

**MINUTES FOR THE ASHLAND CITY COUNCIL**  
**Tuesday, October 3, 2017**  
**Council Chambers, 1175 E. Main Street**

**1. Call to Order**

Mayor Stromberg called the meeting to order at 7:00 PM in the Civic Center Council Chambers.

**2. Roll Call**

Councilor Slattery, Morris, Seffinger, Darrow, and Lemhouse were present. Councilor Rosenthal was absent.

**3. Mayor's Announcements**

Mayor Stromberg announced the current commission vacancies.

City Attorney Lohman introduced the new Assistant City Attorney Katrina Brown and gave information about her background. He offered thanks for the work that Doug McGearly did while working in the City Attorney's office as a part-time Assistant City Attorney.

**4. Approval of Minutes**

1. Business Meeting of September 5, 2017
2. Business Meeting of September 19, 2017

Councilor Slattery commented regarding having Ad-Hoc Committee minutes submitted for Council review. He requested Staff to have Ad-Hoc Committee and Regular Commission liaisons submit their minutes to Council.

**Councilor Slattery/Lemhouse m/s to approve the minutes as presented. Discussion: None. Voice Vote: All Ayes. Motion Passed.**

**5. Special Presentations and Awards**

None.

**6. Public Forum**

Sue Wilson requested that City award Chris Dodson an outstanding service recognition award. *(See attached written testimony).*

**7. Consent Agenda**

1. Procurement of three dump trucks each exceeding \$100,000
2. Request for approval of a contract addendum for internet service
3. Authorization to transfer ownership of a retired police vehicle to Talent PD
4. Appointment of Jackie Bachman to the Housing and Human Services Commission

Councilor Slattery removed item #3 for discussion. He asked why we were giving away a vehicle worth \$14,000. Chief O'Meara explained that the value of the vehicle

**Councilor Slattery/Seffinger m/s to approve the consent agenda. Discussion: None. Voice Vote. All Ayes. Motion Passed.**

## 8. Public Hearings

None

## 9. Unfinished Business

None

## 10. New and Miscellaneous Business

### 1. Recommendation from the ad hoc City Hall Advisory Committee

Management Analyst, Ann Seltzer gave an overview of the background of the Ad-Hoc Committee's creation. Public Works Supervisor, Mike Morrison gave a presentation of the current city hall status (*see attached*). Due to 50 years of deferred maintenance, there is a host of issues costing the city a considerable amount of money and staff time.

Juli Di Chiro, Chair of the Ad-Hoc City Hall Committee, introduced the committee members and gave an overview of their discussions. Stated they were unable to come to a consensus on an option. They decided that rather than forward a single option, they would give Council options for consideration and the ability to seek more information to make an informed decision. She gave an overview of the choices the committee considered (*shown in the agenda packet*).

Ms. Di Chiro described how the committee created the criteria for deciding on what options to present to Council. She gave an overview of the choices forwarded to Council by the committee. The committee was frustrated by not having full cost estimates of the options for consideration. The committee feels Council should seek more firm cost estimates before making any final decision. They also recommend that Council go forward with putting phase II of the Police Station/ Emergency Operations Center on the May 2018 ballot. The group also offered their services in reviewing options after the City has gathered more complete cost estimates of the proposed options.

Councilor Lemhouse asked if the committee considers the façade of the current City Hall to be of significant historical value. Di Chiro stated that the group was split on this concern, some felt it was of historic value others were more concerned with the cost of any option, not just the financial cost but the cost in disruption to the plaza area and nearby businesses.

Parking space was discussed.

Councilor Seffinger asked if group considered solar and how the building fits with CEAP. Di Chiro stated they didn't take this much into consideration, as that's construction-planning concern, not specifically related to location and function of the building. Seffinger asked if the group considered issues related to being in the Hostler Dam inundation zone. Di Chiro stated that this wasn't a high concern for the committee. It was to her, in addition to the ADA access issues with the current building.

Councilor Darrow asked about the deed restrictions. Lohman stated that this is not enough of a concern to not move forward with any of the options.

Councilor Darrow asked if group asked about relocation of current staff if the building was remodeled. Di Chiro stated that this was brought up, but was not a high enough concern to prevent that location rising to the top. They did consider relocating some staff to the EOC location, if that building is completed in time.

