



Where Life is Sweet

CITY COUNCIL

Work Session Meeting Minutes January 22, 2024

Mayor Drotzmann called the work session meeting to order at 6:00pm. Present were Councilors Hardin, Primmer, Barron (arrived at 6:01pm), Duron, Linton, McCarthy, and Myers. Councilor Peterson was excused. Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Edmiston, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles (arrived at 6:07pm), and City Recorder Lilly Alarcon-Strong.

City Project Updates

City Manager Smith gave information (PowerPoint Presentation attached) regarding building project updates at the:

- Harkenrider Senior Center, specific to developing the basement area
- City Hall, specific to developing the remaining space in the basement area
- The Library
- Public Safety Center
- The Arc Building, and
- Carnegie Library

City Manager Smith gave information regarding each building's history, why improvements are needed, estimated costs associated to complete each project, and possible renderings of the spaces once construction has been completed.

Adjournment

Mayor Drotzmann adjourned the work session meeting at 6:57pm and stated the Council will take a short recess before starting the regular council meeting.



Overview

- Many Council Goals Related to Various Buildings
 - **Civic Projects (Construction Manager/General Contractor (CMGC) Hacker/CB Construction)**
 - Harkenrider Center
 - City Hall – IT Space
 - Library
 - **Public Safety Center**
 - The Arc Building (aka USO Building)
 - **Carnegie Building**



Harkenrider Center

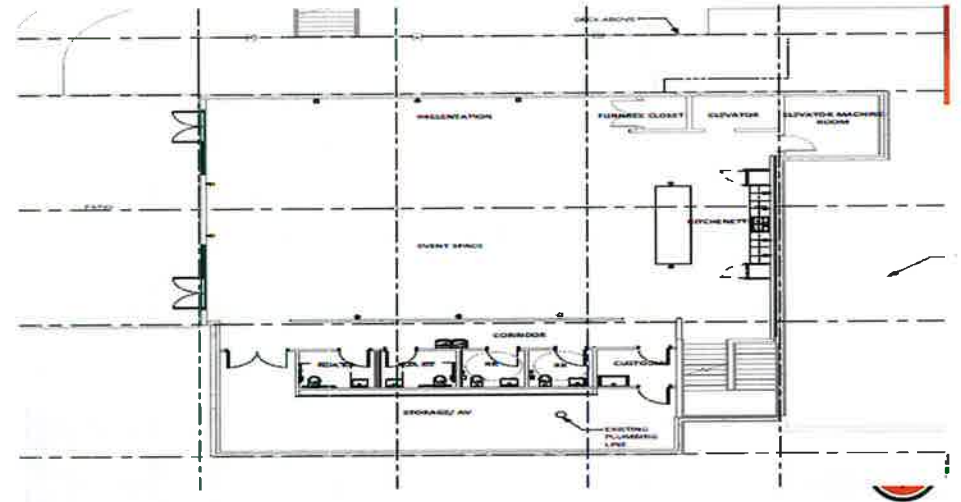
- History/Situation
 - **Completed in September 2018**
 - **Replaced Senior Center Building (5,500ft²) on former Fairgrounds**
 - **Base Building (7,200ft²) Funded with CDBG (\$2 million)**
 - **Added 3,800ft² in walkout basement at City's sole expense (\$750,000)**
 - **Senior Center Board Operates with Help**



