



# CITY OF LYONS

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## VISION WORKSHOP MINUTES APRIL 5, 2016

**Council Present:** Mayor Troy Donohue, Councilor Mark Orr, Councilor Lloyd Valentine, Councilor Mike Wagner, Councilor Jessica Ritchie

**Council Absent:**

**Employees Present:** Micki Valentine – City Recorder

**Public Present:** Dave Kinney, Barbara Orr

**Opened w/pledge @ 6:30pm** by Mayor Troy Donohue

Dave Kinney facilitates the Vision workshop. This meeting is to discuss a project planning process for the library. This process can also be done for a sewer or other project. It will generate discussion on how to proceed. Identify options are to renovate the existing building, constructing a new facility, or an addition to the city hall building. Why do you need a library? How will it benefit the community in the long term? How long to plan? Facility should be 20-40 year plan. What's best for the community? Talk to the community, get feedback. Tell the story – why is it good for the community.

He describes the Stayton Library project. The library foundation and library board worked together. The library foundation raised the money and built the building. The board focused on the operations. Dave did the initial building. The expansion was done later with the library foundation. He shows a slide with functional areas of the library to get an understanding of what would be needed. Children's area, youth area, stacks for books, public computers, circulation desk, rest rooms, work space, and could include a community area. 12,500 square feet currently. First phase was 5,000 square feet. Variety of funding sources available including grants, donations, fundraisers, levies or bonds. Dave we have to be good at telling the story (vision). Lyons is under 5,000 population can go after private foundation dollars. OPB video to share and tell the story. Discussed service area. Three page letter describing project. Community population 1,200 and another 1000 in outlying area. With Mill City losing their library, Lyons may be able to include that population. Being included with CCRLS is a big selling card – technical support & training for staff, relationship with other library professionals. Problems in the library – too small of children's area, accessibility, usage. Statistics available through the State library system. Project budget \$1.3 million originally ended up at \$2.6 million. Underestimated cost of project and successful with fundraising so they added some things. Large donations – matching donations – people saw it getting done – momentum. Naming opportunities – on a room, Freres Foundation entry to library. Did not do bricks instead they used nameplates on the shelving. Volunteer made the nameplates. Held focus groups, showed footprint of proposed plan and asked 3 or 4 questions: what do you think, what do you see the needs are in the community, and do you think we can get the community to support it financially? Feedback was constructive. We need to have a forum and describe what the issues are. Mike - school used surveys, forums, and architect for professional opinion you have to spend some money to make the determination. Stages of a project Pre-planning stage – idea not defined

yet. Community assessment. Second phase – rough idea, pre-design plan, architect's involved, detailed cost estimate to put together the funding package. The third phase is construction and development. Current space is at capacity. Bathroom not ADA. Six or seven computer stations. 2,000 square foot would be sufficient but wouldn't allow for community room. Architect developed the plan with the intention to expand it in the future. If he could do it differently he would make the community room twice the size. They got rid of seating areas, which are needed for people to use laptops, kids use for afterschool refuge, homework, studying, & phones. Some shelving and equipment not needed. Numbers of people coming into the library more than doubled. Center of community has to have a community room, can't go cheap by eliminating it. Iconic building doesn't have to be superb but it should be quality, kids need to be safe, adults can come anytime, and needs to be on a thoroughfare. Location issues need to be considered. Options: property here at city hall – building to be connected or could be separated with parking lot separating. Septic system needs to be addressed. Discussed sewer system. Next to school is an option for a location. Mari-Linn School tennis court area. Fix what we have. Acquire a new parcel. Manning's own property south of park. Need community input – taking away the park. The grange property may be a possibility. May suggest a trade. Need to appoint one person to communicate. Lot size needs to be considered. How big building needs to be and expansion needs to be considered when looking for a lot. Possibly use church's parking lot for parking if built at city hall. Might be able to save the library. Need to think about utility costs and remodel costs. This building should already be up to code. Where is the drainfield? Identify site possibilities then consider what would need to be done for each site. Budget for small things like a contractor or architect to identify what can be done. Growth possibilities depend on sewer and buildable land that's available. 200 kids at Mari-Linn. Superintendent liked talking about joint but it would be about 8 years. How it operates would need to be worked out. One owns and one rents it. A school library and a community library have different functions – days & hours of operations, who is served, collection of books, and what types of activities are provided. School would want it limited to school kids during the day. City would want after-school hours and weekends. Model in Oregon not known. Expectation of space – computer pods, may be changing to iPhones and more multi-media, less paper. Recently built libraries in Oregon – Jefferson. Dave recommends looking at smaller community libraries not more than 3,000 in population. Population may increase to 1600 in the next 20 years. Mill City has currently decided not to provide a library. Stayton has a different population using their library. Discussed group activity sites. Get community involved – a few choices – a drawing of the vision. Need outdoor area for summer reading with seating. Could move play equipment to other park. State Library has a library development services office, they used to do a space analysis, need to see if the service is still available. State of Wisconsin has a computer program that can help determine what a library would need. He enters the information for Lyons in the program and it come up with 7,000 square feet. More likely it would be 3,500 to 5,000 square feet. Space planning needs to be done. Need for talking purposes. Rough cost estimates needed. \$250/sq ft is a fair price for a public building. Need to talk about issues with the current library. Need a good architect or contractor for assessment and provide a 5 or 10 page report that can be shared. Need realistic numbers. Discussed the city hall building. Need a good architect. Outside could be improved without a lot of cost.