Councilor Darrow asked if Briscoe ranked where it did because of how late that option was presented. Di Chiro stated that it was already on the table as an option when the group started and therefore was given equal consideration.

**Public Input:**

Sharon Javna-219 Almond St., Ashland. Stated that Briscoe has many advantages including location closed to downtown, plentiful on-street and off-street parking and preserving the building and the park. She spoke that there are still many questions that need to be answered.

Jim Young-265 North Main Suite B #4- Spoke regarding costs. The facilities committee of the school board came up with the idea that they would be willing to trade Briscoe for future permit fees and should be explored. He's noticed that the current city hall is currently smaller by 1,000 square feet than the gym at Briscoe. He spoke that the idea of having a 4 story structure at the current site seems inefficient (*see attached*).

Ms. DiChiro stated that when the business manager proposed the fee exchange it was just an option and currently has no agreement to such a proposal from the School Board.

Councilor Lemhouse ask if the group discussed moving Community Development to the Civic Center and moving City Hall functions to the Community Development building. Ms. Seltzer stated that the group discussed building location, not specific function.

Council discussed the next steps.

Councilor Slattery stated for the record that he is serving on the Ashland School Board Bond Committee.

Council discussed RFQ possibility, requirements and timeline. Council requested that Staff bring back further information about the Police remodel and EOC at the next business meeting.

Council discussed the possibility of locating everything in one place.

Councilor Slattery stated his frustration regarding the approval of the phase II of the Emergency Operations Center (EOC) that was done in 2011, and now it's become an issue requiring our timeline to be sped up. Chief O'Meara discussed the history of the Police Phase II/EOC.

Council discussed timelines and options.

**Councilor Lemhouse/Slattery m/s to have Staff bring back a proposal at the next possible regular meeting; a proposal of the Police Phase II/ EOC with a recommendation that the**

**Bond be placed on the May 2018 ballot. Discussion: Mayor Stromberg asked if Staff can do this before the next meeting. Staff answered, yes. Councilor Darrow spoke in opposition of the motion.**

**Roll Call Vote: Councilor Lemhouse, Morris, Slattery, Seffinger: Ayes; Darrow: Nay.  
Motion Passed 4-1.**

Council discussed whether or not they want to consider including Briscoe School in the RFQ process and have a Study Session regarding the issue.

### **11. Ordinances, Resolutions and Contracts**

None.

### **12. Other Business from Council Members/ Reports from Council Liaisons**

Councilor Slattery asked when a plan for a City Administrator search will be brought forward. Staff spoke that they could add this item to the next Council Meeting.

Councilor Seffinger announced that the Salmon Festival is Saturday.

Councilor Slattery announced that Indigenous People Day Celebration is October 8<sup>th</sup> and 9<sup>th</sup>.

### **13. Adjournment of Business Meeting**

Meeting adjourned at 9:25 PM

Respectfully submitted,

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Diana Shiplet  
Administrative Analyst

Attest:

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Mayor Stromberg

City Hall

# City Hall

- Originally built in 1889
- Major remodel completed in 1913
- Minor upgrades several times since 1913
- Currently 7,745 square feet
- Has been identified as inadequate since the 1960's
  - Plans have been developed several times for major upgrades or replacement

ASHLAND, OREGON, SATURDAY, FEBRUARY 18, 1967

# Ashland Daily Tidings

Southern Oregon's Oldest Newspaper

10c Per Copy \$1.25 Per Month ASHLAND, OREGON, SATURDAY, FEBRUARY 18, 1967 Telephone 482-3456

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## Renovation Under Way

# Walls Are Falling At City Hall

By HASSO HERING Of The Tidings

Sounds of construction this week echoed through the Ashland city hall, as a remodeling project got under way which is supposed to lead to better space use.

Expected to last about another month, the renovation involves departments and the knocking down of some walls.

The whole project is intended to increase the use being made of available space in the city hall building.

As an added benefit, Ashland residents having business at the city hall will find it easier to deal with city government once the sound of hammering dies down and the project is completed.

One phase of the remodeling will lead to the relocation of all finance-oriented operations on the city hall's ground floor, said City Administrator Robert Ayre.

