



Harrisburg City Council Work Session Minutes January 25, 2017

The Harrisburg City Council met on this date for a work session at City Hall, located at 120 Smith St., at the hour of 6:30pm. Presiding was Mayor Robert Duncan. Also present were as follows:

- Kimberly Downey
- Sarah Puls
- Adam Keaton
- John Loshbaugh
- City Administrator Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge
- Public Works Director Chuck Scholz
- Librarian Cheryl Spangler

Absent this evening were Councilors Mike Caughey, Robert Boese, and Youth Advisor Mackenzie Thompson. Also joining us this evening were members of the Library Board; Joseph Crenshaw, and Violet Stone.

Also in the audience, were board members of the Harrisburg Library Guild; President Barb Shipley, 2nd VP LeaAnn Hart-Chambers, Secretary/Treasurer Marilyn Pollard, Board Member Sue Collison and 1st VP Michele Eldridge (staff) were present. Former Councilor Don Shipley was also present.

The matter of a Discussion with the Harrisburg Library Guild

Staff Report: Latta reminded the Council that the Harrisburg Library Guild (HLG) had asked to meet with Council about the loss of the property being sold to the Fire Department. The HLG sent the Council a letter and their report on current fundraising. His agenda bill addresses 4 things, which he'll go into more depth on. This is a work session, and as such, you don't need to make any decisions tonight. You can give a good direction on what we want to do in the future. Our goal tonight is to figure out our next steps. There are certainly more than 4 options that we can look at, but he felt these were the most worthy. There are a lot of smart people here tonight which may have other options to consider.

1. Option No. 1; Expand the Existing Library Building: He has heard back from the county, and they have informed us that they will be leaving the Harrisburg Justice Center on

June 22nd. That gives us the opportunity to expand into this space. It gives good street presence, and he likes this option because patrons don't have to cross the highway.

2. Option No. 2; Construct a new Library on land already owned by the City: He admitted that this one is a little odd, because we actually don't own a lot of land. The only options here are the old water tower property, or where the modular units holding the H.A.R.T. Center and Senior Center are.
3. Option No. 3; Purchase Land in the City where a new library could be constructed: The HLG put up the larger version of the conceptual design plan, which is also in your Council packet tonight. We aren't sure how this fits in as of yet; we talked about purchasing the property next door to the City, as well as the two rental units located on Smith St. next to City Hall. Those property owners aren't here, mostly because we haven't made any decisions on what the next steps will be.
4. Option No. 4; Not designating a location for the new Library at this time.

Latta related some of the history in relation to the Library. Harrisburg has been looking at getting a new Library for years; since the 1990's at a minimum. When the City purchased the Cedar Square Building back in 2000, the goal was to build a new Municipal Center, which would have City Hall, the Library, the H.A.R.T. Center, a Senior Center, Deputy Substation, and Court/Council Chambers. Then in 2008, we purchased the Upmeyer House. We had an architectural report created at this time, in which we discovered that we could build a new building for the same cost, if not cheaper, than it was to convert the Upmeyer House. The Council decided to sell the Upmeyer House in 2012. Part of the sale agreement was the payment of \$160,000, of which \$15,000 went to the HLG for the Capital Campaign, and \$145,000 went to the City. Then in 2012, the Council made a resolution to designate a formal location for the Library, and the Council also committed \$160,000 from the Upmeyer House property and an additional \$100,000 at that time. He had a different figure for government contributions than HLG does, but that's because they are including the value of the land, at \$165,000 in their figures. He has \$290,750, because he's not including that. He didn't feel it would be accurate to include any value for the land right now, because no land is formally designated.

He wanted to remind the Council of several things that need funding consideration at this time. Those were the street maintenance project, the law enforcement contract, and the water study. Those are all broad categories, but collectively, really add up. The Council Resolution on file, restricts the money in the City's capital outlay line, which is in the City's budget. This money, if unrestricted can be used for any number of things. His proposal is to negate the resolution, and move the funding commitment to the HRA. The HRA Substantial Amendment No. 5 added close to \$500,000 for the Community Center project. (\$325,000 for construction, and \$150,000 for land acquisition). It makes sense to have the commitment for the Library be in the HRA, because geographically, all properties being considered are in the HRA boundaries. The money in the HRA will be there for years, and can only be used for redevelopment projects. Then we can use the \$260,000 in the regular City budget for other considerations. He wanted to add that Mike Caughey couldn't be here tonight, and he submitted a letter for Council that outlined his views. (Please see Addendum No. 1).

