



BUSINESS AND COMMUNITY SERVICES
Development Services Building
150 Beaver Creek Road, Oregon City, OR 97045

Joint Task Force Meeting Summary
Oak Lodge and Gladstone Community Project

Concord Property and Library Planning Task Force
Gladstone community Library Planning Task Force

Optional Meeting
Thursday, September 19, 2019, 6:00 p.m.
Concord Property
3811 SE Concord Road
Oak Grove, OR 97267

Reviewed by Gladstone Task Force 11/6/2019
Reviewed by Concord/Oak Lodge Community Project 11/6/2019

Gladstone Task Force Members Present: Todd Anslow, Kristi Haller-Shaffer, Natalie Smith, Margaret Bertalan, Nancy Turner, Laurene McClintock, Debrah Bokowski, Lisa O'Brien, Leslie Shirk

Concord Property/Oak Lodge Library Planning Task Force Members Present: Gary Bokowski, Grover Bornefeld, Ron Campbell, Jean Chapin, Jan Lindstrom, Denis Hickey, Doug Jones, Mark Elliot

Opsis Design Team Members Present: Jennifer Hoffman, Opsis

Staff and Officials Present: Laua Zentner, Business and Community Services (BCS) Director; Greg Williams, BCS Deputy Director; Mitzi Olson, Library Director; Gladstone and Oak Lodge Libraries; Scott Archer, North Clackamas Parks and Recreation District Director; Kathryn Kohl, Library Network Manager; Jacque Betz, City Administrator, City of Gladstone; Kathryn Krygier, Project Manager

The meeting began at 6:02 p.m.

Gladstone and Concord Task Force Chairs Lisa O'Brien and Doug Jones welcomed the group and reviewed the evening's agenda.

Doug stated the purpose of this meeting was to have more time to discuss concerns that came up at the last Joint Task Force meeting on September 4, 2019 regarding project timing and funding. Kathryn Krygier shared that she had met with the Chairs and Vice-Chairs the previous week. They recommended this additional meeting to allow for more discussion. See attached photograph for white board notes.

Kathryn Krygier drew a timeline on the board for the group to review. It outlined the four parts of the master planning process which are research, programming, design alternatives, and preferred alternative. The masterplanning process is expected to take one year. The

subsequent design phases will take an additional 1.5 years (approximately). Construction could take 1-1.5 years.

The group shared questions/comments regarding the timing of the project. Highlights from the discussion were:

- The timeline is subject to change as the project commences. If the Concord Property is not selected as the site for the Oak Lodge Library, the Gladstone Library will continue as a separate project.
- Design alternatives will be produced at step three. The preferred alternative will be refined in step four.
- Design alternatives will be created for both the Gladstone and Oak Lodge Libraries to show options on the existing City Hall site for the Gladstone Library and options for Oak Lodge Library on the Concord Property.
- Currently, the Opsis team is doing research (step one) evaluating potential needs (step two).
- The master planning process is lengthy because it includes a robust community engagement process.
- Engaging the Gladstone community will be difficult because Gladstone has already done community outreach and people will not want to do it again.
- JLA Public Involvement will reach out to community groups who generally don't attend a "town hall" meeting. The goal is to be as inclusive as possible.
 - There was a suggestion to visit the Gladstone Senior Center at lunch time (and during storytimes at the library) to find people to talk to about the projects.
- The programming needs for both libraries are interrelated because it is a "one library, two building" library solution.
- Scott Archer stated the county is committed to this project.
- There was a request to post the task force(s) community values during meetings to allow for regular review.
- The timeline and current project costs assume a concurrent process for the projects. If the projects are separated it will cost more.
- Several people expressed the desire to compress the timeline. There were assurances that the Opsis team will look for opportunities to shorten the timeline. Some elements of the timeline are outside the control of the Opsis team such as the permitting process.

The group discussed funding of the project. Kathryn added information to the white board.

Highlights from the discussion were:

- Funding sources for the library projects are:
 - \$4.2M - Revenue bond (this does not require a vote of the people). Ideally, this would be issued for both libraries at the same time to save costs.
 - \$2.5M - Undistributed Library District Funds
 - \$1M - County capital reserve
 - \$200K/year - City of Gladstone (for operations)
- There is an anticipated funding gap for the libraries. Based on an estimated \$500/square foot for construction, there would be a gap of \$5M. The county will cover the funding gap.
- The county will be looking for opportunities to keep the buildings affordable. Mitzi Olson has been working to identify ways to be more efficient in the operation of both libraries.
- The options for funding for North Clackamas Parks and Recreation District (NCPRD) are:
 - Revenue bond

- System development charges (fees assessed on new development)
- Grants
- Proceeds from disposition of Hood View Park
- Metro local share (part of a bond on the ballot for voter approval in November)
- The cost allocation for current project expenses is divided as follows:
 - 50% paid by NCPRD
 - 25% paid by Gladstone Library
 - 25% for the Oak Lodge Library

Note: if costs are clearly benefiting one entity, they will be charged accordingly.