This would mean a concentration of all city operations having to do with money such as accounting, office machinery, administration as far as it is concerned with finance, records and cashing, Ayre said.

All city bills, Ayre said, could be paid in the same place. This would include court fines, traffic tickets, assessment payments and others.

The renovation also will bring about construction of a separate conference room for city officials on the city hall's second floor.

The room also could serve as a juvenile jury deliberating room. The jury now retires to one of several offices of the city administration when it considers a case.

But the jury may not be able to use the retreat for long. If the proposed downtown redevelopment program is adopted, the

city may hire a coordinator for the project, who probably will move into the new conference room and use it as an office, Ayre said.

While Finance Director Donald Heinz will move along with his apartment to the ground floor, other agencies are being moved to the second story.

They are Public Works Director Al Alsing and his department, and the electrical department with its director, Gary Boshears.

Administrator Ayre said his office and those of Alsing, Boshears and the proposed coordinator for the development project all will be adjoining.

Partitions between the outer offices will be knocked down. This will form a major foyer, in which one secretary will serve all four offices.

In another aspect of the re-

modeling, a separate office machine room is being established.

In it will be housed the city's large accounting machine, which will be utilized to accelerate many city operations such as payroll and other money matters.

The room also will house some other common office machines, gathering them in a central location and screening employees from the noise of their operation.

The revamping is being done by workmen on the city payroll and no specific cost estimates are available, said Ayre.

How long the renovated city hall will be adequate for Ashland is impossible to tell.

But whether the building is adequate or not, he added, "a new city hall is last on the priority list of the proposed master plan, and we'll be here for the next 10 years."

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# Deficient Systems

- Electrical System - inadequate for modern equipment
- HVAC – Inefficient and outdated, due for major overhaul
- Plumbing – Drains poorly, requires high flow toilets, lack of restrooms for the number of employees, water heater in the attic
- Internet/Network – moderate but a very difficult space to improve
- Structure Issues:
  - Single pane windows
  - Lack of insulation
  - Seismic issues

# Recent Issues

- First floor restroom water leak caused floor failure
- Plumbing backup caused building closure at midday
- Roof drain issues caused a backup inside the building

# Ongoing Issues

- Restrooms are inadequate for the number of employees
- Security and access are difficult with the layout of the building
- Maintaining aging systems is getting increasingly difficult

# Parapet Walls



# Klamath Falls 1993



*Klamath Falls, Oregon, earthquakes on September 20, 1993. Fallen debris litter the sidewalk beneath a partially collapsed, unreinforced-masonry wall and parapet in downtown Klamath Falls.*



*Figure 3 - The Stevens Building lost part of its parapet and wall, and suffered large shear/flexural cracks in the storefront brick piers.*



Ashland Ore 1919.

Prior to 1913

2017





1889 - 1913



1913 to Present





Questions?

## **Public Comment at Ashland City Council Meeting 10/3/17**

Sue Wilson, 1056 Dead Indian Memorial Road, Ashland

I am here to request that the City award Christine Dodson an Outstanding Service Recognition Award

She dedicated herself to 14 years as Ashland's Senior Program Manager

The program is successful and popular by all

She was at or below budget each and every one of the 14 years.

Her outreach as well as informational and referral services were outstanding. She and her specially trained part-time staff helped countless Ashland citizens in need, such as:

- recent widows having difficulty
- adult children when a parent has a stroke and needs special care
- economically challenged elders when their limited income shrinks so much that they can no longer afford food, heat, transportation

Recently Chris, and her whole staff, was let go by Parks and Recreation after a series of subcommittee meetings. Reasons given were "personnel issues" "evasive answers at the meetings" "need for temporary financial savings" and "needing new blood" Yet anyone listening to the audio of the subcommittee would be impressed with Chris' professionalism, openness, knowledge, skill and experience. She showed willingness to explore new ideas and was light-years ahead of everyone in the room as to senior issues, centers and programs.

In fact if one listened to all the audio tapes (since the meeting minutes were slanted) one would find a disturbing pattern of the subcommittee's concerted effort to discredit and defame Christine Dodson. When she gave input on change/expansion ideas, based on her knowledge of the seniors and its senior program, the subcommittee accused Chris of having a bad attitude or causing disruption or shutting off ideas.

