

**GLADSTONE CITY COUNCIL
ADJOURNED MEETING / WORK SESSION
CITY HALL COUNCIL CHAMBERS
May 27, 2014**

**ADJOURNED MEETING
7:30 p.m. CALL TO ORDER
ROLL CALL
FLAG SALUTE**

BUSINESS FROM THE AUDIENCE

Visitors: Presentations not scheduled on the Agenda are limited to five (5) minutes. Longer presentations should be submitted to the Assistant City Administrator by 5:00 p.m. Wednesday prior to the Tuesday City Council meeting.

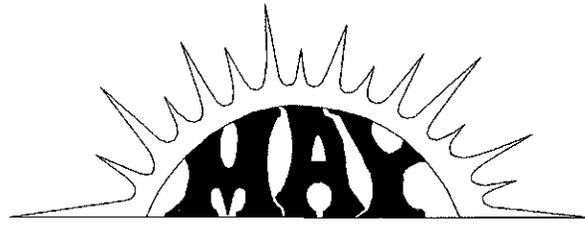
REGULAR AGENDA

- 1. Second Reading of Ordinance 1448 – Amending Chapter 6.08 of the Municipal Code to Allow for Keeping of Wild or Dangerous Animals Under Specific Circumstances**
- 2. Acceptance of Ray Jaren’s Letter of Retirement from City Council.**
- 3. Vacant City Council Position**

WORK SESSION

- 4. Library Advisory Committee Recommendation**

ADJOURN



REGULAR AGENDA

City of Gladstone

Staff Report

Meeting Date: May 27, 2014
To: City Council
From: Pete Boyce, City Administrator

AGENDA ITEM

Ordinance 1448

RECOMMENDED STAFF ACTION

Staff recommends approval.

BACKGROUND

As the Council is aware from previous meetings, Pat Clark, a Gladstone resident, has a lynx living in an enclosure in his backyard and had asked the Council to make an exception to Gladstone Municipal Code (GMC) provision, Section 6.08.050 that prohibits such animals. At the time of his request, exotic animals were also prohibited under state law. ORS 609.345. Accordingly, even if Gladstone had wished to accommodate his request for an exception, he would have still been prohibited from keeping his lynx pursuant to state law.

Since that time, however, the legislature has amended state law to allow an individual to obtain a permit for an exotic animal under certain circumstances. Mr. Clark appears to meet the state requirements and will likely be eligible for a state permit. However, the state veterinarian has indicated to the City that the state will not issue Mr. Clark a permit unless the City likewise allows an individual to have exotic animals, even if only under the same limited circumstances. Currently, the City Council has suspended enforcement of its exotic animal prohibition against Mr. Clark while it awaited the outcome of the pending the state legislative action.

Ordinance 1448 is narrowly tailored to follow the new state legislation and would allow Mr. Clark to keep his lynx.

City Council will need to do a second reading of the ordinance and then consider approval.

COST IMPACT

The cost impact would be minimal.

ORDINANCE NO. 1448

AN ORDINANCE AMENDING CHAPTER 6.08 OF THE GLADSTONE MUNICIPAL CODE TO ALLOW FOR THE KEEPING OF WILD OR DANGEROUS ANIMALS UNDER SPECIFIC CIRCUMSTANCES

WHEREAS, Gladstone Municipal Code (GMC) Section 6.08.050 makes it unlawful for “any person to hold, possess, maintain, harbor, transport or sell within the city any living wild or dangerous animal”; and

WHEREAS, ORS 609.341 prohibits the keeping of “exotic animals” within the State of Oregon as that term is defined in ORS 609.305 unless a person possesses a valid State Department of Agriculture permit issued for the animal (1) prior to January 1, 2010, (2) if the permit was otherwise issued as provided in ORS 609.351, or (3) if the person was issued a permit for the animal under the limited circumstances prescribed in Senate Bill 1584 (2014), which became effective on February 26, 2014; and

WHEREAS, the definition of “exotic animals” found in ORS 609.305 is substantially similar to the definition of “wild and dangerous” animals as defined in GMC 6.08.050; and

WHEREAS, the City of Gladstone finds that certain wild animals, if kept properly, may alleviate the effects of specific medical disabilities; and

WHEREAS, the City of Gladstone finds it appropriate to allow for the keeping of certain wild animals under circumstances substantially similar to those allowed under Senate Bill 1584 (2014);

NOW, THEREFORE, the Common Council of the City of Gladstone ordains as follows:

Section 1. The current provision of Section 6.08.050 of the Gladstone Municipal Code is hereby amended to read as follows. New language appears as underlined text; deleted language appears as ~~strikethrough~~ text.

“6.08.050 Keeping wild or dangerous animals-Prohibited-Defined.

(1) It is unlawful for any person to hold, possess, maintain, harbor, transport or sell within the city any living wild or dangerous animal.

(2) “Wild or dangerous animal,” for the purposes of this section, means and includes any and all species of:

- (a) poisonous reptiles;
- (b) lizards belonging to the family Varanidae;
- (c) nonpoisonous snakes with a length greater than six feet;
- (d) crocodilians with a length greater than one foot;
- (e) all species of nonhuman mammals, excepting the:
 - (A) domestic cat (*Felis Catus*);
 - (B) Chinchilla (*Chinchilla Laniger*);

- (C) domestic dog (*Canis Familiaris*);
- (D) domestic ferret (*Mustela Putorius*);
- (E) Mongolian gerbil (*Meriones Unguiculatus*);
- (F) guinea pig (*Cavia Porcellus*);
- (G) hamster (*Mesocricetus Auratus* or *Cricetinae*, Dwarf Strains);
- (H) domestic laboratory mouse (*Mus Musculus*);
- (I) domestic rabbit (*Oryctolagus Coniculus*);
- (J) domestic laboratory rat (*Rattus Albino Strain*);
- (K) squirrel monkey (*Saimiri Vanzolinii* or *Saimiri Sciureus*);
- (L) woolly monkey (*Lagothrix Lago-tricha*); and
- (M) domestic species of livestock as listed in GMC Section 6.08.010.

(3) Notwithstanding section 1 above, a person may hold, possess, maintain, harbor or transport a species of nonhuman mammal of the family Felidae, provided that:

- (a) the person submits proof satisfactory to the city that the animal has been regularly kept at a place of control or confinement in the city since a date prior to January 1, 2013;
- (b) the person has a disability as described in ORS 659A.104;
- (c) a physician has recommended keeping the exotic animal to alleviate the effects of the disability;
- (d) the person has been issued a permit for the animal from the State Department of Agriculture; and
- (e) the animal does not present a likely danger to the health, safety and welfare of city residents.

(4) Any person wishing to hold, possess, maintain, harbor or transport a species of nonhuman mammal of the family Felidae must first obtain a permit to do so from the city. The city will issue the permit upon reasonable satisfaction that all requirements of section 3 exist. The initial request for a permit must be made in writing to the city no later than December 31, 2014, and the person must obtain a renewal permit annually thereafter no later than December 31 of each year.

Section 2. Except as herein amended, Section 6.08.050 of the Gladstone Municipal Code shall remain in full force and effect.

Section 3. This Ordinance takes effect 30 days from its adoption.

Adopted by the Common Council for the City of Gladstone this ____ day of May, 2014.

ATTEST:

Wade Byers, Mayor

Jolene Morishita, Assistant City Administrator

1-3

16 May 2014

Mayor and City Council
City of Gladstone
525 Portland Avenue
Gladstone, Oregon 97027

Dear Mayor Byers and Council Members

This is to advise you that I do not plan to seek re-election in November 2014. I have been in a volunteer position for the community since 1978 and have enjoyed my participation with the schools, city and county in several capacities. I believe it is time for me to step down; others will step forward to carry on the civic work. In addition I am retiring my position on City Council as of the date of this letter. I wish the city good fortune in completing the considerable tasks now before you.

Sincerely

Ray Jaren

A handwritten signature in cursive script that reads "Ray Jaren". The signature is written in dark ink and is positioned to the right of the typed name "Ray Jaren".A small, handwritten mark or flourish located in the bottom right corner of the page. It appears to be a stylized letter or symbol, possibly a signature or initials.

City of Gladstone

Staff Report

Meeting Date: May 27, 2014
To: City Council
From: Pete Boyce, City Administrator

AGENDA ITEM

Vacant City Council Position

RECOMMENDED STAFF ACTION

Staff recommends City Council determine:

- how to advertise the vacancy and
- confirm use of the attached application

BACKGROUND

Ray Jaren's retirement has created a vacancy on City Council. Chapter VII of the City Charter states in part that "Vacant elective offices in the city shall be filled by appointment." Staff is requesting City Council to consider the attached application form and suggest changes if necessary. Staff would suggest that applications be due one week prior to the regular August City Council meeting. Staff also suggests advertising the vacancy in the city newsletter, Clackamas Review and Oregonian as other committee vacancies are advertised.

COST IMPACT

The cost impact would be minimal.

What would be your major contribution? _____

What are the important issues facing the City today? _____

What would be the role of the City Council in dealing with these issues? _____

What is the most important issue facing the City Council? _____

What would be your contribution to resolving this issue? _____

If appointed to serve would you plan to run for this position at the next election? _____

SIGNATURE: _____ DATE: _____

3-3

CITY OF GLADSTONE CITY COUNCILOR DUTIES

- *Attend regular monthly City Council meetings, held on the second Tuesday of each month at 7:30 p.m. The fourth Tuesday of each month is reserved for additional Council meetings if needed.
- *Each City Councilor serves a four year term.
- *Serve on Budget Committee.
- *Serve on Urban Renewal Agency.
- *Serve as Liaison to one or more of the following: Park & Recreation Board, Traffic Safety Commission, Library Board, Senior Center Advisory Board, Fire Department, Business & Civic, Public Works Regional Issues.
- *Exercise the city's vested legal powers. The City Council is committed to providing optimum level of services for Gladstone residents while minimizing costs imposed on taxpayers.
- *Other Meeting assignments as assigned.

