or at the existing library building. She believed the library should be the most important thing inside the city limits. She did not know how the money would be raised, but believed it could be done if the City really wanted a library. She supported a new library at Heritage Square.

Paxton Hoag, 1786 Jerome, Astoria, said the City should provide modern library services to Astoria and contract for high-speed wireless internet services free for the entire town. He moved to Astoria in 1954 and remembered when the current library building was built. The building was really nice, but is now out of date. He agreed with Councilor Price that the building should be fixed up because that is what the City can afford. The Metz Study indicated that if Option A were chosen, the building could provide the space needed for everything mentioned in the study. He did not believe the City could afford a new library and he wanted to see Heritage Square kept open. Having an open square is one of the most important things in a community because people can gather, like at the Sunday Market. He also believed the Safeway lot should be developed as a small amphitheatre, which had already been suggested by survey respondents. He was dismayed to see the dirt moved, but understood it

was contaminated. An amphitheatre would not cost much. He concluded keep Heritage Square open and redevelop the library in its current location.

Dulcye Taylor, 856 11th Street, Astoria, said she was a member of the Citizens Advisory Committee for the library. The Committee was tasked with making a recommendation on behalf of the citizens, but the Committee was unable to make a decision. Many people love the library. The Metz Study was very informative, but there were citizens who wanted an open space. Astoria needs a library, but she did not believe the City could afford one. In 2004, when the Garden of Surging Waves was proposed, Councilor Herzig and Mayor LaMear may not have agreed with the proposal, but the citizens were sold a bill of sale for that space to be Heritage Square. She agreed that a library has tons of heritage, but she is very visual so she sees the garden, the arch, the fish lamps, and the sidewalk with heritage along it. Visitors will not spend a lot of time in the library; they will look at what Astoria is made of. Citizens might go read about the heritage, but visitors want to be outside, walking the streets, and see what is going on. Parking needs to be addressed. If a library is put in Heritage Square, it will take up a lot of space and parking will be needed for library patrons. This will leave no parking for library staff or visitors downtown. She wanted the existing library to be renovated via any option that keeps the costs down. City Hall was recently renovated and brought into the 21st Century and it is beautiful. Therefore, doing the same with the library is not impossible.

Mayor LaMear stated she believed Council should make a decision now because this discussion has been ongoing for about eight years.

City Council Action: Motion made by Mayor LaMear, seconded by Councilor Herzig, to build a new library in Heritage Square. Motion failed 3 to 2. Ayes: Mayor LaMear and Councilor Herzig; Nays: Councilors Nemlowill, Price, and Warr.

Mayor LaMear said she was very disappointed because choosing any option other than building a new library in Heritage Square was moving backward instead of forward. This project is so important and Council does not want it derailed or delayed if a bond issue fails. She and most library professionals agreed that a single-story library building is much preferable to a two-story building. Therefore, she wanted to eliminate Option A, which uses the library basement, and Options C and D, which extend into the Merwyn Hotel and would result in the use of two levels. Additionally, the main levels of the library and the Merwyn differ by four feet. She would agree to vote for Option B to expand into the library parking lot because it would allow the library to remain on one level and provide the clear line of sight necessary for safety and supervision. At least some library functions could continue during construction. If it were determined that some functions would be feasible in the basement, that area would still be available. Part of the City-owned parking lot across the street could be designated as library parking. The basement would provide 23,930 square feet, which exceeds the needed space and adds to projected costs. Without the basement, the library would have 15,290 square feet of space, which would be adequate. The estimated costs for Option B are \$6.4 million, which are the lowest estimated costs of all the options. She strongly supported a new library at Heritage Square, but she also believed a bond issue might not pass so another option is necessary. She did not want to put off a decision any longer.

City Manager Estes clarified the cost estimate for Option B without utilizing the basement was done quickly without the cost estimator used to determine costs per square foot. He confirmed the information was not included in the agenda packet, as Mayor LaMear had just requested the information earlier that day.

Councilor Nemlowill believed it would cost the same to renovate and expand into the parking lot as it would to build a new library at Heritage Square. The amount needed from taxpayers would be the same as well.

Councilor Herzig noted that survey respondents marked Option B as the least popular.

Paxton Hoag, 1786 Jerome, Astoria, said Council has decided not to move into Heritage Square, which leaves the City with the option of refurbishing the existing building. Option A, Option B, and Councilor Price's new option should be sent back to Staff to determine real cost estimates.

Councilor Price said the City has done a lot of cost estimates and they are aware of other options for using the building in various ways. Therefore, she did not believe the City needed to go backwards.

Councilor Herzig added that the City knows the project will exceed the cost estimates, regardless of the option chosen. Relocation of the library during construction will be incredibly costly and difficult on the community and staff. Collections could be damaged during transfers. The real costs are unknown, but they will not be small. He did not believe the library would ever recover from the effects of being relocated temporarily.

Councilor Nemlowill believed a majority of Council wanted to avoid having taxpayers paying for a new library. The Library Board has a very important role. She did not believe there was enough support to raise \$8 million for a new library at Heritage Square, but she wanted to see what funding strategies the Library Board could come up with that did not include a bond measure.

David Oser, 254 W. Irving, Astoria, Library Board Chair, clarified that the Library Board is an advisory board with no authority to raise money or staff to direct. Library Board members have expertise and knowledge about how libraries operate. The Library Foundation, a 501(c)(3), has no money or plan as it has been waiting on direction from the City. So, the figure stated by City Manager Estes was pulled out of the air. Council has considered two choices, renovate, or build a new library. However, it appears as if some Councilors are moving towards a third choice, to do nothing at all. The existing building does not have the ability to be renovated cheaply. Currently, people with any type of disability cannot browse the fiction section, which is located up a staircase. Renovating the existing space will significantly reduce the already inadequate space. There have been decades of deferred maintenance in the building. The water cannot be used, the HVAC systems are shot, and the building will require moving everything out for an extended period of time. In the long run, renovation will be as costly as building a new library.

