

ASTORIA DEVELOPMENT COMMISSION

City Council Chambers
February 16, 2016

ADC JOURNAL OF PROCEEDINGS

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 9:10 pm.

Commissioners Present: Price, Herzig, Warr, Nemlowill, Mayor LaMear

Commissioners Excused: None

Staff Present: Assistant City Manager/Police Chief Johnston, Community Development Director Cronin, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Library Director Tucker, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COMMISSIONERS: No reports.

CHANGES TO AGENDA: No changes.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

5(a) ADC Minutes of 1/19/16

Commission Action: Motion by Commissioner Herzig, seconded by Commissioner Price, that the Astoria Development Commission approve the Consent Calendar. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

REGULAR AGENDA ITEMS:**Item 6(a): Library Options | Amended Contract | Hacker Architects (Community Development)**

The City Council adopted a Fiscal Year 2015-16 goal to investigate locating the Astoria Public Library as part of a mixed-use project within Heritage Square. On December 7, 2015, Staff presented three options for a new mixed-use library at Heritage Square as part of the first phase of a feasibility study. On January 12, 2016, the City Council held a work session on Heritage Square and discussed the various options for locating a library at the existing site on 10th and Duane Streets. On February 1, 2016 the ADC directed Staff to develop an amended contract with Walker | Macy, the original design firm the City hired to develop options for Heritage Square. Hacker, an architecture firm that specializes in library design, is a sub consultant that will provide design services for the next phase. The objective of the second phase of the feasibility study is to narrow the list of options for siting a library. Ideally, one option will rise to the top that would move into the "schematic design" phase. The total cost of the new contract is \$26,985 plus \$600 for eligible expenses. A scope of work is attached to this memorandum.

The current contract with Walker | Macy is with the Astoria Development Commission; however, the majority of the additional work is for properties outside the Astor-East Urban Renewal District. Therefore, the City of Astoria will need to reimburse the ADC for these expenses. Funds from the Capital Improvement Fund will be utilized. Funds were budgeted for a new roof on the library building in the amount of \$80,000. A reroofing project would be expected to occur next fiscal year, should Council decide to proceed. There are adequate funds in the Capital Improvement Fund for this work. A subsequent budget resolution will be required to make the transfer. The draft contract amendment was under review by City Attorney Henningsgaard at the time of memorandum preparation. It is expected to be reviewed as to form by the February 16, 2016 meeting. It is recommended that the Astoria Development Commission approve a contract amendment with Walker | Macy and authorize the City Manager to execute said contract.

Commissioner Herzig was concerned about the description of why Astoria was hiring Walker Macy. He read Staff's tasks that were outlined in the contract and said it sounded like the work that was previously done, which did not give the Commission the results it wanted. He believed this new round of work was to help City Council

make a decision about which direction to go and the City would solicit community input after a decision had been made. This contract amendment indicates the community would weigh in on five different options because there was no consensus on the three options they weighed in on previously. He believed this was not a good way to spend money. He did not want to see the City go through the same open houses and stakeholder meetings only to find out nothing could be agreed upon again. He recommended the contract amendment be for a feasibility study of the five options with no community input sessions, pop-ups, or stakeholder meetings. He just wanted a recommendation and some numbers for each option.

Mayor LaMear agreed and said the Commission wanted to know the feasibility of the five options, the costs of each option, and the pros and cons of each option so that the Commission could make a decision.

Director Cronin confirmed he understood.

Commissioner Herzig believed the public could not tell the Commission what it wanted until the Commission had made a decision. He was shocked to read that one of the consultants makes \$180 an hour for his work while another consultant makes \$145 an hour for her work. The fees add up and he did not want the money to be spent on collecting public input about something the Commission had not made a decision on. Director Cronin understood that Commissioner Herzig wanted Item G removed from the contract, which totaled just under \$3,000. He confirmed he would retain complete control of which stakeholders the consultants would talk to.

Commissioner Nemlowill believed it would be useful for the proposal to include funding sources. The Commission had discussed directing the Finance Department, not the consultant, to determine possible funding sources. Director Cronin said a work session could be scheduled to discuss financing separate from this contract. Commissioner Nemlowill said the phrase "capital campaign" could mean asking voters to pay more taxes or a Go Fund Me campaign. However, she believed the contract amendment captured the spirit of all of the options the Commission wanted to consider. She also agreed with Commissioner Herzig and Mayor LaMear.

Commissioner Herzig confirmed the City did not have existing funds for Item B to create drawings of the Waldorf/Merwyn Hotel, which would cost \$800. Director Cronin added that Staff has drawings for the existing library, but not for the hotel building, and he did not know of anyone else in the community who had such drawings. Commissioner Herzig believed all the other items in the contract were necessary to get the information the Commission needed. He reiterated that he wanted Item G removed.

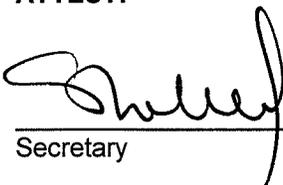
Commissioner Nemlowill asked how Staff planned to refine the original cost estimates for Heritage Square. The Commission believed the original estimates were high because they included unnecessary elements and because the Cornelius project cost so much less. Director Cronin confirmed that Staff would present a final report later in 2016 that would include the existing library options described in the memorandum and the existing sources and uses table. The Commission will have the opportunity to make changes to the table after considering more up to date numbers.

Commission Action: Motion by Commissioner Nemlowill, seconded by Commissioner Herzig, that the Astoria Development Commission approve the contract amendment, with Item G removed, with Walker | Macy and authorize the City Manager to execute said contract. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:21 pm to convene the Executive Session of the City Council meeting.

ATTEST:


Secretary

APPROVED:


City Manager