Harkenrider Center

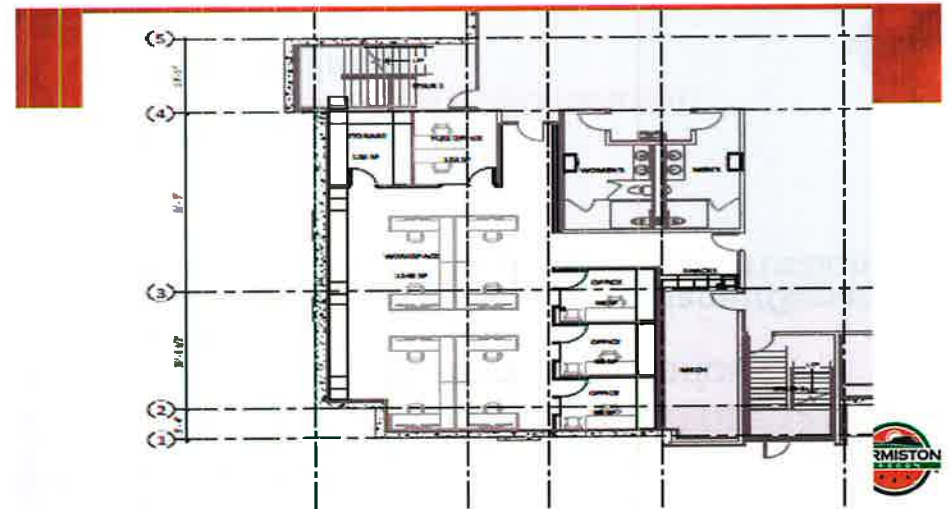
- History/Situation
 - **Dedicated Senior Time is 8am to 3pm Monday-Friday**
 - **Parks and Rec Utilizes a Shared Calendar**
 - **Adopted Fee Schedule**
 - **Revenue Shared 60/40**
 - **Current Estimate - ~\$600,000**
- **Project – Finish Basement Space (3,800ft²)**





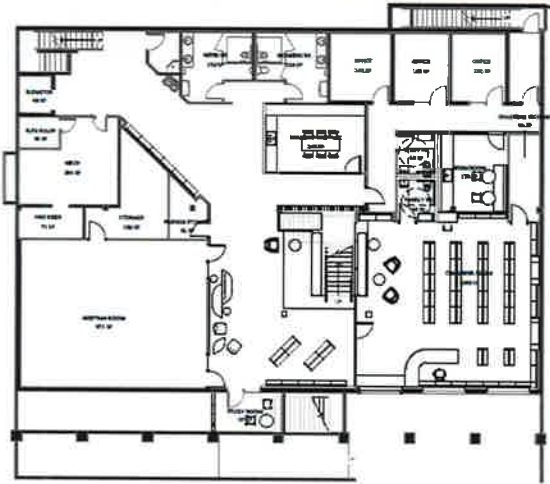
City Hall – IT Space

- History/Situation
 - **Space in City Hall Basement for Future Growth**
 - **During City Hall Design/Construction IT Department was Established**
 - **Currently IT Staff in Carnegie Building**
 - **Current Estimate - ~\$300,000**
- **Project – Finish Future Growth Space (1,500ft²)**



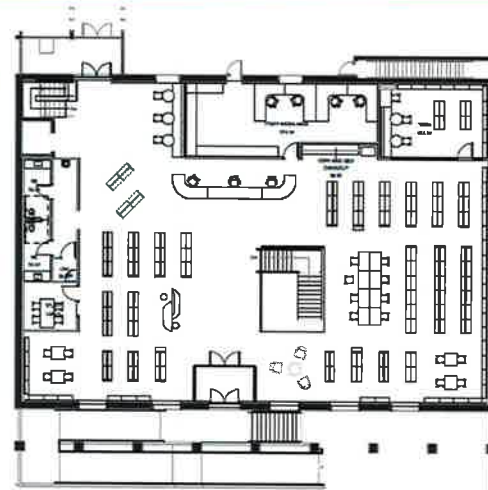
Library

- History/Situation
 - Building Originally Occupied in 1989
 - Basement Built-out Over Time
 - Original Basement Design Not Functional, Inviting, etc.
 - Phase I Remodel Completed in 2021 as Interim City Hall
 - Phase II Proposed as Multi-Cultural Resource Center



Library

- History/Situation
 - Umatilla County Dedicated \$2.5 million to Multi-Cultural Resource Center (Potential for More)
 - Current Estimate – ~\$4.5 million
- Project – Phase II Remodel: Upstairs and Finish Downstairs