Harrisburg Library Guild: President Barb Shipley thanked the Council for meeting with us, and thanked Brian for all his work on the agenda bill. She hopes that he and Council have found that the Guild materials showcase all the hard work we've done. It also showcases our commitment to building a new library in Harrisburg. Brian's option, of expanding the existing Library, is very appealing. It's immediate, and can happen quickly. Part of the consideration for the expansion would be where the Library would be located, and how it would fit with the sheriff's substation, and municipal court. We really don't want to give up our dream of building a new Library. We would like to continue to move forward to that goal, but also have the City pursue the expansion of the Library. If the Council decides to expand the Justice Center, it kind of ends that Capital Campaign, which we'll need to expand to look for property. Can she ask if the City has had further negotiations with Mrs. Nixon?

- Latta said that there's a limitation on what he can say; but he believes that they are willing to sell us the property. However, we are far apart on the price. Her husband bought the property originally, thinking that they could build a house on it. However, the zoning has changed; that will no longer be possible. He believes that it will happen in the future; it's just a matter of when.
- Barb Shipley said that she agreed that it's an ideal location; it's certainly the Guild's. We actually had a discussion about taking Mrs. Nixon out to lunch sometime to discuss the sale of the property. Perhaps we can show her what our goals are, and find mutual ground.
- Latta said that it's a good idea. It took 4 years to build a good relationship with her. It wasn't bad to start, but the level of trust wasn't there previously. He said that when the Council is ready, he can share his ideas on the Justice Center model. That building was built in pieces over time, so perhaps if the Council is favorable, we can hire an architect who can investigate the building.
- Marilyn Pollard, HLG Treasurer/Secretary said that the City can expand the Library into the Justice Center, but it's still not going to be big enough. It's going to cost money to fix it up as well. If it's both a community center, and a Library, she doesn't know how that will work together.
- Latta said that's a fair assessment. We don't know how much it will cost until we look at it. An architect will cost a couple of thousand to investigate that. It's our building, and the main spaces will be vacated, so we'll need to determine how we want to use it.
- Pollard said that she hadn't thought about the Senior Center and H.A.R.T. Center property before. She didn't know we had the option of getting rid of the modules there.
- Latta said it was important to get most of our options out there on the table. We need to investigate our possibilities.
- LeaAnn Hart-Chambers, HLG 2nd VP, said that we had some interesting discussions about the use of the building since she moved into town, approximately 20 years ago. Sometime back, there was a push to build a new building. Dan Eckles worked on it...she thought maybe 18 years. A discussion took place about City Hall, and whether we should move elsewhere. The original building was constructed in 1940. That means that the building will likely have asbestos.
- Eldridge noted that we were aware of the asbestos in the building.