Gladstone Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames

CHARTER

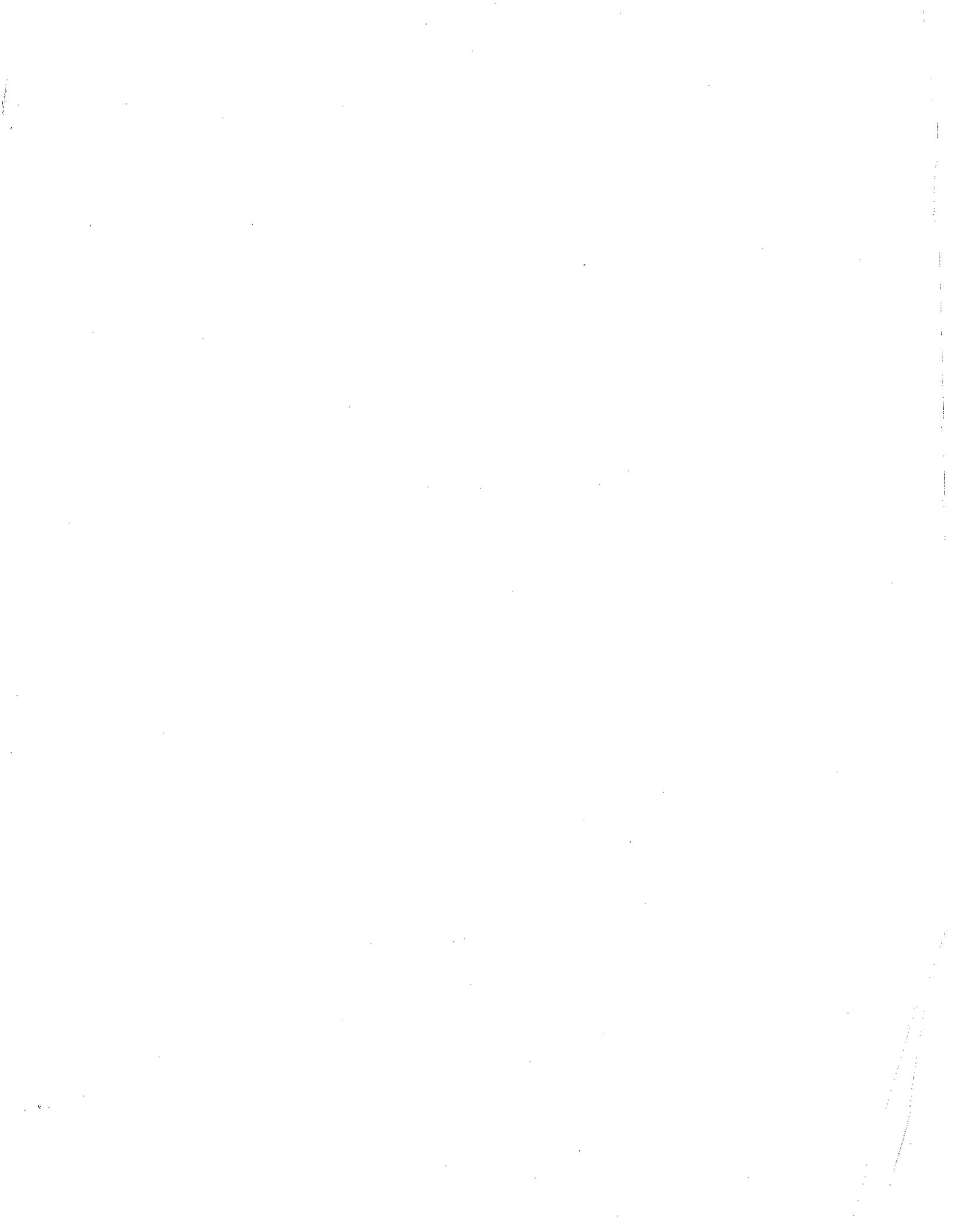
CHAPTER VII VACANCIES IN OFFICE

Section 32. What Creates Vacancy. An office shall be deemed vacant upon the incumbent's death; court-ordered incompetence; conviction of a felony, other offense pertaining to his office, or unlawful destruction of public records; resignation, recall from office; or ceasing to possess the qualifications for the office; upon the failure of the person elected or appointed to the office to qualify therefore within ten days after the time for his term of office to commence; and upon a declaration by the council of the vacancy.

Section 33. Filling of Vacancies. Vacant elective offices in the city shall be filled by appointment. A majority vote of the council shall be required to validate the appointment. The appointee's term shall begin immediately upon his appointment and shall continue until the beginning of the year following the next general biennial election and until his successor is qualified, and his successor for the unexpired term shall be chosen at the next general biennial election after said appointment. During the temporary disability of any officer or during his absence temporarily from the city for any cause, his office may be filled pro tem in the manner provided for filling vacancies in office permanently.

3-5

WORK SESSION



City of Gladstone

Staff Report

Meeting Date: May 27, 2014
To: City Council
From: Pete Boyce, City Administrator

AGENDA ITEM

Library Advisory Committee Recommendation

RECOMMENDED STAFF ACTION

Discuss Library Advisory Committee (LAC) work. Come to consensus as to next steps, including:

- Building location
- Consolidation with Oak Lodge Service area
- Budget/Financing

BACKGROUND

The City Council appointed LAC held six meetings, the first on February 10, 2014 and the last on May 5, 2014. The ambitious timeline was challenging but the LAC members provided valuable input to help form a considerably different project from the last library plan. In your packet you have copies of all materials the LAC members reviewed. I have also included the last meeting notes which outline how members voted on the questions before them. Upon completion of the last LAC meeting Clackamas County staff presented updated financials regarding the County contribution. Please note the e-mail with the amended figures along with the document titled "Gladstone/Oak Grove Library Cost Estimate" dated May 5, 2014.

COST IMPACT

See cost estimate.

The intent of the May 5, 2014 estimate was to reduce as much as possible the City's cash contribution where those monies could be used for competing projects. Both scenarios borrow \$2.7 million to be repaid with Library District operating funds. The City cash contribution is \$121,621 on the 13,000 ft² facility and \$775,621 on a 16,000 ft² building. The City contribution is shown as proceeds from the sale of the Webster property but could also come from Urban Renewal funds or State Revenue Sharing funds.

Peter Boyce

From: info@savegladstone.org
Sent: Wednesday, May 21, 2014 1:26 PM
To: Peter@savegladstone.org
Subject: Save Gladstone Library Support Letter
Attachments: Save Gladstone Library Letter 5-21-2014.pdf

Pete -

Save Gladstone would like to offer the attached letter as clarification of our views regarding a new Gladstone - Oak Grove Library. If you have any questions, please don't hesitate to contact us at your convenience.

Thank you in advance for your time and consideration.

-Save Gladstone

4-2

May 21, 2014

To the Honorable Mayor Wade Byers and the Gladstone City Council:

The members of Save Gladstone believe that a new library project will have the best chance of receiving voter approval if the following conditions are met:

1. No funds from the Gladstone General Fund, Urban Renewal Fund or the sale of any city owned property will be used for a new library project.
2. Clackamas County Library District funds are the only funds that will be used for the construction and operation of a new library unless additional funding is available from Clackamas County, The State of Oregon, The United States Government and/or from private donors
3. As long as the first two conditions are met, funding may be leveraged in any way that the Gladstone City Council decides for any size of library including the servicing of debt.
4. A new intergovernmental agreement with Clackamas County will be negotiated prior to the project start that better represents the interests of Gladstone.
5. The new library will be constructed on Portland Ave. at a location of the Gladstone City Council's choosing that is between the Gladstone High School and the Clackamas River.
6. All of the above will be clearly written into any ballot measure.

The new intergovernmental agreement with Clackamas County in regard to combining the two libraries must include the following: Operating funds from the closing of the Oak Lodge Library will remain with Gladstone and will only transfer back to the currently unincorporated areas if they are incorporated or annexed and they commit to building a new library of their own and if all of the debt from the construction of the new Gladstone library has been paid. All funds that Clackamas County currently holds for the new, combined library must be transferred to Gladstone prior to the project start. The continued savings from Oak Lodge will be transferred to Gladstone on a quarterly basis as the project continues. The Oak Lodge Library will be permanently closed within five days of the public opening of the new combined library; all operating funds will transfer to Gladstone at that time.

The Save Gladstone members look forward to continuing to work with our city government and staff on the responsible planning of a new library project that we can all support.

Sincerely,

Save Gladstone

City of Gladstone Library Advisory Committee (LAC)

May 5, 2014

Meeting Notes

Introduction/Updates

Meeting notes from April 14 were noted without comment. The Oak Grove Community Council Library Resolution was read aloud. For reference it appears below. Mary reviewed the discussion and outcomes of Meetings 1 – 5 and outcomes. The purpose of tonight's meeting is to record the vote by LAC members regarding the three key questions from the City Council to the group which appear on page 2.

At its meeting on Wednesday, April 23, 2014, the Oak Grove Community Council approved the following resolution concerning the discussions concerning a new Gladstone Library:

While the Oak Grove Community Council (OGCC) prefers a library in the Oak Lodge area, the OGCC supports the Gladstone Library serving the Oak Lodge Library Service Area if: the building is located near public transportation, consists of at least 16,000 square feet, and includes standard library amenities such as a community room, computers for public use, programs e.g. children's reading, etc. Should the Gladstone library effort fail to provide adequate library service to Oak Lodge, the OGCC supports a library in the Oak Lodge area.

