

MINUTES OF THE AUGUST 13, 2013 SPECIAL CITY COUNCIL WORKSHOP
City Hall, 135 East Johnson Avenue, Chelan, Washington

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. ELECTED OFFICIALS PRESENT: Mayor Goedde, Councilmembers Harper*, Higgins, Isenhardt, Morehouse, and Steele. ABSENT: McCardle and Cooney.

*Mr. Harper stated he would have to leave at 7:15 p.m. for a meeting with the School District.

STAFF PRESENT: City Administrator Schmidt, City Clerk/Administrative Assistant Gallucci, and Public Works Director Van Epps.

3. DISCUSSION/POTENTIAL ACTION ITEMS

- A. CURRENT LIBRARY BUILDING (417 S. BRADLEY STREET) DISPOSITION: Mr. Schmidt stated the new library renovations are on schedule and the library is expected to move into the new location in the beginning of October. Staff is looking for direction from Council regarding the current library location in the Bradley Street building. The two options are to sell the building or retain it and lease out the space. Mr. Schmidt said there are specific procedures which need to be followed for either choice and explained the different procedures for selling or leasing, discussed the zoning, and explained a Conditional Use Permit would be required for anything but residential occupancy.

Councilmembers discussed several issues including the real estate market, the condition of the building including the various repairs it will need, the cost of the utilities the City is currently paying, what the original plans had been for the building, and the potential for joint use among several non-profits agencies.

Lester Cooper, 509 Golf Course Drive, Scott McKellar, 119 Water Street and Sharon Lukacs, 304 East Wapato, representing Chelan Valley Hope and Jeanie Haskell, 728 Golf Course Drive, Food Bank Advisory Board, and Pastor Paul Palumbo, 208 West Nixon, Lake Chelan Food Bank, gave a joint PowerPoint presentation regarding the various wraparound services and benefits they would like to offer to the community including a safety net for people who are in crisis. Their presentation included a proposed floor plan for accommodating the agencies. They would like a fifteen year lease, option to extend, and first rights of refusal.

Stan Morse, 219 Center Street, suggested the City should contact Chelan PUD to see if they would be interested in trading the PUD parking lot by the Chamber of Commerce for the Bradley Street building. The building is adjacent to PUD property and the City is in need of more parking.

Leanne Uttech, 2353 West High Street, runs a preschool and has had a difficult time finding an affordable location. She stated there is a lack of preschools and daycare available in Chelan and she is interested in leasing space in the building for a preschool and possibly a licensed daycare.

Claudia Swenson, – 219 Riveria Drive, concurs with Chelan Valley Hope.

Tom Clark, 555 Antoine Creek Road, stated he is a public advocate for the citizens of Chelan and the building belongs to the citizens and the building should be used as it was intended. He recommends Chelan Valley Hope, the Food Bank, and the Farmer’s Market be allowed to occupy the building with no lease fee. He does not feel the citizens of Chelan should foot the bill.

Lynn Worley, 17960 South Lakeshore Road, understands this is a complex challenge for council. However, there is a community need for these services and there should be help for those who cannot speak for themselves.

Mr. Steele moved to direct the Mayor to bring back a proposal to the City Council to retain and lease the Bradley Building located at 417 South Bradley Street. Second by Mr. Morehouse. Motion passed unanimously.

- B. FUTURE LIBRARY BUILDING (216 N. EMERSON STREET) SECOND FLOOR USES: Mr. Schmidt briefly discussed the library renovations, stated they were going well and noting the project is still on schedule. No real improvements were made to the second floor except the addition of a second story exit extending the occupancy limit to 299. The CDBG grant states the second floor must be available for community use so policies and procedures need to be put into place. Staff is looking for direction from Council on how they would like to proceed. Mr. Schmidt discussed the proposed hourly rate fee schedule and the proposed application. Councilmembers stated they liked the fee structure and application. (Mr. Harper departed at 7:20 during this discussion).

Stan Morse, 219 Center Street, expressed concerns including the asbestos removal and the need for reinsulating the building, the elevator not being up to code and wondered how the City would accommodate parking for events on the second floor. He listed the library hours and said he did not believe it feasible to have conferences and meetings on the second floor as it would disturb the people in the library patrons. He does not think it is realistic people will want to pay for a location where they have to be quiet. He stated the City should let the library be a library and not rent out the second floor. Mr. Morse said he does not understand the City’s legal basis for charging a fee for use.

Gary Sterner, 280 Godfrey Springs Lane, Friends of the Library, did a quick calculation of the rates the City would charge the library to use the second floor. He informed Council it would take the Friends of the Library entire budget for the whole year to pay for and accommodate the summer reading program. He discussed the time, effort, and funding from the fundraising efforts of the Friends of the Library, the community, and the North Central Regional Library. He acknowledged the City's participation but stated it was successful due to everyone's involvement and he did not agree with a fee structure for the library to use the second floor.

Mr. Tom Clark, 555 Antoine Creek Road, visits the library twice a week. He stated the library isn't like it used to be where you could hear a pin drop. It is a community center and he thinks the library should maintain control of the second floor.

Gloria Groves, 225 South Navarre, Chelan Librarian, reminded Council this whole project began because of the lack of space for the summer reading program. She never dreamt this would happen and she finds the new space very exciting as well as how much the citizens of Chelan have stepped up to make this a reality. She said if she has to pay to use the upstairs for the summer reading program she will be in the same boat as she was in previously because there will not be enough space for all of the participants. She stated NCRL does subsidize books, materials, etc. but they do not provide money for programs. She is requesting the City help her keep giving to the community.

Councilmembers discussed different aspects of the comments and stated they are caught between a rock and a hard place as everyone feels they have a stake in library. More input is needed from the community so they can determine the best way to utilize the space.

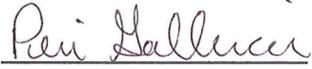
Karen Brown, Library Advisory Board, stated she would like the board to participate in discussions regarding the second floor uses and fees. Council concurred.

Mr. Steele moved to direct the Mayor to bring back to City Council a lease/rent procedures proposal for the second floor of the new Chelan Public Library Facility for community use purposes. Second by Ms. Isenhart. Motion passed 3 – 1 with Mr. Higgins voting nay.

- C. WOODIN AVENUE BRIDGE DESIGN/FUNDING ALTERNATIVES: This item was removed from the agenda due to time constraints. It will be placed on the August 22, 2013 Regular City Council Meeting Agenda.

14. ADJOURNMENT

The meeting was adjourned at 7:53 p.m.



Peri Gallucci
City Clerk



Robert R. Goedde
Mayor

DATE APPROVED BY COUNCIL:

August 22, 2013