- Hart-Chambers said that she remembered that there was substantial mitigation required for different issues. With the limitations that the City has, it needs to be explored. But she does firmly support the new building. The senior center can be part of that picture too, as well as the H.A.R.T. Center. Maybe we need a bigger discussion, or a series of discussions, not just wow, we have more room, and moving in. The new park land is in that as well; how does that reflect on the City's needs. Is it the City's best long term strategy, to spend \$100,000 today to expand the Library in old City Hall? We should look at all the options, and talk with all the shareholders. As a citizen in town, she'd like to make sure that if we are spending municipal money on it, we want to make sure that's the best use of it. The water situation and street maintenance issues don't change that. This is the start of a good discussion.
- Joseph Crenshaw, Library Board, said that he graduated from Harrisburg High School, moved away, and has now moved back to the City. He is now a Library Board member. His main goal is to have the City get the library into a proper space; right now, it's sort of like a closet. It's not big enough for what we need. Our library is not conducive to our town. Something more like the Monroe Library is; but they had more people to help with that. There are signs, but they are really hard to see, and people really don't know where our library is. He would like to see big signs, including one from the highway that point towards the Library. He knows the Council has other concerns, he lives on 4th St., but that's a different topic. Maybe we can talk with the Fire District, because maybe the old fire building could be repurposed, and we could make that the Library. What he wants, and is asking for, is action; something that can happen this year. Please, give us better access to the Library.
- Latta said that the Fire District will be using that structure for smoke testing, as a training building, so it's not available for that purpose.
- Michele Eldridge said that changing her hats for this meeting; she is also the 1st VP for the HLG. The HLG does support that expansion of the Library into the space at the Harrisburg Justice Center. We've gone into a lot of detail of what our Library is lacking, so it's obvious that we need something larger. That's great for the interim, but that doesn't mean that we are going to abandon our dream of building a new Library building and Community Center. The HRA recently went through the Substantial Amendment No. 5, and set itself up for purchasing property, at \$150,000, and construction of a new building, at \$325,000. That property we hope to purchase is the Nixon property next door. We also have the funding planned to improve our streets in the HRA district; Monroe St is the first street being changed, followed by Smith St, and then 2nd St. The conversation in the amendment ties the street improvements into a new community center; they sort of go hand in hand with each other. She realizes that with the expansion of the old library at old City Hall, that it probably won't spur any other businesses expanding in that area. However, she believes that if we build a new Library/Community Center in this area that it's going to affect our economic development more than what the expansion of the current library will do. This is part of our commercial core, and it desperately needs to be improved in order to attract other businesses. A new building will help to do that, as well street improvements. She hoped that when the HRA Board starts to discuss obtaining indebtedness for the HRA for the

street improvements, that the board will also include the \$150,000 for purchasing property at the same time.

- Don Shipley, former Councilor, was trying to remember when this building was purchased. It was purchased as a stop-gap measure, to get us by without having to build a new City Hall. We will eventually grow out of this building. A Library is something that is really necessary for a City. He thinks you need to look into the future, and combine a community center, with a library, and include a place where you can have events. We do have issues, such as the Life Bible appeal on the purchase of the resort, in which we need a larger area to hold meetings. If you don't look to the future, it will cost more money later on. He fully understands that other expenses we have, because of the water, and our infrastructure. But we also need to look at what works well for the City of Harrisburg. He'd like to look to a large building that can accommodate everyone. It's something we'll need to look at, because this City Hall won't work for a super long time.
- Cheryl Spangler, City Librarian, asked the Council and members of the audience who had been in the Library recently; and then how many people had checked out a book. Since there weren't many, she felt that she was the expert on Libraries. She told the Council that the feeling of home wasn't in the fun stuff, like paint colors, or a tree, etc. It's the feeling of being safe, where your things are, and where your identity is. It's not a new building, windows, or a walkway. For her, when she sees those books, and she sees the kids coming in; that's what matters. Yes, she'd like to go home and change her counters, and add a 2nd story; but she's on a budget, and there is no money for that. The Library can definitely be in the old City Hall. If you close your eyes, you can see the potential; that's an Art Deco building. You can picture walking into an art deco building, and having a wide open space with tables, and areas for little kids. Right now, you walk into the library, and the table there has a leg that is stripped, and is about to fall off. The children have a tiny little corner and table for their books, but they don't like to go back there, because there are a dozen middle school kids hanging out there. They don't have any other place to go, so her Library is crowded. She has 4 crowded computers; you can't hardly get around them to get to the kids' books. The carpet is falling apart; luckily, Chuck had someone come down to cut off the stuff that could trip someone, and glued it back down. He's been a huge help to us in the Library. So let's talk about building a new Library over there. Is it certain? It sounds like it's a maybe to her. Do we want to wait longer? Every single day, kids would be crossing the highway, and people don't make the effort to stop. She loves the ideas, but how long are we going to wait for this? Times are tough.....will we have the ability to do this down the road? Do we guarantee that we will have the money for it? She'd rather take a building that exists now, and remodel it to be better for the patrons. She is selfish; the old library gets claustrophobic; she would really love to have someplace bigger before she retires or dies. We can make something to be proud of. Of course she would like to see a new Library. Look at what Monroe has; luckily, they have rich people there. Let's compromise, and take most of the conceptual design, and put it into this existing building. The outside of the Justice Center is great; right now, people drive around, and look, but can't find the Library door. One guy went to the bank, and asked if there was a Library in town; they told him that