Public Safety Center

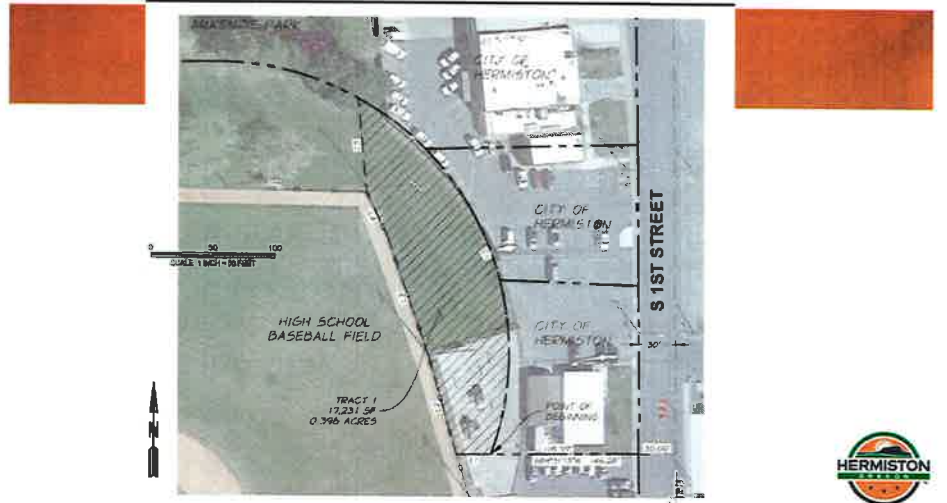
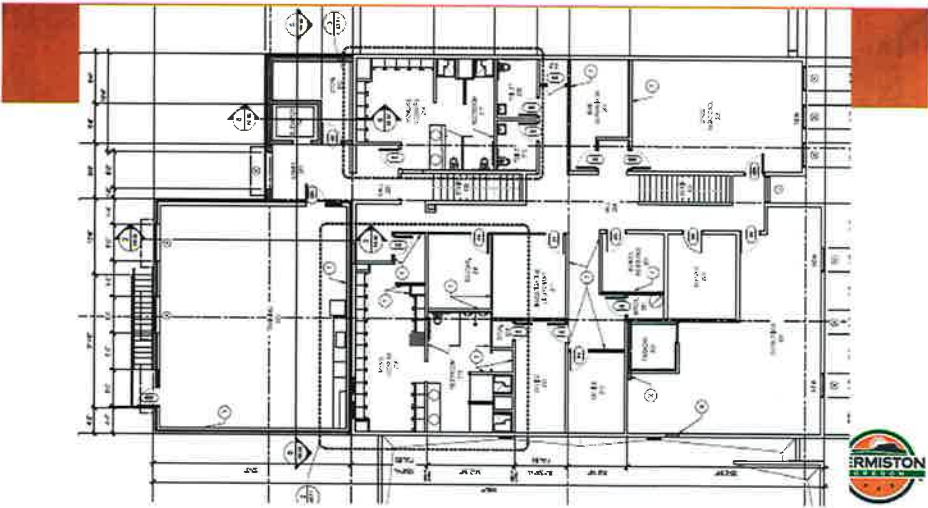
- History/Situation
 - Originally Occupied in ~1972
 - CSEPP/Fire Addition Completed in 2004
 - Early City Hall Designs Attempted to Include Police Department
 - Current Police Department Space Inadequate
 - Detectives in a separate building
 - Very “creative” use of space
 - Inadequate evidence storage
 - Inadequate/unsafe arrest processing space



Public Safety Center

- History/Situation
 - UCFD#1 Undergoing Station Upgrades Funded by their Bond
 - Utilizing UCFD#1's CMGC Team (Schlager Zimmerman Architects/McCormack Construction)
 - Acquired ~\$2.5 million Seismic Upgrade Grant
 - Need Temporary Space
 - Current Estimate ~\$11.5 million
- Project – Remodel Public Safety Center mostly on the Police side





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The Arc Building (USO)

• History/Situation

- City leased to the Arc of Umatilla County in 1996
- In 2015 or 2016 the City assisted in getting a new heating system installed (technically the Arc responsibility)
- Thought of as temporary police station
 - City could invest in the building and help the Arc in the long-term
 - Short-term inconvenience of moving to a temporary location

• Potential Projects

- Replace roof
- Update/add electrical
- Repair foundation in the rear of the building
- Rebuild Front Entry Ramp
- Reside and/or paint exterior
- Replace windows



Carnegie Building

• History/Situation

- **Current offices for IT**
- **Possible interim library space**
- **Possible community museum**



Comments/
Questions?

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