Revised Financial Scenarios

Pete summarized the discussion occurring among some LAC members about other city projects competing with the library for funding. In response, he prepared and distributed a second scenario of cost estimates with true 'no debt' assumptions. In a memo to the LAC dated April 30, Pete shared background, assumptions and information on the revised financial scenarios, labeled Scenario 2. A key advantage of this scenario is that it frees up more City funds for other projects. A disadvantage is higher interest expense.

Questions from the group included: What would other proceeds from the sale of the Webster property be used for? Could Council designate property tax revenue from the Webster Blg to just be used for the library? What if the Webster property doesn't sell at assumed value?

Next Steps

Pete summarized the next steps regarding the library after the final LAC input and voting tonight.

- Pete will provide the City Council the input and comments from the Library Advisory Committee
- By June 30, the Gladstone City Council will provide the Clackamas Board of County Commissioners a recommendation on merging the Gladstone and Oak Lodge services areas and the course of action on a new library.
- If the recommendation is to proceed, by August, the City must submit the required language on to Clackamas County for the ballot measure.

Recorded Votes of the LAC

A one page voting and comment sheet was passed out to LAC members. Each question was taken individually allowing time for final discussion/questions prior to voting. To understand the current

thinking of LAC members, a show of hands vote was asked for after each question. At the conclusion of the meeting, 27 tally sheets were returned. One person asked to type her votes and written comments and email them. The votes recorded on the written tally sheets appear below in italics and written comments will be shared directly with the City Council.

Q1: What is the most desirable development/financing scenario for the Gladstone/Oak Lodge Library? Circle one choice.

Scenario 1: Refer to cost estimates emailed on May 1, 2014 (but dated May 5)

- 1a. 13,000 sq. ft. - *5 votes*
- 1b. 16,000 sq. ft. - *11 votes*

Scenario 2: Refer to cost estimates handed out on May 5, 2014

- 2a. 13,000 sq. ft. - *2 votes*
- 2b. 16,000 sq. ft. - *4 votes*
- 3. None of the above - *5 votes*

Q2: What is the most desirable location for the Gladstone/Oak Lodge Library? Circle one choice.

- 1. Portland Avenue - *16 votes*
- 2. Arlington Street - *2 votes*
- 3. Webster Site - *7 votes*
- 4. None of the above - *2 votes*

Q3: Should the Gladstone and Oak Lodge service areas be merged to be served with one new library? Circle one choice.

- 1. Yes - *22 votes*
- 2. No - *4 votes*
- 3. None of the above - *1 vote*

Q4: Should the Gladstone City Council move forward to put the library vote on the November ballot incorporating the preferences of the majority of the LAC? Circle one choice.

- 1. Yes - *17 votes*
- 2. No - *4 votes*
- 3. None of the above - *6 votes*

Meeting Conclusion and Public Comments

Group members continued to discuss next steps, asked to be informed about the date(s) of City Council meetings where the library will be discussed, and asked about being able to evaluate the process. A follow up survey will be provided to the group. Brief comments were shared by members of the public. The meeting adjourned at approximately 8:50 PM.

Gladstone/Oak Grove Library

Cost Estimate

May 5, 2014

46

13,000 ft ²	
Project Expense	4,496,259
Land Expense	<u>700,000</u>
Total Expense	100% 5,196,259
Clackamas County Contribution/Lib Dist	
Total Clackamas County/Lib. Dist. Contribution	<u>2,374,638</u>
Proceeds from Sale of Webster Property	121,621
Gladstone Urban Renewal	-
Total Gladstone Contribution	<u>2% 121,621</u>
Total Project Expense to Finance	52% 2,700,000
Total Project Expense	5,196,259
Interest	1,312,639
Debt Issuance Expense	<u>75,674</u>
Total Project Expense Plus Interest/Debt Exp	6,584,572
Average Annual Payment - 20 Year	200,632

16,000 ft ²	
Project Expense	5,150,259
Land Expense	<u>700,000</u>
Total Expense	100% 5,850,259
Clackamas County Contribution/Lib Dist	
Total Clackamas County/Lib. Dist. Contribution	<u>2,374,638</u>
Proceeds from Sale of Webster Property	775,621
Gladstone Urban Renewal	-
Total Gladstone Contribution	<u>13% 775,621</u>
Total Project Expense to Finance	46% 2,700,000
Total Project Expense	5,850,259
Interest	1,312,639
Debt Issuance Expense	<u>75,674</u>
Total Project Expense Plus Interest/Debt Exp	7,238,572
Average Annual Payment - 20 Year	200,632

Peter Boyce

From: Zentner, Laura <LZentner@co.clackamas.or.us>
Sent: Wednesday, May 07, 2014 12:20 PM
To: Peter Boyce
Cc: Barth, Gary; Krupp, Don; Grolbert, Doris
Subject: FW: Gladstone Library Financial Scenarios
Attachments: Oak Lodge Library Estimates.xlsx

Hi Pete

Attached please find a spreadsheet which details the **actual** funds available at the end of FY 12/13 and the funds **projected** to be available at the end of FY 13/14 and FY 14/15. Following are the actual and projected amounts:

June 30, 2013	(Actual)	\$1,936,933
June 30, 2014	(Projected)	\$2,134,185
June 30, 2015	(Projected)	\$2,374,638

Please note we have been conservative in our projections and the actual amounts will likely be a little higher. If you have any questions, please give me a call. I am always happy to assist.

Regards,

Laura L. Zentner, CPA | BCS Deputy Director
BUSINESS AND COMMUNITY SERVICES
CLACKAMAS COUNTY
150 Beaver Creek Road | Suite 414
OREGON CITY, OR 97045
PH 503.742.4351 | FX 503.742.4349
LZentner@clackamas.us

From: Barth, Gary
Sent: Tuesday, May 06, 2014 8:13 AM
To: Zentner, Laura
Cc: Pete Boyce; Grolbert, Doris; Krupp, Don
Subject: Gladstone Library Financial Scenarios

Laura

Attached are some financial scenarios Pete has outlined for a new Library facility in Gladstone to serve the expanded service area largely served today by the Oak Grove facility. Pete is using a figure of \$1,936,933 as the County/Library District funding contribution to the new facility. This includes the \$1.5 million (\$1 million from county general fund and \$500K from the Library District fund surplus to Oak Grove) that was returned by Gladstone last fall and is being held in the Library District fund pending resolution of the new library facility in Gladstone) as well as an additional \$436,933 in Oak Grove Library District funds that Pete is identifying as additional accumulated surplus that could go towards capital construction.

Could you please take a look at this and provide Pete with the most current forecast of County General Fund + Oak Grove Surplus that is available through this fiscal year 13/14 for his financing options. Please also provide a forecast of projected FY 14/15 Library District distribution to Oak Grove that may be also be available as "surplus" for capital

construction. In the event Gladstone has a November ballot measure to fund a new library construction would not begin until 2015 at the earliest.

Gary

Gary Barth
Director
Business & Community Services, Clackamas County
www.clackamas.us

Director
North Clackamas Parks and Recreation District
www.ncprd.com

Clackamas County Library Service District
Oak Lodge Library - Reserve

	Actual FY 2012-13	Projected FY 2013-14	Projected FY 2014-15
Fund Balance	\$ -	\$ 936,933	\$ 1,134,185
1st Distribution (January)	\$ 938,827	\$ 1,025,261	\$ -
Final Distribution	\$ 112,651	\$ 106,281	\$ 1,173,881
Other - Gladstone Refund	\$ 500,000	\$ -	\$ -
Total Oak Lodge	<u>\$ 1,551,478</u>	<u>\$ 2,068,475</u>	<u>\$ 2,308,066</u>
Oak Lodge Operating Expenses*	\$ (614,545)	\$ (934,290)	\$ (933,428)
OL Balance in Library District	<u>\$ 936,933</u>	<u>\$ 1,134,185</u>	<u>\$ 1,374,638</u>
Library Fund Capital**	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Oak Lodge Balance	<u>\$ 1,936,933</u>	<u>\$ 2,134,185</u>	<u>\$ 2,374,638</u>

*Does not include budgeted contingency (FY14-15 Contingency = \$290,246)

**Transferred from General County Fund to County Library Fund 212

City of Gladstone Library Advisory Committee Meeting 6

May 5, 2014 7:00 – 9:00 pm

AGENDA

Time	Item	Lead
7:00	1. Welcome <ul style="list-style-type: none">• Agenda review• Meeting notes, April 14• Info: Oak Grove Community Council Library Resolution• Competing projects summary• Overview of Meetings 1 – 5 and Outcomes	Mary
7:20	2. Revised Financial Scenarios: <p>Revisit Assumptions: building size; moderate land cost; no use of urban renewal funds; sale of Webster property; general library amenities</p> <p>Scenarios:</p> <ol style="list-style-type: none">1. 13,000 sq. ft.2. 16,000 sq. ft. <p>Committee vote on preferred financing scenario.</p>	Pete
7:45	3. Location of the Library <ul style="list-style-type: none">• Revisit interests, evaluation factors and outcomes from prior discussion• Summarize process for site selection and need to focus on general areas vs. specific properties• Committee vote on top choice among three areas for library location: 1. Portland Avenue, 2. Arlington Street and 3. Webster property	Pete
7:55	4. Library Service Area <p>Committee vote on the question: <i>Should the Gladstone and Oak Lodge Service Areas be merged to be served with one new library?</i></p>	Mary
8:35	5. Recommendation to City Council <p><i>Should the City Council move forward to put the library vote on the November ballot incorporating the preferences of the majority of the LAC?</i></p>	Mary
8:50	6. Public Comment	
9:00	7. Adjourn	

City of Gladstone Library Advisory Committee Member Vote

Q1: What is the most desirable development/financing scenario for the Gladstone/Oak Lodge Library? Circle one choice.