we didn't have one. If people could see a front door from the street, more of them might come to the Library. Maybe we can have a place where kids can read, that isn't in the same place the teenagers are. Children's books wouldn't be in the farthest reaches, and they wouldn't have to go down a haunted hall to the bathroom, and if something happens back there, who answers for it? Are we still responsible for the H.A.R.T. Center? She thought they weren't a City department any more. If they have part of the building, are they going to pay rent? She doesn't think that they can afford that. Your idea of a community center is a wonderful one. Why not still do that, and plan that, but let the Library be down there now, in that Justice Center building.

- Puls said that she's heard that you want the old building to be remodeled, but the Guild wants the new one. It makes it hard to figure out what everyone wants. She thought there'd be more unity.
- Hart-Chambers said that we've spent a lot of time on the capital campaign. That's unpaid time that is valuable for people like us. We've talked to a lot of the funders, at the Ford Family, and Meyer Memorial Trust. These are the people that fund things like this, and for Libraries. They are not going to pop out money for a remodel. The odds of that are really low. When Cheryl started out in the Library, it was a third of the size you have right now. You have the right to have a good library. She (Hart-Chambers) is not a passionate person; she's a planner. She is just saying that we should think this through, because it's a big job. Spangler is expressing that she wants to get somewhere, and that it's a struggle. The remodel would be a short term thing, and we want a long term thing. We want to think about people in the future; think about Joseph's kids, or Bobby's grandkids. The point is, it is not mutually exclusive. There are tradeoffs. If you put all your eggs in one basket, the chances of having eggs for other baskets are complex. She has environmental concerns about that building. She is a pragmatic realist. She sat on Council for a long time, and she knows about the challenges the community faces. It would be incredibly selfish and inappropriate to deny the community and seniors someplace they can go. You were talking about needing a place for kids to be; a community center would provide that. She's glad that Don talked about a larger meeting area; she's a little claustrophobic right here, when there are 22 people in a room that allows 27 people. You need to make a strategic decision on where you want to be. You have logical stuff going on in that building, but if you are making accommodations, it could be something else. She knows that Don wants that; her husband gave up on it years ago. It's a long term thing, not a short term. Don't think that aren't in the same place, just because we aren't saying the same words.
- Barb Shipley wanted to follow up on Cheryl's comments. We are on the same page. We recognize what Cheryl wants. When she started out, she said that the remodel is very appealing, but we don't want to give up on our dream. We've been extremely busy! We may not be meeting with you, and letting you know what we've been doing, but a Capital Campaign takes an incredible lot of work. We are at the precipice. What is holding us up is a piece of land. We've met face to face with the people at Meyer Memorial Trust, and Collins Foundation; they said you aren't ready. They said get ready, and come back to us, because we like your project. When we had the property, they said no, we aren't ready yet. Comparing us to the Monroe Library is like apples and

oranges. The difference with Monroe is not that they had more wealthy people, it's because it's a Benton County Library. Her understanding is that they funded that partially with a Community block grant. We don't have that opportunity. We are thrilled that they have it, but you shouldn't compare our library to theirs.

