PRESIDING: Mayor Lynn Ewing

COUNCIL PRESENT: Lynn Ewing, Carol Rager, Dennis Ross, Suzanne Knapp, Tom Troutman, Jon Helquist, Randy Bechtol

COUNCIL ABSENT: none

STAFF PRESENT: Clerk Christine Wolfe, Attorney Paul Sumner

Visitors Present: Karen DuPuis, Mark Seder, Medy Gantz, Judy White, Lisa Garner, Greg Garner, Dale Madden, Carol Beatty, Kathi Ringo, Amy Hazel, John Hazel, Susan Kay, Frank Kay, Donna Henderson, Rich Sutliff, Allison Bechtol, Tamara Wimmer, Ralph Carrithers, Danielle Foreaker, Mike Foreaker, Virginia Fuller, E. Lee Balentine, Valerie Stephenson

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE. The meeting was called to order by Mayor Ewing at 6:45 p.m. Roll call of Council and staff was conducted by Clerk Wolfe. Mayor Ewing led council and audience in Pledge of Allegiance.

MAKE DECISION ON PURCHASE OF PROPERTY AT 507 GRANT AVENUE, MAUPIN TO BE USED AS THE NEW LIBRARY/CITY HALL CIVIC CENTER.
Mayor Ewing presented the Order of Business, and the purpose of this meeting to consider two sites for the Library/City Hall structure. He acknowledged a handout provided to Council and public that accounts for the revenues/expenditures/pledges as of 2/28/2017 for the New Southern Wasco County Library. He gave a power point presentation consisting of the following:

- Temporary Move: Space needed. Approximately 1 year duration. Considerations - Legion Hall, Rent/Purchase modular for library, Use log home for city hall, Employee moving time/cost.
- Two Possible Sites: Both sites offer essentials needed - space, downtown core area, 6000 sq. ft. of space, and ADA access. Pro & Con and conceptual designs on each the current site and Chamberlain site.
- Other Considerations: Impact on building costs, impact on local contributions by City, impact on grant funding, impact on local residential property values, and cost of lot.
- Mark Seder – Architect – Cost Savings
- City & Local Cost Savings
- Lyn Craig – Grant Writer advice
- Residential Property Values
- Zoning Issue: Two options – Rezone Commercial or Modify Existing Residential Zoning to allow City Offices. He acknowledged the zoning was created in the 1970's and identified what the current permitted conditional uses in the residential zone.
- Property Purchase: He recognized the negotiation process that came down little by little

to $160,000. The closest comparison for a value that a realtor could come up with was on a recent sale of a 2-bedroom house on 1 lot (5000 s.f.) for $130,000. Additional costs for title insurance, closing costs, and one year property taxes would be $2,562.

Clarification to questions included:

The City has not bought the Chamberlain property. The funds to purchase the property are in the budget designated as a building fund and are monies the City received years ago from the sale of property. The design fee is not pro-bono, the design for the new site was a quick design to see what was feasible as did not want to look at purchasing until knew if the site would work for the Civic Center. The architect contract work with the City was to not go fast until the City was comfortable in knowing the funds are in place for the project, and this resulted in holding off the engineers and slowing the process to not overshoot costs. There is a lot of money left in the contract. Much of the design at current site will transfer over to the Chamberlain site. The City did not have an appraisal on the Chamberlain site, but asked for realtor opinions and they ranged from $130,000 to $160,000. It is a two-story design. Parking design was discussed. The City has not received any grants yet.

COUNCIL ABSTENTIONS/AUDIENCE OBJECTIONS: Councilor Bechtol disclosed he has been asked to recuse himself because of being a business owner across from the site and that person feels he could possibly benefit monetarily. He asked if anybody agrees with that or objects. Based on discussion, there were no objections from Council nor audience for Councilor Bechtol to participate in discussion and vote. However, after hearing some public input, Councilor Bechtol elected to recuse himself due to being a business owner.

