



CITY OF SWEET HOME LIBRARY BOARD MINUTES

July 10, 2025, 3:00 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Call to Order

The meeting was called to order at 3:00 PM.

Roll Call

PRESENT

Chair Eva Journey
Vice Chair Kelsey Hicks
Board Member Jen Castaneda
Board Member Jim Corley
Board Member Caryn Wise (entered 4:25 PM)

STAFF

Megan Dazey, Library Services Director
Cecily Hope Pretty, Deputy City Manager
Adam Leisinger, Special Projects Manager

Work Session – Library Site Selection

- a) Potential Locations
- b) Priorities identified for new library - initial discussion

Chair Journey requested Board Member feedback on location, price, and amenities for a new library. Director Dazey requested guidance to help narrow the search.

Board Member Corley noted that additional space was a common theme in the list of priorities and spoke in favor of larger locations to allow for further expansion in excess of the currently identified needs.

Board Member Castaneda expressed concern with accelerating growth rates and stated she would be supportive of acquiring land outside of downtown due to size and parking limitations for downtown properties.

Discussion ensued regarding the geographic layout of the City and proximity to schools. Director Dazey noted that buses would adjust their routes to be able to go to a new library location.

Discussion ensued regarding the desire for outdoor space and sufficient parking. Vice Chair Hicks stated that she found the only proposed location with ample land to be the former airport property. Chair Journey added that multiple housing developments were approved in that area. Vice Chair Hicks stated that a location located away from Highway 20 may not help improve local knowledge of the library.

Chair Journey expressed concern with the unknowns associated with wetlands on the former airport property. Deputy City Manager Pretty stated that there were possibilities to get the land reclassified or to

do wetland reclamation on other portions of the property. Board Member Corley added that wetland areas could be used as park space. Director Dazey stated that the City could possibly resell a portion of the property for other developments to recoup costs.

Deputy City Manager Pretty noted that the sale price of the former airport property would utilize almost the entirety of funding currently available with little leftover for development or construction. Director Dazey added that it was very difficult to acquire grant funding for new construction, but renovation and new amenities would be easier to fund through grants.

Chair Journey asked of converting the buildings on site at 1744 Main Street into a single building. Director Dazey stated it may be possible to utilize the existing foundations to save on costs.

Board Member Castaneda asked of the building at 1105, 1119, and 1121 Main Street. Deputy City Manager Pretty replied that the square footages of 9,846 square feet and 8,015 square feet would be combined for the potential library total. Discussion ensued regarding parking challenges at this location. Board Member Castaneda asked of the interior condition. Director Dazey replied that she believed everything would need to be upgraded or replaced.

Director Dazey asked if the Board wanted to consider the use of the former City Hall site. Chair Journey expressed concern with the lot size and parking, as well as its proximity to a shelter which may not wish to share a lot line with a new library. Director Dazey stated that staff was not interested in a multi-story building requiring the use of an elevator. Chair Journey added that the library would be required to cover the costs of demolition if the site was selected. Director Dazey noted that an architectural rendering was already available for the site which could save on design costs.

Chair Journey stated that she was not interested in 1400 Nandina Street due to challenges with access.

Director Dazey asked of the vacant lot off Grape Street near Sankey Park. Special Projects Manager Leisinger noted that it was within a riparian zone which would pose additional development challenges.

Discussion ensued regarding the positive aspect of access to the site at 1333 47th Avenue from both Highway 20 and 47th Avenue. Chair Journey added that the site had double the acreage compared to the former City Hall site. Board Member Castaneda added that she liked the proximity to City Hall and to the geographic center of Sweet Home. Chair Journey expressed her preference for a Highway 20 location over a downtown location away from Highway 20.

Board Member Corley asked of the estimated cost to construct a new building. Director Dazey replied that she believed it would be \$15-20 million.

Director Dazey stated that the Board could also consider an additional branch rather than a single new location but there would be additional personnel and operation costs.

Board Member Castaneda asked of the estimated cost to renovate an existing building. Director Dazey replied that it was estimated at \$3-5 million for a building up to 15,000 square feet.

Chair Journey and Board Member Corley expressed concern with the uncertainty of the construction market and noted a desire to make a site selection sooner than later based on market availability.

Chair Journey summarized the following options based on the Board's discussion:

- Former City Hall
- Airport location
- 1333 47th Avenue
- 1105, 1119, and 1121 Main Street
- 1744 Main Street

Director Dazey noted that downtown libraries typically brought economic development value to the surrounding area.

There was consensus to revisit the discussion in approximately three months to revisit the available options with a focus on a remodeled location.

Adjournment

There being no further discussion, the meeting was adjourned at 4:31 PM.

Chair

ATTEST:

Library Services Director, Secretary to the Board