Refer to Cost Estimates, May 5, 2014.

1. 13,000 sq. ft.
2. 16,000 sq. ft.
3. None of the above. *Please explain your response.*

Q2: What is the most desirable location for the Gladstone/Oak Lodge Library? Circle one choice.

1. Portland Avenue
2. Arlington Street
3. Webster Site
4. None of the above. *Please explain your response.*

Q3: Should the Gladstone and Oak Lodge service areas be merged to be served with one new library? Circle one choice.

1. Yes
2. No
3. None of the above. *Please explain your response.*

Q4: Should the Gladstone City Council move forward to put the library vote on the November ballot incorporating the preferences of the majority of the LAC? Circle one choice.

1. Yes
2. No
3. None of the above. *Please explain your response.*

Please feel free to add comments for the City Council on the back of this page.

OPTIONAL: Your Name _____

City of Gladstone Library Advisory Committee (LAC)
April 14, 2014
Meeting Notes

Introduction/Updates

- An overview of the Oak Lodge meeting on Wednesday, April 2 about the library was provided and meeting notes were shared.
- The final LAC meeting: Monday, May 5
- Tonight's agenda is focused on answered the third question posed by the Gladstone City Council: *What is the most desirable method to finance library?*

Financial Options Discussion

Pete Boyce introduced the discussion by sharing assumptions about the library facility including:

- Minimum 13,000 sq. ft. space possibly as large as 16,000 sq. ft.
- Stand alone facility with dedicated parking
- Gladstone location (TBD)

Revenue/expense assumptions included:

- Sale of Webster property for appraised value
- Potential use of urban renewal
- No tax increase
- Clackamas County one time contribution (\$1.9M)
- Possible public/private grants

Pete shared cost analysis handouts for 8 scenarios with input on project expenses provided by MacKenzie. Similar cost estimates were also provided by RS Means. This information was also handed out. The 8 scenarios were:

1. High land expenses, no debt (13,000 SF)
2. High land expense, with debt (13,000 SF)
3. Low land expenses, no debt (13,000 SF)/
4. Low and expense, with debt (13,000 SF)
5. High land expenses, no debt (16,000 SF)
6. High land expense, with debt (16,000 SF)
7. Low land expenses, no debt (16,000 SF)/
8. Low and expense, with debt (16,000 SF)

LAC members asked a range of questions including:

- Can the Webster property achieve the appraised value?
- What is the State Revenue Sharing Fund?
- What is the role of urban renewal?
- What would the Webster property be used for?
- Are there other funding sources outside of local government such as foundations, State?

Gladstone Librarian, Irene Green reviewed the projected staffing and operations information. She shared and reviewed comparative information on operating budgets, population served and facility size for other Clackamas County libraries. She suggested that the staffing figures would be comparable for either size library and answered

questions.

Financial Discussion: Small Groups

Committee members worked in table groups to answer several questions related to the financial information. Responses are groups by each of the six table groups.

1. What conclusions can you draw from the cost analysis scenarios?

- No increase in property taxes. Only in the \$3.2M site if reduce costs by selling off ___ or using for multiple civic purposes. Build affordable library now; make sure expandable.
- No use of urban renewal funds; no debt; low land expense can result in no debt
- If we spend all our \$ on library, future \$\$s for competing projects will come from tax increases. Have other sources been fully researched--state, county, fed, private donation?
- The left column is too expensive for operating budget. The right column might be unrealistic as well. There are no options if Webster Rd. fails to sell.
- High land expense is too high.
- No debt is the best option

2. What questions do you have?

- Cost of competing infrastructure projects and use of urban renewal funds
- What happens if the library is not approved?
- Why spend the \$3.2M if you get same for \$0.5M? Are figures true expense?
- What if we renamed Webster Rd. to Merriam-Webster Rd.? Would it be more likely to pass?
- What if Webster doesn't sell?
- What if it is not sold before the ballot? Stuck in hard place/desperate
- With Debt didn't appear to include local payback in Total Annual Payment
- Site location must be settled. What would Webster property be used for?
- What does the scenario look like if Oak Grove doesn't merge with Gladstone?

3. What are the general Pros and Cons of the Debt scenario(s)?

- Pro: have more \$ to spend and bigger better library

- Con: Continue to use the \$ for City Hall and other projects. Voter acceptance; “hell, no!”
- No debt is better than debt. Cheaper is better than expensive. Con: People won’t vote for debt.
- Stigma of ‘Debt.’ Operating budget does not appear to be high enough to support the high land version. Uses less Urban Renewal funds.
- Gladstone won’t vote for any debt that raises taxes
- No Debt is the only option Gladstone citizens would support at this time.

4. What are the general Pros and Cons of the *No Debt* scenario(s)?

- Opposite of Q 3+ interest savings over time
- We work and budget within our means; government should run like a household.
- Same as above. Public will vote for modest increase. Pro: Gladstone factor
- Pro-better chance of passing and Con-use of UR funds risks rejection by voters
- No Debt is the only option Gladstone citizens would support at this time.

5. Based on the general cost analysis provided, do you have a preference for 13,000 sq. ft. or 16,000 sq. ft.? Please explain your response.

- 13,000 is more affordable or easier to find site
- Joined greater library including size and location. Unanimous: 16,000 sq. ft.
- Not a significant difference related to cost. Is it really necessary extra space (3k)? Is it required to include Oak Grove?
- Unanimous: 13,000 sq. ft.
- Bigger is better. Unanimous 16,000 sq. ft. Even with less bookspace, more community space is desired. Children Book reading is overcrowded in Oak Grove now.
- The majority were for 16,000 sq. ft.
- Our group is split: 2 for 13,000 sq. ft. and 2 for 16,000 sq. ft.--both expandable. We like the combined library/city hall scenario.

6. Given your understanding of overall construction costs and pros and cons of debt/no debt, *what is your preferred scenario?*

Summary: The groups shared their table's majority response. Overwhelmingly, the groups preferred Low Land Expense and No Debt. 2 groups each favored this scenario with 13,000 SF and 2 groups favored 16,000 SF. One group was divided between these two. The sixth group preferred another option: Medium land cost, 16,000 SF and urban renewal debt.

- 13k no debt
- No debt
- More \$ from sales to go to general operating fund--no debt.
- Private financing is a better option than raising taxes or even Urban Renewal due to competing interests
- 16,000 sq. ft. --build the best library we can build thinking to the future; no debt
- No Debt is the best. Utilize best construction and design methods to keep costs under control.

7. Should urban renewal funds be repaid over time from operating costs?

- Yes, if UR funds are used
- Yes, but don't use UR funds
- Yes, so other projects can happen
- One No and most Yes. Other community needs require the money.
- Yes, if we can use them
- Do not use UR funds! Leave that for other infrastructure projects.

8. Please share any other finance-related recommendations you have for the City Council?

- Have County build the library and Gladstone take it over after operating costs are known
- Build the best facility you can for both communities on cheap land.
- Find wealthy benefactor, outside funding. OR, have County build it and city run it. Possibly use urban renewal not tied solely to library.
- Sell Webster to Nature Conservancy. Sell additional properties. Finance options if we combine City Hall--it also decreases competition for funds
- If there is a way to structure a revenue bond, try it as an alternative
- Think Portland Avenue enhancement. Use UR funds for that.

City of GLADSTONE

Date: April 30, 2014
From: Pete Boyce, City Administrator
To: Library Advisory Committee
Re: Revised Financial Scenarios

PB

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

I have revised the financial scenarios discussed at the last meeting based on input provided.

Input at the last meeting indicated that slightly more people liked the 16,000 ft² building over the 13,000 ft² building. It was also clear that land acquisition costs should remain on the lower end of the previous estimates and the "no debt" scenarios were preferred. Some concern was also expressed regarding projects competing for the same funding.

Attached please find two estimates for 13,000 and 16,000 square foot facilities. I have attempted to address the group's desires and concerns in these estimates.

Cost Estimate Assumptions

- I limited the land expense to \$700,000. This is based on the desire to place the building on Portland Avenue. The possibility exists that multiple parcels may need to be acquired to site the facility and \$700,000 may be a more realistic number than \$500,000.
- My previous cost estimates labeled "No Debt" were not entirely no debt scenarios as they required urban renewal monies to be paid back with interest. The impact of using urban renewal funds could delay other projects competing for the same money. I have come to the conclusion that it makes sense to seek private funding for the project based on the fact that the debt service expense would be the same whether the debt was privately held or held by the urban renewal district. By using private debt the urban renewal funds can be used for other projects without waiting for repayment from the library district operating funds. My new estimates do not show an urban renewal cash contribution. This leaves the proceeds from the sale of the Webster property (\$2,570,000) as the only funds that could be used for other City projects. It should also be noted that if the project moves forward my recommendation to City Council would be to set up the library in a special revenue fund separate from the general fund. The

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intent being that the library would operate entirely on funds received from the library district which would eliminate the annual general fund contributions (over \$100,000 per year) for library operations. This money could then be used for other City purposes.

