



**Minutes – Meeting #3  
Concord Property and Library Planning Task Force  
Wednesday, March 6, 2019, 6:30 p.m.**

**Concord Property  
3811 SE Concord Road  
Oak Grove, OR 97267**

**APPROVED**

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**Task Force Members Present:** Gary Bokowski, Grover Bornefeld, Ron Campbell, Jean Chapin, Mark Elliott, Lynn Fisher, Denis Hickey, Anna Hoesly, Jan Lindstrom, Michael Newgard, Mike Schmeer, Chaunda Wild

**Members Excused:** Doug Jones, Kristi Switzer

**Others Present:** Laura Zentner Business and Community Services (BCS) Director; Kathryn Krygier, Project Manager; Allison Brown, Facilitator with JLA Public Involvement; Scott Archer, North Clackamas Parks and Recreation District (NCPRD) Director; Greg Williams, BCS Deputy Director.

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The meeting began at 6:30 p.m.

### **Welcome and Introductions**

Laura Zentner welcomed the group and introduced Kathryn Krygier, the new Project Manager. Kathryn Krygier told the Task Force how thrilled she is to work on this project. She encouraged the Task Force members to contact her anytime. Krygier noted there are now two vacancies on the Task Force. Both Eric Shawn and Stephanie Kurzenhauser have resigned.

Allison Brown, facilitator, reviewed the agenda and the plan for the evening before a short icebreaker.

Mike Schmeer joked that staff needs to double the available parking at the property. Scott Archer stated that staff are looking into possibilities for opening up more of the existing paved area on the site to allow for additional parking. Denis Hickey shared that he had his first teaching job at Concord Elementary School in 1980 and he brought a staff photo from that year to share with the group.

Lynn Fisher asked about the procedure for filling vacancies on the Task Force since it would be nice to get them filled quickly. He explained that the replacement of the District Advisory Board representative, formerly held by Eric Shawn, would necessarily be a lengthier process since the advisory board is on hiatus. The group would like to fill the vacant at-large position as soon as possible. Krygier stated that the Charter lays out the process and that the Task Force is to appoint a replacement member that fits the

original criteria for recruitment. Krygier said she thought it would be good if there was a chair in place before the appointment occurred.

Fisher asked about whether a solicitation would be opened and staff thought that was likely the case. Krygier invited members to send her ideas for reaching a diverse audience. Laura Zentner also stated that there were many applicants that met all the original criteria during the original recruiting process and that the Task Force may look to that pool of applicants for a replacement.

Jan Lindstrom asked staff if there was a timeframe within which staff was trying to elect a chair. Krygier explained that staff wanted the Task Force members to get to know one another before electing a chair and vice chair. Some members have previous knowledge of one another, whereas others do not.

Gary Bokowski asked about the costs of running the Task Force and where the funds are coming from. Laura Zentner said she could cover this question during the staff presentation portion of the meeting.

Brown asked whether there were any edits to the unapproved meeting minutes from meeting #2. Michael Newgard pointed out he was not listed as present in the document. The group agreed to bring the unapproved minutes from meeting #2 to the next meeting for approval, once members had had an opportunity to review.

Brown opened the floor for any public comment and encouraged people to leave written comments on the public comment cards provided.

### **Public Comment**

No public comment.

### **Group Discussion: Values Statements**

Allison Brown introduced the value statements the Task Force members worked on over the first two meetings. She explained that she tried to capture the group's conversations and frame the ideas as criteria that can be used in evaluating future options. She asked the group to respond to the document and if the ideas presented accurately reflected the thoughts and feelings discussed.

Brown read the value statements. Mark Elliott stated he would consider adding "building" to the third bullet under preserving the histories. The group agreed to this change. Mike Schmeer clarified that it should be the entire property and not strictly the building.

Lynn Fisher stated he doesn't want to concentrate on preserving the building at the expense of other, better opportunities or better uses for the space. He emphasized that this value statement should not be considered absolute. Brown thought the value statement reflected the desire to preserve and understand the histories of the site, even as it physically changes.

Grover Bornefeld stated he is committed to preserving and honoring the history of the site. He emphasized that Task Force does not know what it will cost to preserve the building and that the value statement reflects a larger commitment to the history more generally. Schmeer stated he agreed with both points of view.

Brown said she was hearing a lot of agreement that this value is still important. Ron Campbell stated that he felt preserving at least the façade of the building is important to the community. He reminded the members that they have existing engineering reports that show preservation is possible and seismic

upgrades can be achieved. Brown said that staff would be presenting on some of these issues later in the evening.

Brown clarified that adding the word “and this property” would satisfy the discussion regarding the value statement. The group agreed.

Bornefeld reminded the group that the purpose of the Task Force is to advise the BCC on the future use of the *property*. He also stated the values mention green spaces, but not being environmentally green. Brown asked if others agreed to add a value statement regarding being environmentally sustainable. There was discussion among the members.

Brown asked whether members were okay with the term “green space” given the alternative meanings. Chaunda Wild said she thought it should remain “green space.” Brown confirmed the members were okay with her and staff working these changes into the document and returning next meeting to review those changes.

Wild also asked Brown to add meeting space as one of the primary needs listed. Michael Newgard stated that gathering place may encompass that. Anna Hoesly asked about adding a line under access that spoke to accessibility to diverse needs and services.