- It was discussed that NCPRD owns the Concord Property but the county is looking at options for the Oak Lodge Library to own a portion of the building/property.
- The group discussed options for the buildings (libraries and community center) to be used as emergency shelters
- It was noted that the State of Oregon is reviewing legislation related to seismic retrofitting. Staff will want to consider how this may affect the project.
- There was a request for public education to be included as part of the planning process so residents can be more aware of the complexities of the project

“Parking Lot” Items:

- What is Gladstone’s relationship with Clackamas County?
- Are their grants or other funds available for the library?
- What is the library operating budget?

Next Steps:

Doug Jones discussed how the next meeting, on October 2nd, will include a review of the discussions from this meeting and Brandy Steffen/JLA will discuss the public engagement process.

Kathryn Krygier shared that the Opsis contract will be going to the Board of County Commissioners for approval on Thursday, September 26th. Everyone is welcome to attend. Kathryn Krygier shared that there is a field trip scheduled for Saturday, October 12th.

Public Comment:

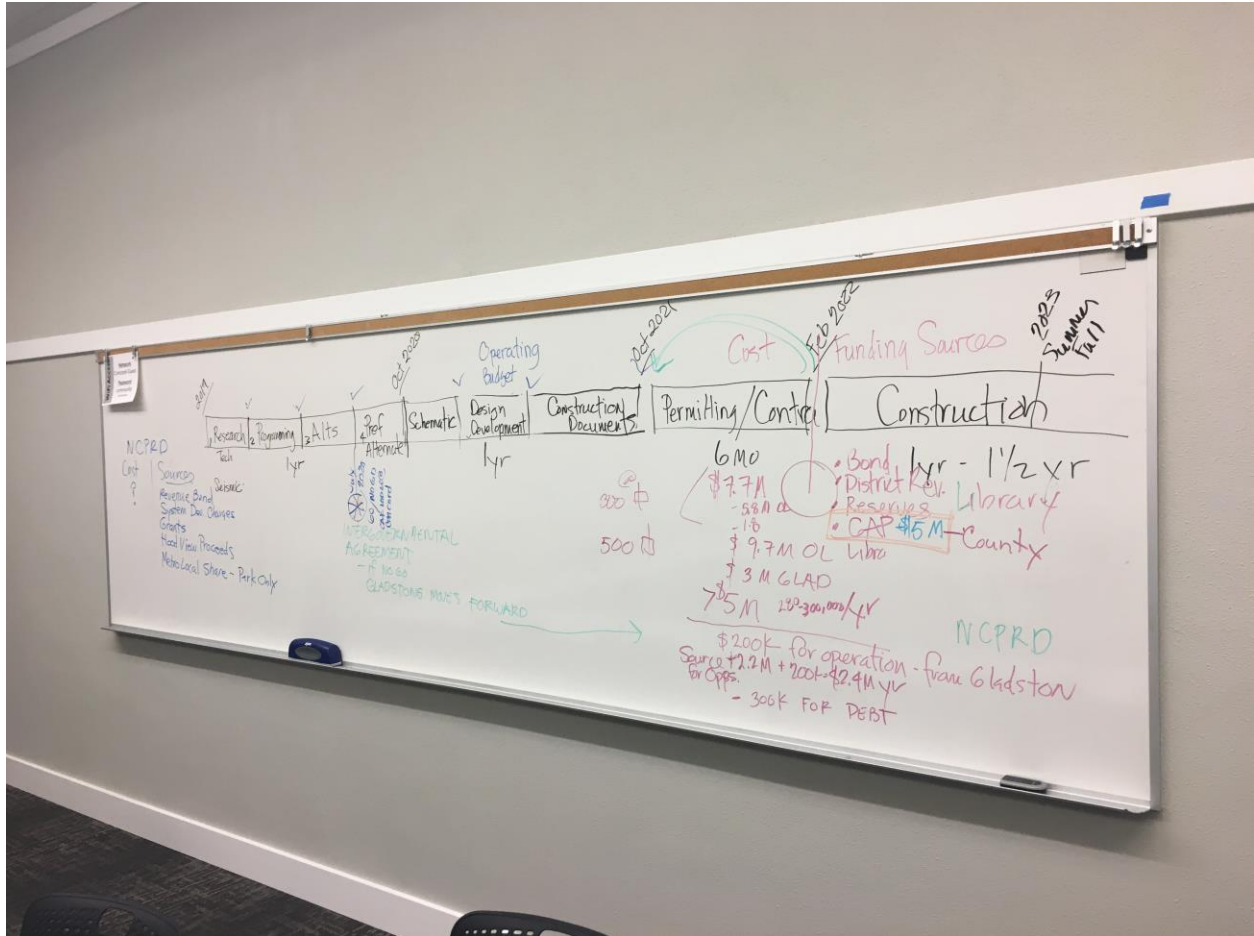
Michael Milch shared that he was part of the group involved in selecting Gladstone Task Force members, and that elected officials from Gladstone met with the State of Oregon, in the past, to look at options for including State funding in the process (e.g., providing low income housing with the library similar to what the City of Cornelius recently built).

The meeting adjourned at 7:52 p.m.

Next Meeting

6:30-8:30 p.m., Wednesday, October 2nd

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White Board Image September 19, 2019