- The interest rate used is 4.25%. After consulting with Piper Jaffray the interest rate today would be about 3.25%. The financial consultant recommends adding 1% as a cushion knowing that the debt would not be issued until sometime next calendar year.
- I also asked Piper Jaffray to estimate the expense to issue the debt. You will see that figure on the line "Debt Issuance Expense".

Competing Projects

Other projects the City is considering include the City Hall/Police Station facilities. This project range from a roof replacement (estimated at \$285,000) to a major remodel including seismic upgrades and bringing the building up to current building code (estimated at \$2.9 million) or construction of new facilities (estimates \$5.1 to \$6.4 Webster location or \$6.5 to \$7.9 million at the current location).

The City also has a need to increase maintenance and repair of infrastructure. The City has commissioned master plans for water and stormwater that are scheduled to be complete in August. Master plans for sewer and streets will follow. Until the master plans are complete it is difficult to assess the need for maintenance of these systems. The master plans will also include rate studies to help better support these infrastructure systems in the future. With that said, there is considerable work to be done on these systems over time.

Portland Avenue redevelopment. The City's streetscape plan for Portland Avenue has an estimate of \$14 million.

Sources of Funding for Other City Projects

- Water Fund, Sewer and Stormwater Fund receive revenue generated from rate payers.
- Road Fund – primary source of funding is gas tax revenues.
- Urban Renewal – The urban renewal fund will have approximately \$4 million saved by the end of the fiscal year (June 30) and receives over \$800,000 per year for projects within the urban renewal district boundaries.
- State Revenue Sharing Fund – The state provides the City with approximately \$92,000 per year that may be used for any governmental purpose. The City should have just under \$800,000 saved by the end of the fiscal year.
- Community Development Block Grant (CDBG) – these grants provided partial funding for the Jersey Street project and will provide approximately \$190,000 to do work on Barclay and Howell Streets.

Gladstone/Oak Grove Library
 Cost Estimate
 May 5, 2014

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	13,000 ft ²	16,000 ft ²
Project Expense	4,496,259	5,150,259
Land Expense	<u>700,000</u>	<u>700,000</u>
Total Expense	100% 5,196,259	100% 5,850,259
Clackamas County Contribution/Lib Dist		
Total Clackamas County/Lib. Dist. Contribution	<u>1,936,933</u>	<u>1,936,933</u>
Proceeds from Sale of Webster Property	2,570,000	2,570,000
Gladstone Urban Renewal	-	-
Total Gladstone Contribution	49% <u>2,570,000</u>	44% <u>2,570,000</u>
Total Project Expense to Finance	13% 689,326	23% 1,343,326
Total Project Expense	5,196,259	5,850,259
Interest	293,423	558,148
Debt Issuance Expense	<u>70,674</u>	<u>71,674</u>
Total Project Expense Plus Interest/Debt Exp	5,560,356	6,480,081
Average Annual Payment	68,799	130,671

Oak Lodge - Gladstone Library Community Meeting

MEETING ORGANIZER: Jim Martin

DATE: APR. 2, 2014

RECORDER: Eleanore Hunter & Joan Hamilton

LOCATION: Oak Grove United Methodist Church

ATTENDEES: 67 (Total attendance was 70+. Some people did not sign in)

Louise Anderson, Mary Angerman, Karen Bjorkhert, Gary Bokowsk, Earl Bowerman, Eileen Coffey, Linda Cosgrove, Joyce Davison, Lynn Fisher, Virginia Foster, Nancy Gibson, Dave Gray, Irene Green, Ed Gronke, Charles Gustafson, Dian Gustafson, Thelma Haggemiller, Joan Hamilton, Nathan Hampton, Jim Haase, Dan Howard, Eleanore Hunter, Chips Janger, Geoffrey Janke, Rose Johnson, Steve Johnson, A. Jones, Pat Kennedy, Mai Kiigemagi, Robert Lewis, Cyndi Lewis-Wolfram, John Ludlow, Maureen Ludlow, Mollie McKeown, Jim Martin, Myron Martwick, Carol Mastronarde, Marsha Maurer, Jay Medley, Mark Meek, Marcia Meier, Maryanna Moore, Eben Polk, Carol Powers, James E. Quinn, Patricia Reinert, Patrick Russell, Paul Savas, Fred Sawyer, Mike Schmeer, Eugene Schoenheit, Susan Shawn, Dick Smith, Tootie Smith, Kristi Switzer, Margaret Tarbox, Coy Tolonen, Baldwin van der Bijl, Bob Vetter, Bob Weaver, Jo Ann Weaver, Deborah Wheeler, Molly Williams, Dain Wilmarth, Jeanatte Wilmarth, Bob Zimmer

<u>Agenda Item</u>	<u>Discussion/Comment/Action</u>
<p>Welcome Jim Martin Oak Grove Community Council CPO Chair 7:00 pm</p>	<p>Jim Martin welcomed all and explained the purpose of the meeting: To provide current status and receive public input from the residents of the Oak Lodge Library Service Area. (Oak Grove, Jennings Lodge, Clackamas)</p>
<p>Introduction Jim Martin 7:05 pm</p>	<p>Jim Martin presented the 1st of a 5 page powerpoint. The first slide is presented here:</p> <p style="text-align: center;">The Future of Library Services for Oak Lodge Residents</p> <p style="text-align: center;">Clackamas County is getting out of running libraries. The City of Gladstone is expected to take responsibility for most of the Oak Lodge Library service area.</p> <p style="text-align: center;">Decision time is approaching.</p> <p style="text-align: center;">Will there be one larger library in Gladstone, will there continue to be an Oak Lodge Library, ...?</p> <p style="text-align: center;">And, what do you, the library user and taxpayer think?</p>

<p>Background & History</p> <p>Pete Boyce City of Gladstone Administrator 7:05 - 7:30</p>	<p>Pete Boyce explained the history of the Gladstone City Council, the Clackamas County Commission and the Citizen Advisory Library Committee.</p> <p>Pete used the subsequent 3 slides to frame his presentation:</p> <p style="text-align: center;">Background: A Library System in Transition</p> <p style="text-align: center;">Background: Gladstone tries to Build a Library</p> <p style="text-align: center;">Gladstone Tries Again</p>
<p>What Do You Think?</p> <p>Audience Comments</p> <p>moderated by Jim Martin</p>	<p>The 5th and final slide presented questions to the audience:</p> <p style="text-align: center;">What do You think?</p> <p style="text-align: center;">Should the City of Gladstone provide library services to the Oak Lodge Library service area?</p> <p><u>The below reflects the questions and observations made by the participants. Responses are generally from Pete Boyce, Gladstone City Manager or Jim Martin, moderator & Library Advisory Committee member.</u></p> <p>How many Gladstone City Counselors are here? - None present but Jim M. noted they had not specifically been asked to attend</p> <p>Private Library service? Does not want. - Gladstone chose not to request a bid for library services from LSSI, (Library Systems & Services), a private company which previously bid to provide library services.</p> <p>What if Gladstone voters or city counsel turns it down again. - Goes back to BCC</p> <p>Concern regarding Advisory Committee members – the # from unincorporated and the # from Gladstone - Original intention was to have 10-15 Advisory Committee members but we [Gladstone City Counsel] accepted ALL who applied. Unfortunate decision in hindsight. - County Commissioners have ultimate say on outcome.</p> <p>Concern on the location of the Library</p> <p>Difference in information as to whether the voters of the Oak Grove, Jennings Lodge and Gladstone areas voted for the measure in 2008 or against.</p> <p>Do you want to save the Oak Grove Library or not?</p> <p>How many present here have a Clackamas County Library Card? - Majority raised hands</p>

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<p>What Do You Think? Audience Comments moderated by Jim Martin 7:30 - 8:45</p>	<p>Library taxes collected in OG/JL stays in OG/JL and Gladstone funds stay in Gladstone – in general – the un-incorporated portion in the current Gladstone library service area is almost half the population of the service area. there is a small un-incorporated portion in the Gladstone Library district. - Note: \$0.39 / \$1,000 property tax revenue for library funding</p> <p>Who decides if Library is adequate in providing library services to Gladstone and OG/JL? - Service level is defined in Oregon Library Association standards using # of employees, # of materials, # hours of operation – square footage standard is not defined in the latest standards.</p> <p>Square footage question (Current proposal for new library) 9,000 sq ft - current Gladstone service area (20,000 people) 13,000 sq ft - Gladstone and OG/JL/NClack (40,000 people)</p> <p>Attendee commented that the average of Clack County libraries per person in district would require a 20,000 sq ft space to accommodate the population in Glad/OG/JL/NC</p> <p>New standards require less footage due to collections/technology</p> <p>Community space is needed, flexible, adaptable spaces for meetings, etc.</p> <p>“My address is Milwaukie – why am I involved with Gladstone (library) rather than with Milwaukie? What about looking at Milwaukie which has more of a vision?”</p> <p>We need Parking, bus line access, community rooms.</p> <p>Did Library Advisory Committee go look at other libraries in the area? - Yes – visited a few</p> <p>Funding of Library – “I heard someone wanting a library with zero debt. How to meet the needs of the future, not just current needs, but 30 years out without vision of development?”</p> <p>Finance question – 39 cents adequate to both build and maintain new library? - The thought is there is not adequate funding with only the 39 cents, additional funds will be needed.</p> <p>Is there a way to save the Oak Grove Library?</p> <p>Relief that the Webster Road location is off the table, and to be located in Gladstone rather than on McLoughlin – unless McLoughlin looks a whole lot better than it does today. - Webster is still on the table, but very low on the priority list</p> <p>Concern about # of unincorporated advisory members</p>
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<p>What Do You Think?</p> <p>Audience Comments</p> <p>moderated by</p> <p>Jim Martin</p>	<p>Access to library from Trolley Trail would be good.</p> <p>Why the 5 year gap between the measure and now? "Looks like a money grab." - Time was taken to design and plan a solution for Gladstone and OG / JL.</p> <p>Do you think June is a reasonable time-line? - Explanation of how the Advisory Committee was created</p>
<p>7:30 - 8:45</p>	<p>North Clackamas CPO is divided into 3 different library districts. There are more people in the un-incorporated areas than in Gladstone. Gladstone is taking on debt, they deserve to have a vote.</p> <p>Approximately 3,000 from Clackamas CPO in the Gladstone district.</p> <p>Did you look at successful plan in Sunnyside/Happy Valley? - Sunnyside is successful and currently funded by Clackamas County. - Commissioner Ludlow said "Not for long". - Different circumstances</p> <p>(The original county library offer) was a Good deal for Gladstone if done properly – Gladstone did not initiate this – Gladstone is not the bad guy – thankful to the BCC for giving Gladstone a 2</p> <p>Encourage Advisory Committee to look at the full district and find the central point. Probably near Rex Putnam – but if it needs to be within the City of Gladstone limits then look at locating at collaborating with Gladstone High School and leveraging resources.</p> <p>Not appropriate to have make-up of Advisory Committee the way it is. Should have more equity.</p> <p>Why is Gladstone not able to create a workable solution? (Response provided by BCC Chair Ludlow) - BCC is already working on Plan B (Plan Bs – as in plural plans) - Gathering input, got to give Gladstone the chance to succeed</p> <p>One option I advocate is one library in Oak Lodge operated by Gladstone. (this was stated by Commissioner Paul Savas)</p> <p>What are the current operating finances? Question of costs of subscriptions, etc. - \$760,000 annually - Subscription costs based on library size.</p> <p>Combine the library with the City Hall – share lobbies, restrooms, meeting spaces</p> <p>This County needs many more libraries and updates of the old ones.</p>