Cemetery is another project we need to consider whether to expand it or utilize what we have without trying to acquire more property. There is no money coming in. Troy says there was talk in the past about purchasing property on the west side of the cemetery. Troy said due to industrial area and soil samples were needed, it didn't happen. They were considering approximately a half acre. Current parking area could be utilized for burial sites and the west

side could be parking. Could go up with a columbarium. Need to offset the cost. Need to research further. Troy says this is our second item.

Mike feels that we also need to look at a septic solution is also a something we need to look at. Dave says that a state business development department provided a \$50,000 grant to review sewer system from Idanha to Lyons – Opal Creek dollars from 1996, Hatfield, \$15 million dollars to the North Santiam communities towards infrastructure improvements – water, sewer or whatever. Marion County Commissioners got the OR Business Development to provide the grant for the infrastructure program, to hire a consultant to analyze the sewer possibilities. Keller Associates was hired to do the work, contract not signed yet. He anticipates that the research will be done in the next 6 to 8 months. What is the possibility and what is the ballpark cost. The intent is to cover all of the communities not just those in Marion County. (*Two conversations going on at the same time.*) Mehama is part of Urban Growth Boundary. Dave doesn't think that the City would ever be required to put in a sewer system unless there was regular pattern of failing septic systems. Shut down growth would be first. We already require large lot sizes (new homes) to accommodate septic drainfield and a duplicate area. Dave said that is what happened in Mill City – DEQ came in and said that there were enough failing septic systems in the community. He is not aware of issues. Main Street is a concern. There are abandoned houses now. Cost is a concern. Linn County Health will notify us if they see a pattern.

Is there money in the budget to go towards the library project to pay for an assessment and to hire an architect to do a pre-design assessment – Yes. Are there donors – limited to mills. As far as taxes, is there a maximum project size that the community could support and what is that number? Meyer Foundation, Whipper, Freres, Frank, Fred Meyer, Paul Allen are all possibilities. \$2-400,000 possible through grants. First part of Stayton's library was \$400,000. They already had \$50,000. Windows and demolition were donated. \$100,000 grant from the state, which are not available anymore. They did a serial levy 50,000 or 60,000 per year. A serial levy might work here. Need to have a package and strategize. Need to talk to potential donors and foundations. Hired a professional fundraising consultant, cost was \$125,000 over a six month period. He was able to get \$400,000 from a single donor. Not likely we could do that. We would have to do tax levies, city dollars already on hand, and foundation grant money. Need to put package together – determine 2 or 3 sites – how it's going to be funded. Ford Family Foundation in Roseburg a likely source for a small library. Challenge Grant - go to voters and if you have foundation commitments voters likely to support if they know that there are grants that will help with the cost. City hall and library are main things for the City. Need to include a community meeting area. Needs assessment. Council room a possibility for a community meeting room. Dave suggests going to other communities and look at their libraries. Library architect, Richard Turey, clock tower built-in – Silverton, Florence, and Fern Ridge Community Library in Veneta. That is a library district (*not a city library*). Building reserve broad enough to hire an architect to evaluate the current library and other options. Solicit proposals from an architect or two – gLAs Architects and Dull Olson Weekes in Eugene. Need to know where the drainfield is. Will do motion at regular board meeting. Obtain proposals – have them give us a scope of project. Dave will assist with writing the proposal request. Troy will contact Mr. O'Dell about the grange property. Voltin not interested in selling his property. Need to consider costs to operate a new building. (*Two conversations going on.*)

Meeting adjourn 8:35pm