OPPONENTS TO PROPOSAL:

Verbal and written objections were heard from Joanne Arrington, John and Amy Hazel of Deschutes Angler Fly Shop, Stacey Strausberg, Karen DuPuis, and Ralph Carrithers, which consisted of neighbors' view and home value, parking, parking lot view, great rendering on current site, opposed to being in residential neighborhood, it does not beautify Maupin, parking will be filled up with rafters, creates two more empty buildings on main street, is prime real estate for a single family to buy, car traffic, foot traffic, detriment to the enjoyment of neighbor's personal home, it is odd that two councilmembers were not involved in the negotiation, donated to the library based on it being in current location, more rafting businesses could move up to current site leaving more empty buildings on main street, do not think should continue with screwy zoning, Library is not going to be seen as well as on main street, suggest consider the house on main street across from Richmond's gas station, parking taking away from residents, and current city hall/library structures would not be of interest to anyone.

On direct question to Frank Kay, he confirmed drafting a letter to the Ford Family Foundation and giving it to Mayor Ewing. Mayor Ewing reported the letter was used in obtaining assistance from Carrie Pipinich of MCEDD. Frank further told of the City's lost opportunities to purchase the property next to the school on main street and Barnett's property, and that the only risk the City has right now is the $3,000 earnest money. If purchase and the library is not built, the City can sell the property.

PROPONENTS:

Written and verbal support was heard from Medy Gantz, Judy White, Mike Foreaker, Valerie Stephenson, Keelia & Blaine Carver, Rhonda Pearce, Ron Walp, Mary Beechler, and Ron Walp consisting of this development will increase residential values, this is a city hall and a library with set hours, libraries are supposed to be quiet - no parties, the building is gorgeous, could hold on to this property for a couple of years and rent out to families and do what needs to be done, loves the incorporation of the Park, thinks has a better chance of getting monies to improve the Park, creates a little City Hub, negotiated price is not bad, need to not get stuck and go forward, high speed internet is likely to bring businesses into town, like the design concept, it will integrate nicely with the downtown core area, the library in The Dalles borders residential property and integrates nicely, like integration of Park and see library using it in summer time, like accessibility & parking, parking at current site is a problem and with tow trucks parked in alley behind library have to circle multiple times to find a parking spot, parking available at Chamberlain site is a much better option, the overall footprint is smaller saving on expense and cost, having the building adjacent to the park would be both functional and aesthetically pleasing, moving parking off main street and leaving main street parking for businesses would be helpful to both and enhances child and family friendly feel, new spot is perfect, need to step into the 21st century and make Maupin progressive and friendly for locals and visitors, do not like the new library sitting between a lumberyard and auto repair shop, feel the hub of the city is around the market and Kaiser Park, would add to the use of the park, parking situation would be much better, many positives.

COUNCIL DISCUSSION:

Council spent much time discussing and providing some clarification on information, comments, and concerns. Issues included zoning – suggestion to first proceed with zoning change or language amendment first and see what concerns are, risks associated with earnest money and purchase of property, potential to not get grant funding at current site, better chance for grant funding on Chamberlain site, need for bringing down costs and taking steps to do, due diligence, temporary location costs/savings, market for real estate is up at present, moving forward – not backward, been working on getting a new library for 17 years, cannot have meetings all the time to talk about ideas that come to somebody's head but can talk to it about once a month and that is how been getting stuff done, contributing factors for not getting the larger funding in the first

round is that the funders changed the criteria to what we did not have, can sell the property if do not get library built, permitted and conditional uses in the residential zone, parallel parking allowance as is and plan for civic center parking area of which can transfer more spaces to the alley, library/city hall relatively quiet and empty after certain time of day, looking at solution to keep temporary costs from sky rocketing out of place, legion hall creates a whole new set of problems, minimal impact on residents in the area and some of those impacts can mitigate further, doing what can to further along the building of the library will benefit the City and the future, hesitant in moving forward to take this risk when not everyone wanted a library in the first place, should not be in business of buying property; should just focus on what we have and try to reduce the cost of that, keep it on main street - a streetscape, City has about $320,000 in the building fund and will probably borrow monies when get into building city hall so as not to spend all the monies, making a counter offer.

It was moved by Councilor Knapp, seconded by Councilor Helquist, and passed on a vote of 5 to 1 (Troutman) and 1 abstain (Bechtol); the Council tables discussion to a 2nd Special Meeting on the 11th of May to allow more time to gather data/spreadsheet on cost comparison of sites and get appraisal.

ADJOURN. Mayor Ewing adjourned the meeting at 9:40 p.m.

Respectfully submitted by
DeOra M Patton, Recorder

SIGNED: _____
Lynn Ewing, Mayor

ATTEST: _____
DeOra M. Patton, Recorder