4-22

<p>What Do You Think?</p> <p>Audience Comments</p> <p>moderated by Jim Martin 7:30 - 8:45</p>	<p>True that the Advisory Committee has 3 out of 34 votes, but Advisory Committee is trying hard to find a resolution and “do the right thing” – the City can make its own decision – trying hard to balance the needs of the library and the possible vote results in Gladstone</p> <p>This County needs many more libraries and updates of the old ones. - Competition for urban renewal funds - Time constraints</p> <p>Most libraries do NOT have enough room as it is</p> <p>This County needs many more libraries and updates of the old ones.</p> <p>True that the unincorporated area has 5 out of 34 votes on the Advisory Committee, but Advisory Committee is trying hard to find a resolution and “do the right thing” – the City can make its own decision – trying hard to balance the needs of the library and the possible vote results in Gladstone</p> <p>“Save Gladstone” members have been making good comments and contributions (to this process).</p> <p>Is an extension possible? - Perhaps.</p> <p>Gladstone Library board has not had appropriate representation of unincorporated citizens for years.</p> <p>Open on Sundays – Gladstone is one of 2 Clack County libraries not open on Sundays. - New Budget is looking at how to be open 7 days a week</p> <p>How are schools partnering with Library?</p> <p>Should be equal representation</p> <p>Should work together to benefit all of Clack County residents. \$10 million library not so big these days, need internet, meeting halls, a big area Don't be adversarial, build it right and it will last a long time, the people will come. Don't cut costs for the future</p> <p>Can we extend for a bit longer? (Response provided by BCC Chair Ludlow). - Progress is being made. - Will monitor closely and will offer leeway to make a good resolution.</p> <p>Have to take kids to Sunnyside or Ledding, not able to use Oak Grove. Never go to Oak Grove because of the parking and the danger crossing the street and parking lot in front of the Chinese restaurant. Not a family friendly facility. Parking, hours, I can't wait until Noon for it to open.</p>
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<p>What Do You Think? Audience Comments moderated by Jim Martin 7:30 - 8:45</p>	<p>con't. Not safe with little children.</p> <p>Digital format is what will be happening in the future.</p> <p>Where is the progress being made being tracked? - Gladstone website has meeting notes, etc. Accessibility needs -parking and ADA</p> <p>Who has looked at the sites being considered? - A few have</p> <p>Request to list the sites and information sources on the email - West Arlington Street, next to Walgreens - Webster Road and Oatfield location - very low on choice list - Portland Avenue - no specific location</p>
<p>What Do You Think? Written Comments</p>	<p>Additional Comments: The following comments were written by attendees and turned in after the meeting.</p> <p>The Jennings Lodge conference grounds would make a lovely - safe - accessible location for a library with potential room for parking. Could create a community center/park for communities.</p> <p>You should look at the old campground on River Road. It is for sale, and we want....</p>
<p>Adjourned - 8:45</p>	<p>The meeting adjourned to a brief social time to chat and enjoy cookies, cake and dips. Thank you, Bob Zimmer!</p>
<p>Corrections / additions</p>	<p>If you have corrections or additions to these minutes, please send to Joan Hamilton email: jhamilton@oakgrovecpo.org cell 503 360-4711</p>

4-24

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

April 14, 2014

City of Gladstone
Attention: Peter Boyce, City Administrator
525 Portland Avenue
Gladstone, OR 97027

Re: **Gladstone Library**
Preliminary Cost Analysis
Project Number 2120509.01

Dear Mr. Boyce:

On your request, we have prepared the following high level cost projections for two possible scenarios for construction of a new 13,000 or 16,000 square foot library. Note that these scenarios are preliminary in scope and reflect Mackenzie's professional experience with comparable facilities. These preliminary costs have been projected as a low and high range for each option to allow for construction, design, and unforeseen project variations, and are being provided for preliminary planning only.

As it pertains to the Options 1 and 2, the following assumptions have been taken into account in the development of each option:

Construction Cost:

- Scope includes construction for the building and related site improvements.
- General conditions, bonds and insurance, overhead and profit, and design contingencies are included in the general construction cost. Reflected construction costs additionally include a 5% owner's construction contingency.
- Construction duration is anticipated to take 8 to 10 months, plus an additional 1 to 2 months for demolition of the existing building and relocation to temporary facilities.
- Construction type for each option is anticipated to consist of a masonry or stone veneer skin, structural steel framing, high performance glazing and roofing systems, and high efficiency mechanical, plumbing, and electrical systems.
- Design/Construction cost is forecast for medium quality with average aesthetic.
- If co-development of a new City Hall and Police Facility were developed at the Webster Site, it is envisioned that economy of development could result in cost reductions due to shared amenities, parking, etc.
- Site cost is based on a generic site that is 25,650 square feet in size.



P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM • RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
ARCHITECTURE • INTERIORS • STRUCTURAL ENGINEERING • CIVIL ENGINEERING • LAND USE PLANNING • TRANSPORTATION PLANNING • LANDSCAPE ARCHITECTURE
Portland, Oregon • Vancouver, Washington • Seattle, Washington

425

Consultant Cost:

- Scope includes Architectural and Engineering (A/E) design and construction fees, owner's project manager fees, and allowances for marketing materials, topography, and boundary surveys, special inspections, and geotechnical services.
- A/E fees are assumed at 10-12% of construction costs and include reimbursables at 10% of the design fees.
- Environmental services, hazardous material surveys, commissioning, and arborist services are excluded.

Owner Cost:

- Scope includes allowances for fixtures, furniture and equipment, library shelving, compact shelving, moving allowance, and/or temporary facilities costs.
- Furniture, Fixtures, and Equipment includes costs for furniture, appliances, and signage.
- Permit fees have been excluded.
- LEED, commissioning, environmental impact charges, Bond fees, and off-site improvements are excluded.

Land Cost:

- Both options are on City-owned property, resulting in no additional cost.

The Low | High Estimate assumptions include:

- 10 % | 15% design contingency
- 5% | 5% owner's construction contingency
- \$100,000 | \$150,000 for the owner's project manager
- 4% | 6% contractor general conditions
- 1% | 2% construction escalation

OPTION 1-13,000SF SINGLE STORY:

Option 1 - Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	*\$3,142,093	**\$3,908,313
Consultant Costs:	\$504,137	\$745,917
Owner Costs:	\$257,924	\$350,604
Land Costs:	\$0	\$0
Total Project Costs Range:	\$3,904,154	\$5,004,834

*An amount of \$256,500 has been included for site costs

**An amount of \$384,750 has been included for site costs

M.

426

City of Gladstone
Gladstone Library
Project Number 2120509.01
April 14, 2014
Page 3

OPTION 2- 16,000SF SINGLE STORY:

Option 2 - Preliminary Costs

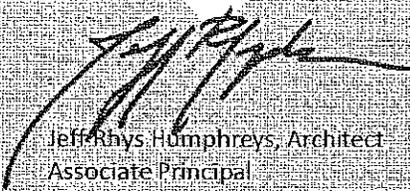
	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	*\$3,820,790	**\$4,740,629
Consultant Costs:	\$587,526	\$861,276
Owner Costs:	\$337,387	\$430,228
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,740,703	\$6,032,133

*An amount of \$271,500 has been included for site costs

**An amount of \$407,250 has been included for site costs

We are pleased to provide continued assistance to the City of Gladstone. If you have any questions or require further assistance, please don't hesitate to request our services.