Why would they do this? They are a Recreation department ... so like a hammer they see a nail. Where as, the Senior Program is a fine holistic wheel of integrated social services. The subcommittee wanted to smash the wheel into a nail. That is the reason Director Black said the staff layoff was to bring in 'new blood.'

Ashland values service by dedicated people. It does not throw them out like dirty dishwater.

I hope that you will find out more about these issues on [AshlandSOS.com](http://AshlandSOS.com).

In the meantime, I hope that you do the honorable thing, and give Christine Dodson an Outstanding Service Recognition Award.

Thank You.

## **City Hall & the School: 127 years**

In 1890 the Town of Ashland was coming into its own. The community had just purchased the land at Laurel and N Main (1889) for the purpose of building a school, and the City was finalizing plans to build a new City Hall (1891) at 20 E Main St.. Now, 127 years later, each of these institutions, the School District and the City, are reconsidering the fate of these two historic properties.

The School District has determined that: because each school requires its own dedicated administration; fewer schools, with larger student bodies, saves the District money that is better spent elsewhere. Thus, the limited size of the Briscoe property is no longer cost effective and must be sold. Meanwhile, City Hall has also been profoundly affected by Ashland's phenomenal growth and cultural transformation.

For years City Hall was surrounded by businesses that Ashland residents would naturally visit on a regular basis. Grocery and hardware, the local pharmacy, doctors and lawyers; all were located on or near the Plaza. Locals could pay the utility bill, buy milk and eggs, and visit the dime store; without being compelled to move the car. This is no longer the case. Today the Plaza is dominated by restaurants, clubs, Shakespeare and upscale shops; catering to the thousands of visitors that have become the hallmark of downtown Ashland. Parking has become a frustrating challenge that often ends with a long walk. Ann Seltzer pointed out that during the last remodel, when Utilities was temporarily located at the Grove, a majority of residents expressed their pleasure and relief with the ease of access afforded by an adjacent parking lot.

Reconstruction of City Hall in its current location, which is projected to take 3 to 5 years to complete, would be a hardship on Plaza Merchants that cannot be overstated. If adopted, the plan would be to excavate a full basement, and build 3 seismically reinforced stories above ground. Under one option, only the historic facade would be saved (at an additional cost of about \$1,000,000), otherwise the building would be totally demolished and then rebuilt.

I am not suggesting that the current City Hall be abandoned because of its seismic instability. On the contrary, I believe it should be remodeled as a seismically reinforced two story building; ready to serve Ashland in daily life, and in the event of emergency. A Parks Information Hub, City Museum, and Town Hall have all been suggested. The Chamber of Commerce may be interested in space. This realignment of use, could be designed to serve *both* visitors and residents.