City Manager Estes noted the options to build a new library had been eliminated. He recommended Council narrow down the options to renovate, including Mayor LaMear's revised version of Option B. He confirmed Staff understood Council did not want to burden the taxpayers.

Councilor Price reiterated the City should do what it can with the money it has. A complete renovation can completely transform a space with new plumbing, new electrical, new technology, and everything new. A renovation will not give everybody everything and will require many compromises. She believed Council should consider the only two options that will not require a bond. She was also concerned about the Library Foundation because it was inactive for over a year because City Council had not made a decision. The Foundation was formed after the Metz Study and knew that the study recommended use of the basement or the Merwyn. The Foundation has had a lot of time to do something and the previous City Council adopted Option B of the Metz Study. All this time has gone by and the Foundation cannot tell Council whether grants are available. Additionally, foundations raise money for operational funds, not only for building funds. The Library has asked for an \$11 million edifice, but the Foundation has stated it can only raise less than 10 percent of that. This is contrary to what libraries in every other city has done. There are a lot of needs and ideas, but no one has ever said, "I will bring that money to the table." If someone makes an offer now, she might change her mind about how to move forward. Otherwise, her choice is stay within the City's means. The only two options on the table are the Mayor's suggestion and a complete renovation of the main floor.

Councilor Herzig did not believe the Foundation should be blamed for what is Council's fault. It is not possible for the Foundation to receive funding for a library that will be built somewhere someday. He apologized to the Foundation for the outrageous statement. Councilor Price reiterated that the Foundation did nothing for 12 months after a decision had been made. Councilor Herzig added that Council has failed to give the Foundation a clear directive.

Maurie Hendrickson, P.O. Box 1392, Astoria, suggested the City write a grant proposal to the Bill and Melinda Gates Foundation for Option C.

Mayor LaMear said the City has looked into using the Merwyn Hotel, but there are many obstacles. The City does not own the property and the estimates to renovate the hotel are about \$5 million, which would be in excess of work done on the library. Keeping the library on one level is critical because a two-story library costs a lot more to maintain and operate. There are also issues with the Historic Preservation Society that wants to keep the hotel building as historic.

Jeff Jacques, 539 McClure, Astoria, asked how many contractors bid on the options and where the contractors were located. He believed \$7 million was a lot of money for the amount of work needed. Contracting costs are

not expensive. As a taxpayer, he wanted to know where the cost estimates came from and what was involved. It seems difficult to move forward without any money or grants.

City Manager Estes explained that the options are not projects that could be bid by contractors. The cost estimates were prepared by cost estimators and architects who have developed concepts. All of the options for renovation included an expansion of some sort, which accounts for the high price tag.

Mayor LaMear believed all of the options would require a bond measure. She suggested Council narrow down the options for renovating the library to at least two options.

Councilor Warr said he was astounded by the estimates even though they were developed by professionals. City Hall was a complete wreck three years ago and it was renovated for \$1.7 million. He asked Staff to explain what could run up the price of renovating the library. City Manager Estes said each option included additional building area and several options included the addition of an elevator. An elevator was added to City Hall, but there were also parts of the building that were not touched. He confirmed the heating and electric systems were upgraded, but some of the bathrooms remained untouched.

Councilor Warr understood the options were to increase the space currently available in the library. He asked why expansion into the basement, which would require an elevator and additional restrooms, would cost three times more than City Hall. City Manager Estes said City Hall was renovated in 2008, during an economic downturn when contractors had different bidding prices. He did not know which of the library building's mechanics were different from City Hall. City Hall does not have a forced-air system and it already had a radiator. A more efficient boiler was added, but much of the original plumbing remained intact.

Councilor Nemlowill noted Seaside built a new library for less than \$2 million. City Manager Estes reminded that the cost estimates were planning level numbers that included ranges. The actual costs will be determined by the choices made further into the project.

Councilor Warr understood, but he wanted to know how much the City could afford to spend on a library. Additionally, he wanted Council to settle on a project and get it done.

Mayor LaMear did not believe any of the Councilors wanted a Taj Mahal for a library. The community is looking for electricity that does not have to be turned on at the circuit breaker, water pipes that are not so corroded that water has to be brought in, and doors, restrooms, and mezzanines that are ADA accessible. Just to repair these very basic things will be extremely expensive. The City has gone around and around, but is doing nothing.

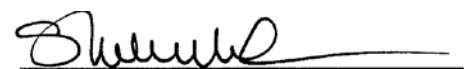
City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Price, to direct Staff to develop a funding strategy that does not require a bond measure. Motion passed 3 to 2. Ayes: Councilors Price, Nemlowill, and Warr; Nays: Mayor LaMear and Councilor Herzig.

Councilor Herzig thanked the public for attending, adding Council appreciates the interest, passion, and concern. The public must hold the City accountable. He also thanked the Library Board and Library Foundation for their work. He thanked the Mayor for insisting that Council move forward.

ADJOURNMENT

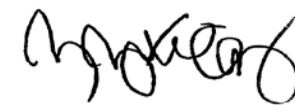
There being no further business, the meeting was adjourned at 8:30 pm.

ATTEST:



Secretary

APPROVED



City Manager