Sincerely,



Jeff Rhys Humphreys, Architect
Associate Principal

M.
407

City of Gladstone Library Advisory Committee Meeting 5

April 14, 2013

7:00 – 9:00 pm

AGENDA

Time	Item	Lead
7:00	1. Welcome <ul style="list-style-type: none">• Meeting notes• Other updates: Oak Lodge April 2 meeting outcomes• Final LAC meeting: Monday, May 5• Agenda overview and focus: <i>What is the most desirable method to finance library?</i>	Mary
7:10	2. Assumptions for Financial Discussion	Pete
7:20	3. Cost Estimate Scenarios <ul style="list-style-type: none">• Key cost elements• Understanding the differences in cost scenarios• Understanding operating costs	Pete/Irene
7:45	4. Small Group Discussion	Mary
8:45	5. Public Comments	Mary
9:00	6. Adjourn	

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Gladstone/Oak Lodge Library
 Cost Analysis - 16,000 ft2
 Mackenzie Estimate
 April 14, 2014

High Land Expense - 16,000 ft2 - No Debt	
Project Expense	3,820,790
Land Expense	<u>3,200,000</u>
Total Expense	7,020,790
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	28%
Proceeds from Sale of Webster Property	2,570,000
Gladstone St. Revenue Sharing Fund	400,000
Gladstone Urban Renewal	<u>2,143,857</u>
Total Gladstone Contribution	72%
Total Project Expense to Finance	5,083,857
Gladstone UR/City Annual Payback/15yr	230,770

Low Land Expense - 16,000 ft2 - No Debt	
Project Expense	3,820,790
Land Expense	<u>500,000</u>
Total Expense	4,320,790
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	45%
Proceeds from Sale of Webster Property	2,383,857
Gladstone St. Revenue Sharing Fund	-
Gladstone Urban Renewal	-
Total Gladstone Contribution	55%
Total Project Expense to Finance	2,383,857
Gladstone UR/City Annual Payback/15yr	-

High Land Expense - 16,000 ft2 - With Debt	
Project Expense	3,820,790
Land Expense	<u>3,200,000</u>
Total Project Expense	7,020,790
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	28%
Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	<u>559,326</u>
Total Gladstone Contribution	45%
Total Project Expense to Finance	3,129,326
Total Project Expense	1,954,531
Interest	7,757,624
Total Project Expense Plus Interest	7,757,624
Total Annual Payment	179,424

Low Land Expense - 16,000 ft2 - With Debt	
Project Expense	3,820,790
Land Expense	<u>500,000</u>
Total Project Expense	4,320,790
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	45%
Proceeds from Sale of Webster Property	2,383,857
Gladstone Urban Renewal	-
Total Gladstone Contribution	55%
Total Project Expense to Finance	2,383,857
Total Project Expense	4,320,790
Interest	-
Total Project Expense Plus Interest	4,320,790
Total Annual Payment	-

429

Gladstone/Oak Lodge Library
Cost Analysis - 13,000 ft2
Mackenzie Estimate
 April 14, 2014

430

High Land Expense - 13,000 ft2 - No Debt		Low Land Expense - 13,000 ft2 - No Debt	
Project Expense	3,142,093	Project Expense	3,142,093
Land Expense	3,200,000	Land Expense	500,000
Total Expense	100% 6,342,093	Total Expense	100% 3,642,093
Clackamas County Contribution/Lib Dist	1,936,933	Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	31% 1,936,933	Total Clackamas County/Lib. Dist. Contribution	53% 1,936,933
Proceeds from Sale of Webster Property	2,570,000	Proceeds from Sale of Webster Property	1,705,160
Gladstone Urban Renewal	1,835,160	Gladstone Urban Renewal	-
Total Gladstone Contribution	69% 4,405,160	Total Gladstone Contribution	47% 1,705,160
Total Project Expense to Finance	-	Total Project Expense to Finance	-
Gladstone UR Annual Payback/15yr	168,466	Gladstone UR Annual Payback/15yr	-

High Land Expense - 13,000 ft2 - With Debt		Low Land Expense - 13,000 ft2 - With Debt	
Project Expense	3,142,093	Project Expense	3,142,093
Land Expense	3,200,000	Land Expense	500,000
Total Project Expense	100% 6,342,093	Total Project Expense	100% 3,642,093
Clackamas County Contribution/Lib Dist	1,936,933	Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	31% 1,936,933	Total Clackamas County/Lib. Dist. Contribution	53% 1,936,933
Proceeds from Sale of Webster Property	2,570,000	Proceeds from Sale of Webster Property	1,705,160
Gladstone Urban Renewal	559,326	Gladstone Urban Renewal	-
Total Gladstone Contribution	49% 3,129,326	Total Gladstone Contribution	47% 1,705,160
Total Project Expense to Finance	20% 1,275,834	Total Project Expense to Finance	0%
Total Project Expense	6,342,093	Total Project Expense	3,642,093
Interest	480,974	Interest	-
Total Project Expense Plus Interest	6,823,067	Total Project Expense Plus Interest	3,642,093
Total Annual Payment	117,120	Total Annual Payment	-

Gladstone/Oak Lodge Library
 Cost Analysis - 13,000 ft²
 Mackenzie Estimate
 April 14, 2014

High Land Expense - 13,000 ft ² - No Debt		Low Land Expense - 13,000 ft ² - No Debt	
Project Expense	4,496,259	Project Expense	4,496,259
Land Expense	<u>3,200,000</u>	Land Expense	<u>500,000</u>
Total Expense	7,696,259	Total Expense	4,996,259
	100%		100%
Clackamas County Contribution/Lib Dist		Clackamas County Contribution/Lib Dist	
Total Clackamas County/Lib. Dist. Contribution	<u>1,936,933</u>	Total Clackamas County/Lib. Dist. Contribution	<u>1,936,933</u>
	25%		39%
Proceeds from Sale of Webster Property	2,570,000	Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	<u>3,189,326</u>	Gladstone Urban Renewal	<u>489,326</u>
Total Gladstone Contribution	5,759,326	Total Gladstone Contribution	489,326
	75%		61%
Total Project Expense to Finance	-	Total Project Expense to Finance	-
Gladstone UR Annual Payback/15yr	292,777	Gladstone UR Annual Payback/15yr	72,459

High Land Expense - 13,000 ft ² - With Debt		Low Land Expense - 13,000 ft ² - With Debt	
Project Expense	4,496,259	Project Expense	4,496,259
Land Expense	<u>3,200,000</u>	Land Expense	<u>500,000</u>
Total Project Expense	7,696,259	Total Project Expense	4,996,259
	100%		100%
Clackamas County Contribution/Lib Dist		Clackamas County Contribution/Lib Dist	
Total Clackamas County/Lib. Dist. Contribution	<u>1,936,933</u>	Total Clackamas County/Lib. Dist. Contribution	<u>1,936,933</u>
	25%		39%
Proceeds from Sale of Webster Property	2,570,000	Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	<u>559,326</u>	Gladstone Urban Renewal	<u>489,326</u>
Total Gladstone Contribution	3,129,326	Total Gladstone Contribution	489,326
	41%		61%
Total Project Expense to Finance	2,650,000	Total Project Expense to Finance	-
Total Project Expense	7,696,259	Total Project Expense	4,996,259
Interest	<u>900,000</u>	Interest	-
Total Project Expense Plus Interest	8,596,259	Total Project Expense Plus Interest	4,996,259
Total Annual Payment	241,431	Total Annual Payment	-

431

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Gladstone/Oak Lodge Library
 Cost Analysis - 16,000 ft²
 Mackenzie Estimate
 April 14, 2014

Low Land Expense - 16,000 ft ² - No Debt	
Project Expense	5,150,259
Land Expense	500,000
Total Expense	5,650,259
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	34%
Proceeds from Sale of Webster Property	2,570,000
Gladstone St. Revenue Sharing Fund	1,143,326
Gladstone Urban Renewal	1,143,326
Total Gladstone Contribution	66%
Total Project Expense to Finance	3,713,326
Gladstone UR/City Annual Payback/15yr	104,956

High Land Expense - 16,000 ft ² - No Debt	
Project Expense	5,150,259
Land Expense	3,200,000
Total Expense	8,350,259
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	23%
Proceeds from Sale of Webster Property	2,570,000
Gladstone St. Revenue Sharing Fund	400,000
Gladstone Urban Renewal	3,443,326
Total Gladstone Contribution	77%
Total Project Expense to Finance	6,413,326
Gladstone UR/City Annual Payback/15yr	352,814

Low Land Expense - 16,000 ft ² - With Debt	
Project Expense	5,150,259
Land Expense	500,000
Total Project Expense	5,650,259
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	34%
Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	489,326
Total Gladstone Contribution	54%
Total Project Expense to Finance	3,059,326
Total Project Expense	5,650,259
Interest	246,550
Total Project Expense Plus Interest	5,896,809
Total Annual Payment	60,036

High Land Expense - 16,000 ft ² - With Debt	
Project Expense	5,150,259
Land Expense	3,200,000
Total Project Expense	8,350,259
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	23%
Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	559,326
Total Gladstone Contribution	37%
Total Project Expense to Finance	3,284,000
Total Project Expense	8,350,259
Interest	1,238,028
Total Project Expense Plus Interest	9,588,287
Total Annual Payment	301,468

Gladstone/Oak Lodge Library
 Cost Analysis - 13,000 ft²
 RS Means Estimate
 April 14, 2014

High Land Expense - 13,000 ft ² - No Debt	
Project Expense	2,333,000
Land Expense	3,200,000
Total Expense	5,533,000
Clackamas County Contribution/Lib Dist	100%
Total Clackamas County/Lib. Dist. Contribution	1,936,933
Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	1,026,067
Total Gladstone Contribution	65%
Total Project Expense to Finance	3,596,067
Gladstone UR Annual Payback/15yr	94,192