- Latta asked her what she meant when she said that remodel of the current library would end the capital campaign? What did you mean by that?
- Shipley said that the fund for the new library would go away; but you did mention the HRA.
- Latta thought she was correct if she was thinking that the City has only so much money; whether it's coming from the City or the HRA. He'd like to move the commitment from the City to the HRA. That HRA money will be available anytime; all we have to do is to go to a bank to get the funds. All property inside the HRA boundaries is eligible. Whether we remodel, or go for a new Library, it would be the same money. Is that what you meant?
- Barb Shipley said that if we remodel, where does that put the Capital Campaign? Do we move forward with a land purchase? We want to build a future Library.
- Latta said he agreed with that statement. This is the first step of the community engagement process. It may be worthwhile to do a community survey on this topic because we haven't done one in recent history. We need to ask what you (the public) want for your Library. We had a little over 100 comments on the park land community survey, so having one about the Library would help with the capital campaign. We need to find out what the citizens want. If the capital campaign is built on community engagement and support, then that would be beneficial for the HLG. He agrees with the assessment that the remodeling could injure the capital campaign. You have to decide if you want to spend on the remodeling, or on committing money to the new Library.
- Puls agreed that we needed to think about that.
- Don Shipley added that he recalled that there was a lot of work in that old City hall needed to bring it up to standards. He wanted to mention that.
- Latta said that there are environmental concerns. We know the floor is asbestos. We've talked about improving the sound in that room, so we could install a new floor on top of the old one. He does agree that it will take a lot of work....the Mayor is a contractor, and he knows that the old building was rather hodge-podged together. It appears we had a study done 18 or 20 years ago, of which the outcome was to go and buy the Cedar Square Building. That was probably because it was demonstrated that it was cheaper for us to build a new building. It's worthwhile that before we make any decision, we should probably get a professional on board to investigate the existing building. Marilyn's comments were good, because it could cost as much as the Upmeyer Building was to remodel. That's the first step we need to take. We will want to look at the existing building, with the Library, court operations, and the substation. We have the substation, and really, they don't need as much space as they have. We can actually grow the Council room on the old building, because we have 15' to 20' on the south side of the building before we get to the parking lot for expansion. There is an opportunity there to make it larger. We can open the wall between the substation and the auditorium, and we could use it for a computer room and or reading room for the Library. We still

need a place for court, for a council session, and for a library. Can the Justice Center accommodate all of those?

- Puls said maybe we need to look at a smaller remodel, to meet our court needs.
- Latta said at a minimum, regardless of a larger conversation, we can expand the library to have street frontage. The office that the Judge uses now can be used for the Library. That will restore access to the street, and give it a better presence. That's a minor change that is easy to do. He outlined a lot of the things we could do with the building, including additions to make it a little larger. That could possibly accommodate things like the senior center. The H.A.R.T. Center is a non-profit now, but they are going to lose the preschool building when the fire department tears down the Cedar Square building. We do have a lease with them for \$1 to use that. Maybe we should move the senior center into the main building, and let the preschool use the modular instead. We do need our own court operations, and that was the crux for why we need that space.
- Downey asked if it would increase traffic to that building.
- Latta told her it's still only one day a month. He does think we have some good opportunities to share some space, or we have an opportunity to have the entire building filled up with the Library. Adding onto the building will give us the opportunity to make the auditorium much larger. We don't know how much money that will cost us, and we need someone to look at that. He then talked about having a Council room down there; we could utilize this room right now, to be a substation. It had been two rooms; it's easy to split it again, and there is an exterior door that they could use. The benefit to doing that is in communication with our deputies. We can have the other side to use as a conference room. He appreciates both Don's and LeaAnn's comments, because we should think down the road to 50 and 100 years out. You never know how fast we'll grow, and how fast staff will increase. We still have room for two or three people to move into our current city hall.

There are so many things we need to do, and this is a good conversation to have. He agrees with Cheryl and the HLG, a new building would be awesome. But we do need to think about how many other projects our City needs to do. Is a remodel attractive? Yes. Is it the best plan? That's up to Council. It's prudent to do a community survey, because it's important to get an opinion, hire a professional, and find out what we can and can't do. He wouldn't be surprised if the cost to remodel was between \$200,000 and \$500,000. It's important to transfer the commitment of money from the City budget to the HRA. We made a commitment in 2012, and we should honor that how we can, while still freeing up City budget money. It's just as meaningful to the City, with the money focused on that intent.

- Mayor Duncan asked Barb if it had to be bare land that the City had. What if there is a home on it that can be torn down?
- Barb Shipley said it's better for it to be bare land, but we could have a building on it.
- Mayor Duncan said that with the old building, the minute we try to expand, we have to bring it up to code. That means with handicap access, sprinklers, bathrooms, etc.
- Hart-Chambers said that we'd have to have a specialist remove the floor.
- Mayor Duncan said that if we decided to do that, then we'd need parameters on how much it would cost us to get an expert to do that. He loves the idea of getting rid of the office, but that would need to wait until the Judge leaves. He knows that the building

was constructed in 1940; it was the same year as what is now the junior high. They were both a CCC project. If you can use a piece of land with a building on it, it would likely be easier for us.