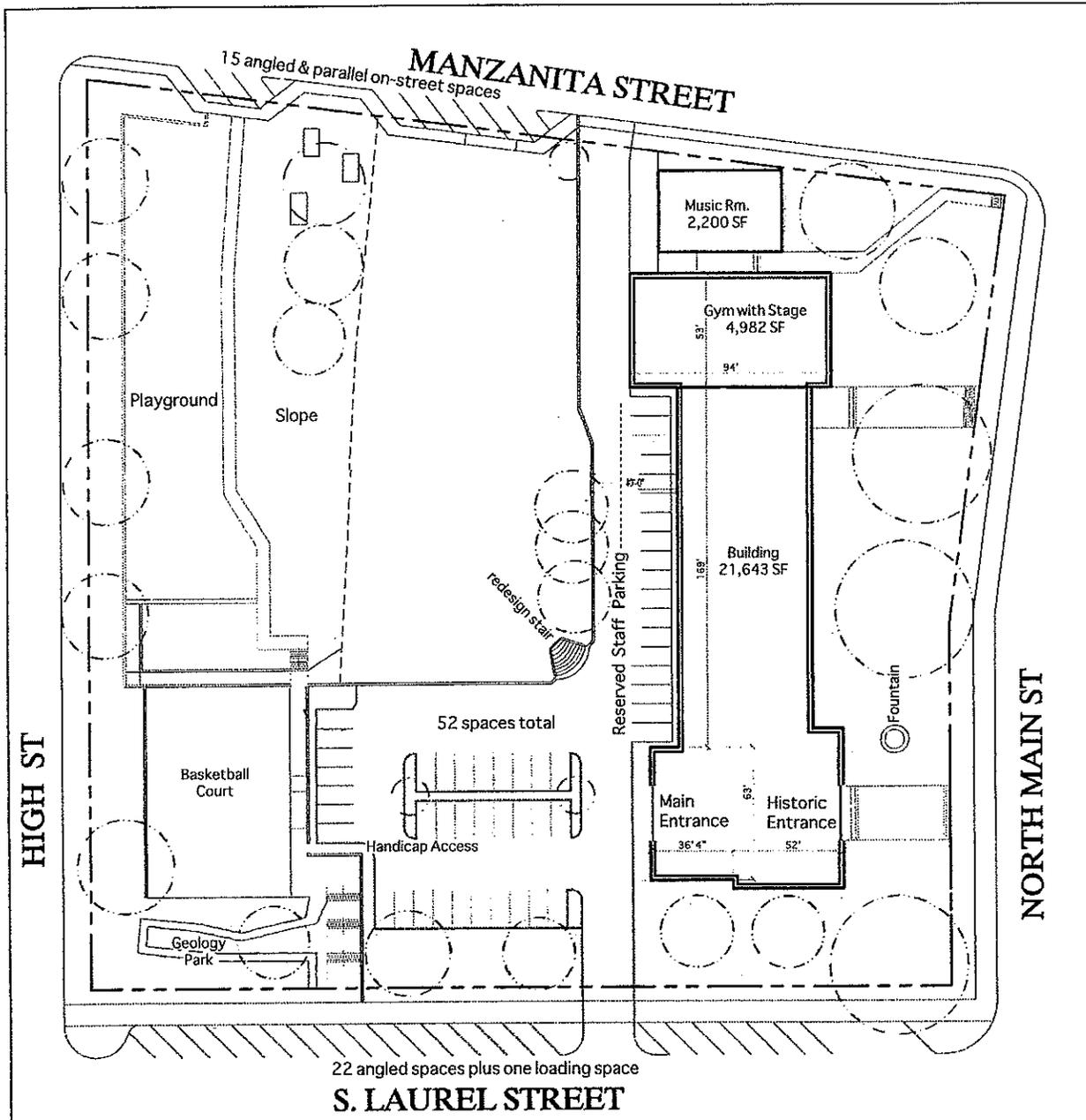
The Ashland City Hall Feasibility Study concluded that 24,352 SF would serve the City well into the future. As fate would have it, the Main St. wing and former Music Room of the Briscoe School offers 23,843 SF, all on one level, just two blocks from the Plaza. The gymnasium (4,982 SF), with its ceiling over 20 feet above the floor, would allow the construction of a 4,200 SF mezzanine; bringing the total square footage to over 28,000 SF

at the Briscoe Property. This would more than satisfy the City's need. In satisfying spatial needs in the Main St. wing, the Laurel St. wing could be razed. Razing the ArtWing would make way for the construction of a parking lot of 52 onsite spaces. When added to the 22 angle spaces on Laurel St., there would be 74 parking spaces for public and staff at the new City Hall. Briscoe Playground and Geology Park would become City Hall Park. In that, this Park is a natural gathering place for the community, City Hall would become a part of community gatherings. The ArtWing successfully hosted *MidSummers Dream Art & Music Festivals* and *First Nations Day*, a profound cultural event.

There is freedom in open space: it belongs to no *one* and is shared by us all. 127 years ago the Community of Ashland accepted the responsibility of simultaneously building a School and a new City Hall. That investment has served us well. Let us serve the next generation.

James Royce Young chair: Lithia Arts Guild of Oregon ArtWing Resident  
Leonard Eisenberg creator: Briscoe Geology Park ArtWing Resident

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**PARTNERSHIP OPTION** WING OF BUILDING REMOVED  
 52 SPACES ONSITE ~ 38 ON STREET  
 PARK OPEN SPACE KEPT 99% INTACT

  
 NEAR SCALE  
 AUGUST 21, 2017

# Briscoe ~ City Hall

Lithia Arts Guild of Oregon