### **Staff Presentation: Considering a Library Location**

Kathryn Krygier introduced the presentation, explaining that staff has been gathering questions over the past several months and plan to address many of them here. Staff will review the guiding question regarding the library location, go over the Request for Proposals (RFP) process, the library settlement agreement, previous community feedback and the NCPRD perspective on the property. Allison Brown asked members to hold their questions until the end.

The presentation summarized:

- Community feedback has indicated a strong preference that the new the Oak Lodge Library location be on the Concord property
- The library settlement agreement assumes no funds for land purchase
- No other county-owned properties are available
- Alternative site research is not a good use of funds at this time

Lynn Fisher stated that it feels like the decision has been made to put the library on the property. If the decision has not been made, he does not feel like they have enough information about other options that are available to recommend the Concord property. He does not know of any work staff has done to research other site options in the service area.

Brown clarified Fisher’s questions and Krygier explained that NCPRD is planning on doing a feasibility study on the Concord property regardless. She argued that it makes the most fiscal sense to then see if the library will work on this site (the Concord property) before expending funds exploring other options. Fisher asked how staff would know this is the best site if they’re not assessing feasibility on other sites.

Laura Zentner added that this is the only site for the library that has been paid for. At any other site, the library will be paying more and will not capitalize on the shared efficiencies of operating in conjunction with the Parks district. Scott Archer stated that the District got the property for less than fair market

value and with these savings, the District would charge a reduced lease rate should the Oak Lodge Library go on this site. There was some further clarifying discussion regarding the lease rate for the Oak Lodge Library.

Staff emphasized that they were asking the Task Force to look at this site as a first option because of the cost savings associated with locating the library on the Concord property. Denis Hickey clarified that staff would like to look at the Concord property first due to the substantial cost savings potential for the library in comparison with acquiring new land at fair market value.

Mike Schmeer asked how many acres the Concord property is without the building. He asked about the restrictions cited by staff at the Stringfield Family Park site. Archer clarified several of the funding and site restrictions.

Gary Bokowski brought up concerns regarding the seismic conditions at the Concord property and the costs associated with necessary upgrades as well as regular ongoing meetings of the task force. Staff answered that costs associated with providing monthly Task Force meetings would be split evenly between the library and NCPRD.

Grover Bornefeld expressed concerns with the direction of the Task Force.

Anna Hoesly asked what the square footage of the Concord building was and staff answered approximately 47,000 square feet. Hoesly wondered how many square feet are needed to develop a community center and whether additional space will be needed. Staff explained that once a firm is on board following the RFP process, they will complete a needs assessment for both the library and NCPRD. If it is determined that more space is needed, there are alternate site locations for other NCPRD needs. Moving forward, staff will be relying on the contracted firm to help staff and the Task Force weigh the opportunities at the site.

There were several clarifying questions from the Task Force members and discussion with staff. Hickey stated that it does make sense to vet the Concord Property first and as fast as possible due to the great cost savings it could represent for the library.

Jan Lindstrom asked about potential issues from having a single contracted firm to help develop plans for both the Oak Lodge and Gladstone libraries. Staff reassured the Task Force that this would not be a problem for a professional firm and that the two sites will have very different conditions, as well as varying needs and wants.

Allison Brown polled the group via a round robin.

- Mark Elliott stated that he advocates looking at the Concord property as a first choice for this project, while recognizing that there are still lots of consequential unknowns yet to be determined.
- Anna Hoesly stated that it makes a lot of sense to look at the Concord property first, given the costs associated with researching other sites, which may likely lead to the same conclusion. She thinks that libraries and open space go really well together and likes that aspect of the site.
- Denis Hickey stated he was a yes on whether the Concord property should be considered first.

- Michael Newgard stated that he thinks it is wise to start by looking at existing resources, such as the Concord property. He stated he would need additional financial information to make a recommendation.
- Gary Bokowski agreed that the Concord building should be considered first, but that staff should gather additional information regarding the building and its structural stability before making a final decision.
- Jan Lindstrom stated she was definitely a yes on looking at the Concord property before moving on to other sites.
- Grover Bornefeld said he agreed with Jan that the Task Force needs to learn about the possibilities at the Concord property before looking elsewhere. He called out that the recommendation states the Oak Lodge Library location is assumed to be on the property and not necessarily in the building.
- Ron Campbell said it would be nice to do a cursory look at other potential properties in order to assess their feasibility but that it does make sense to proceed with analysis of the Concord property first.
- Mike Schmeer stated that from the beginning the Concord property has been a logical site to locate the Oak Lodge Library and thinks it is reasonable to pursue studies of the site to learn more about options and costs before moving forward.
- Lynn Fisher has heard for years that this is the most park-deficient area of the District and thinks that the Parks district should maximize green space and recreation uses at the site. He said his answer to considering the Concord property first was no.
- Chaunda Wild stated she agreed the Concord property should be considered first, barring feasibility studies that show the site will not work. She also expressed concerns about preserving the park space on the site.
- Jean Chapin said it was a very complicated issue, but that it made sense to look at the Concord property before searching elsewhere.

Jan Lindstrom asked about potential grant opportunities to help address the seismic and other structural issues. Staff reassured her that they would be seeking all available grant funding for the project.

Brown polled the group and found that more than three-quarters of the group present approved the recommendation proposed by staff:

*The Task Force agrees that the Concord Property should be the first choice for the Oak Lodge Library location, if feasible.*

## **Closing**

Thelma Haggemiller shared several comments with staff regarding the meeting. She encouraged staff to think creatively in how to fund the project and the large amount of structural improvements that will be required.

Staff promised to give Task Force members a tour of the building at the next meeting.