- Downey asked if this came together, and this land is available, is everyone happy. She knows that the Nixon's wanted to use that property for a home, but if she came over and said yes, then the doors would be open for additional funding, and great things can happen.
- Spangler said that she only got to see the river when she was in Brian's office, but yeah, that would be great. But we have no crossings or anything on the highway.
- Mayor Duncan told her actually, that's coming.
- Latta said that it will be done when we fix Smith St., that's next year. One thing that we need to think about though, is the operating and maintenance costs. At \$12 a square foot, that's something we need to put into the conversation.
- Downey said that she wants to see a public survey. We have so many things going on, so we need to know what they think. She thought she knew what they would say, but she could be surprised. She wants to see the survey that Hart-Chambers is talking about. She's also concerned about transferring everything to the HRA; she wants to make sure it's in the boundaries, because otherwise, you can't go forward.
- Latta said that we don't need to go to the voters with that last amendment. We only had to go to the taxing districts for the last amendment. There is only so much acreage of land allowed in the boundaries, and we do still have room to grow if needed. Once you get to a certain level, however, you do have to go to the taxing districts. (He and Downey had a brief conversation about Karen Cota's request for a façade improvement grant, when it didn't include her property, even though the HRA district ran down the highway. Latta felt that it could have applied, but at that time, Downey noted that we were told it couldn't.)
- Loshbaugh asked what the average usage of the library was per day lately.
- Spangler told him it was 30 to 40 people per day. She wanted to say something about the middle school kids. Even though some of them aren't just hanging out; there are a lot of them that read. In fact, they've been using the courier system far more than the adults have. She just wanted to remind the Council that if we ask for an additional \$1,000 for that, to remember that it's being used quite often.
- Loshbaugh asked how much did Linn County spend on the remodel?
- Latta said that some things were really expensive, that wouldn't be necessary today, like bullet proof shields. That's an expensive component. But they didn't tell us how much they spent on that.
- Loshbaugh was surprised that we didn't know. He would think that we would. Do we know how much it was excluding the security components?
- Downey said that they only added the new Judge's bench.
- Loshbaugh said that they moved one wall 6' to 8', and removed the kitchen from where the bench is now. They tore down the front of the office where old City hall was, and built in that security door and wall there.

- Spangler said that if the Fire Department could make their old building available for meetings, then that would take some of the pressure off for having space for meetings.
- Puls said that she thought that they were using it for training.
- Latta said he talked with the Fire Chief last week. They were going to use it for training. He said one of the problems with the old building there was that it wasn't up to code. He does want to add that while it can be expensive to fix up older buildings, there is money available for the rehabilitation of older buildings. There are some preservation grants out there that we can reach for.
- Hart-Chambers said that in relation to the Mayors question earlier, you can have a building on a piece of land. You would need to look at the total cost of development, where the removal of the old building is factored in. We would need to make sure that we are on the same page.
- Barb Shipley said that she wanted the Council to know that if our dream is realized, and the Library building is built, that the HLG is not going away. The Library has new computers and fixtures like the workstations, because of the grants we've written. We will still be doing fundraising, and providing support.
- Keaton said he was concerned about moving finances and commitments from the City to the HRA. Are we actually moving funds?
- Latta said no. We are not moving funds, we are moving the commitment. The money for buying land and construction for a new building is there already in the HRA project list. We forecasted future costs on these projects; these are all flexible numbers. It's prudent for Council to release the commitment on the City side, so that we can use those funds for anything.
- Downey thought we were moving money too.
- Latta told her no. He knows she's concerned about the HRA boundaries; in his understanding the law, it's not what it sounds like. We can't just go and adjust the boundary to extend to Priceboro and Sommerville Loop, or something like that.
- Downey thought maybe it was the rules in the old HRA language.
- Latta said from where we stand, it looks like we need a community survey; we also need to discuss the commitment, not money, from the City to the HRA. He can propose an agenda bill at the next meeting; it sounds like there is support for that. Do you have concerns, so that you aren't feeling like you are losing money?
- Barb Shipley said that if you are telling the Guild that you will work with us, and that land and the funds are still dedicated to a future Library, then that would work.
- Latta said that we aren't going to repeal the resolution without more assurances. We can propose, and discuss that later. There are two things we want to look at; the community survey, and what we are going to do with the Justice Building.
- Mayor Duncan said it would be nice if we could see some cost effective options.
- Latta said that he will bring that to the next meeting.
- Downey asked if he could bring the old survey as well; she would like to see what it says.
- Latta said that we can track that down.
- Eldridge said that she would have to visit the old archives for that.

- Crenshaw asked if after the survey, we can say where the Library is going to be. He would like to see that.
- Latta said that is his concern with option 3. It talks about buying land, but we haven't bought it yet, so we can't say that the Library will be there. That's a bit of the struggle we have.
- Crenshaw said as long as we are moving forward with it.
- Latta said he thought we would try to designate something right away. This will be continued.
- Don Shipley said that he would like to see the HLG group meeting with Council on a regular basis, so they can keep you informed on what they are doing. The City can then tell you where they are at in that process.
- Barb Shipley said we are all for that. 2017 is our year!

Others:

8th St Water Project

- Public Works Director Chuck Scholz told the Council that we had bid opening for the 8th St. Water Line Replacement Project. Tracer's got the low bid at \$119,000 and change; the Engineers estimate was \$150,000. There will probably be another \$25,000 in change orders we expect to see because we don't know where the laterals are. We are happy with that bid.
- Loshbaugh asked if this was both water line and sewer lines.
- Latta told him it was just for water lines. It will be tied into Arrow Leaf as well.

Moore Street Project

- Keaton asked what the timeline was for the Moore St. Project.
- Scholz told him that they will be authorized to start on the 1st of February, and should be done by the end of May or June.

City Administrator Evaluations

- Eldridge reminded the Council that City Administrator surveys are due by February 7th, at the latest.

With no further business to discuss, the City Council adjourned at the hour of 8:05pm.

Mayor

City Recorder

Because I am not available to attend the January 25th City Council meeting, the following are my thoughts and suggestions on the Library Construction issue (Mike Caughey):

Item 3 of agenda:

Based on the commitment outlined in City Council Resolution No. 1032 dated 12 September 2012, the Council agreed to commit three things to facilitate the building of a new Library.

1. Land. The intent was to provide a building site that was appropriate for this project. (The promised parcel is to be sold to the Fire District for their new facility. I believe that the City should provide/acquire another feasible location for the Library.)
2. \$160,000 proceeds from the sale of the property known as the Upmeyer House.
3. An additional amount from the Building Reserve Account of \$100,000.

Of the "Options" noted on page 5 of the packet, my selection is "Option #3", with the following rationale:

My feeling is that the best long term plan is to acquire land and build not just a Library structure, but a Community Center facility with space for the Library, Council chambers and ancillary meeting room/s.

Inasmuch as there is money in the HRA budget, (see page 55 of packet), for "Land Acquisition" and "Community Center" construction, it seems that funding for the replacement site and some funding for construction could be available. Some moneys might also be reallocated from the "Building Façade Program" in the HRA budget.

Once the Library is into the new building, that current space and perhaps additional space in the Justice Center could be repurposed for use by the HART organization. HART is losing their space for their Preschool facility, now located in the Cedar Square building.

Proceeding with an expanded plan of a Community Center vs. the just the Library, would seem a more efficient longer term plan than trying to do two separate structures.

My vision is that the property just South of City Hall is the very best location for several reasons. Consolidation of City buildings, centralized location and available empty lot. If additional money can be made available, the purchase of the three lots just East of City Hall (on Smith St.) would provide additional parking for all functions at the City facilities.

The section of 1st Street could be vacated to enlarge Riverfront Park area for City functions. If sufficient funds were not available in the HRA budget, perhaps the additional funds for the purchase of that parcel could come from the proceeds of the parcels being sold to the Fire District.

As we have discussed at the last HRA meeting, the farther out we delay this plan, the more it will cost. I believe that taking action now and moving forward will benefit the citizens and save the City money.

Having a new Library combined with a Community Center will expand services and options to all ages of our residents. Educational opportunities for us all are a plus for success in employment, opportunities in life, and enjoyment of our community.

Once there is a concrete plan in place and the site is obtained, the Library Guild can actively pursue the additional moneys and grants required to build the Library.

Mike Caughey