Low Land Expense - 13,000 ft ² - No Debt	
Project Expense	2,333,000
Land Expense	500,000
Total Expense	2,833,000
Clackamas County Contribution/Lib Dist	100%
Total Clackamas County/Lib. Dist. Contribution	1,936,933
Proceeds from Sale of Webster Property	896,067
Gladstone Urban Renewal	-
Total Gladstone Contribution	32%
Total Project Expense to Finance	896,067
Gladstone City Annual Payback/15yr	84,258

High Land Expense - 13,000 ft ² - With Debt	
Project Expense	2,333,000
Land Expense	3,200,000
Total Project Expense	5,533,000
Clackamas County Contribution/Lib Dist	100%
Total Clackamas County/Lib. Dist. Contribution	1,936,933
Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	-
Total Gladstone Contribution	46%
Total Project Expense to Finance	2,570,000
Total Project Expense	19%
Total Project Expense	5,533,000
Interest	386,814
Total Project Expense Plus Interest	5,919,814
Total Annual Payment	94,192

Low Land Expense - 13,000 ft ² - With Debt	
Project Expense	2,333,000
Land Expense	500,000
Total Project Expense	2,833,000
Clackamas County Contribution/Lib Dist	100%
Total Clackamas County/Lib. Dist. Contribution	1,936,933
Proceeds from Sale of Webster Property	896,067
Gladstone Urban Renewal	-
Total Gladstone Contribution	68%
Total Project Expense to Finance	896,067
Total Project Expense	0%
Total Project Expense	2,833,000
Interest	-
Total Project Expense Plus Interest	2,833,000
Total Annual Payment	-

Gladstone/Oak Lodge Library
 Cost Analysis - 16,000 ft²
 RS Means Estimate
 April 14, 2014

Low Land Expense - 16,000 ft ² - No Debt	
Project Expense	2,871,380
Land Expense	500,000
Total Expense	100% 3,371,380
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	57% 1,936,933
Proceeds from Sale of Webster Property	1,434,447
Gladstone St. Revenue Sharing Fund	-
Gladstone Urban Renewal	-
Total Gladstone Contribution	43% 1,434,447
Total Project Expense to Finance	-
Gladstone UR/City Annual Payback/15yr	104,956

High Land Expense - 16,000 ft ² - No Debt	
Project Expense	2,871,380
Land Expense	3,200,000
Total Expense	100% 6,071,380
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	32% 1,936,933
Proceeds from Sale of Webster Property	2,570,000
Gladstone St. Revenue Sharing Fund	-
Gladstone Urban Renewal	1,564,447
Total Gladstone Contribution	68% 4,134,447
Total Project Expense to Finance	-
Gladstone UR/City Annual Payback/15yr	95,121

Low Land Expense - 16,000 ft ² - With Debt	
Project Expense	2,871,380
Land Expense	500,000
Total Project Expense	100% 3,371,380
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	57% 1,936,933
Proceeds from Sale of Webster Property	1,434,447
Gladstone Urban Renewal	-
Total Gladstone Contribution	43% 1,434,447
Total Project Expense to Finance	0%
Total Project Expense	3,371,380
Interest	-
Total Project Expense Plus Interest	3,371,380
Total Annual Payment	-

High Land Expense - 16,000 ft ² - With Debt	
Project Expense	2,871,380
Land Expense	3,200,000
Total Project Expense	100% 6,071,380
Clackamas County Contribution/Lib Dist	1,936,933
Total Clackamas County/Lib. Dist. Contribution	32% 1,936,933
Proceeds from Sale of Webster Property	2,570,000
Gladstone Urban Renewal	559,326
Total Gladstone Contribution	52% 3,129,326
Total Project Expense to Finance	17% 1,005,121
Total Project Expense	6,071,380
Interest	828,287
Total Project Expense Plus Interest	6,899,667
Total Annual Payment	64,113

494

Service Population	49,478
Hours Open per Week: 54	
SUNNYSIDE (18,300 sq. ft.)	
PERSONNEL SERVICES	
Regular Full Time	392,557
Temporaries w/ 3% COLA	352,200
Librarians with MLS - 3.83	
Other paid staff 14.0	
Fringes	433,185
Workers Comp & Unemployment	1,574
Total Personnel Costs	1,159,516
MATERIALS AND SERVICES	
Utilities-Electric/Gas/Water/Trash	21,928
Office Supplies/Processing Materials	25,117
Postage	700
Telephone and Fax	10,700
Fiber	3,000
Printing/Copiers	5,420
Training	2,000
Travel and Mileage	3,500
Janitorial (includes windows and carpet cleaning)	27,756
Programs	20,000
Books Publication and Subscriptions	273,000
Small Software (B&T Acquisitions)	1,950
County Share Ready to Read Grant	77,778
Small Computer Hardware - Receipt printer, Laptop/Computer/PC Replacement 1,200	23,400
Total Materials and Services	426,249
RFID Tags	31,200
OTHER	
Office Rental/Parking Lot Lease	4,500
Casualty Insurance	2,525
Building Repair and Maintenance	50,000
Legal Fees	1,000
Total Other	58,025
TOTAL BUDGET	1,727,586
TOTAL SUNNYSIDE & OAK LODGE	2,267,277
Revenue from Library District	\$2,998,873
	731,596

Service Population	28,288
Hours Open per Week: 54	
OAK LODGE (8,722 sq. ft.)	
PERSONNEL SERVICES	
Regular Full Time	211,377
Temporaries w/ 3% COLA	209,363
Librarians with MLS - 1.26	
Other paid staff - 6.67	
Fringes	242,562
Workers Comp & Unemployment	941
Total Personnel Costs	664,243
MATERIALS AND SERVICES	
Utilities-Electric/Gas	10,100
Building Repair and Maintenance	0
Office Supplies/Processing Materials	13,540
Postage and Permits	5,300
Telephone and Fax	2,000
Fiber	0
Printing/Copiers	3,020
Training	900
Travel and Mileage	3,500
Internal County Contracted Services	21,766
Janitorial	14,564
Programs	5,000
Books Publication and Subscriptions	147,000
Small Software (B&T Acquisitions)	1,050
County Share Ready to Read Grant	2,067
Small Computer Hardware	9,200
Total Materials and Services	243,107
OTHER	
Office Rental	80,000
Casualty Insurance	1,361
Legal Fees	9,000
Total Other	84,361
TOTAL BUDGET	897,713
Revenue from Library District	
	731,596

Service Population	24,388
Hours Open per Week: 56	
SANDY (13,370 sq. ft.)	
PERSONNEL SERVICES	
Salaries	880,113
Librarians with MLS - 1.3	
Other paid staff - 9.6	
Benefits	412,943
Workers Comp & Unemployment	10,069
Total Personnel Costs	708,325
Employee Recruitment	750
MATERIALS AND SERVICES	
Utilities	34,000
Building Repair and Maint.	6,000
Library Equipment	40,000
Office Supplies	18,000
Postage	663
Printing/Copier Charges	1,358
Training	3,750
Conferences	3,750
Meetings/Meals/Mileage Reimbursement	1,500
Contractual Services	45,000
Professional Services	7,000
Programs - Story-time, Sum. Reading, General Program Child State Library	14,550
Databases	6,700
Library2Go	4,500
Books, Magazines, Aq. Database	117,744
Non-Print - DVDs, Music, Audio Books	30,000
Computer Equipment	8,000
Program Child State Library	6,700
Total Materials and Services	356,215
OTHER	
Loan Principal	47,385
Loan Interest	40,791
Indirect Support Cost	225,128
Library Dept. Contingency	40,804
Total Other	354,108
TOTAL BUDGET	1,416,696
Revenue from Library District	973,794
	624,696

Service Population	35,695
Hours Open per Week: 56	
GLADSTONE/OAK LODGE (13,000 sq. ft.)	
PERSONNEL SERVICES	
Regular Full Time	354,549
Part-Time	117,359
Librarians with MLS - 4.34	
Other paid staff 5.77	
Payroll Costs -	224,489
Total Personnel Costs	696,397
MATERIALS AND SERVICES	
Utilities	25,000
Building Maintenance and Supplies	10,000
Library Equipment	30,000
Office Supplies & Processing Materials	20,000
Equipment Lease, Maintenance and Supplies	8,850
Training	2,000
Conferences and Schools	2,000
Contractual - Landscaping	10,000
Janitorial Service	25,000
Adult/Children's Programs	15,000
Library Foundation Funded Programs	5,000
Data Processing and LINCC	25,000
Books	50,000
Non-Print	50,000
Ready to Read Grant	2,852
Computer Equipment	10,000
Administrative Fee	38,131
Total Materials and Services	378,831
CAPITAL OUTLAY	
Library Building Reserve	25,000
TOTAL LIBRARY BUDGET	1,050,230
Revenue from Library District	1,271,032
City of Gladstone Contribution	(220,802)

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**City of Gladstone Library Advisory Committee
March 10, 2014**

Introduction/Background

- Oak Lodge representatives announced they are working on holding a public meeting to discuss the library project though a date hasn't been determined
- For evaluating sites, assume a 13,000 sq.ft. (SF) library which was determined in part by community feedback in last election cycle on what it is willing to pay for as well as the librarian's input on what is needed to provide a good level of service for population base
- McKenzie Report noted that a 13,000 SF library needs 1.5 acres to 2 acres; a 9,000 SF needs .75 - 1.25 acres.

Pete Boyce reviewed the background work to identify prospective sites for the library and shared information on prime sites. The list was narrowed to six key sites:

1. Parker Landing Site for sale now
2. Webster site which is City-owned and buildable, but issue of site-prep.
3. City Public Works Yard: Site rezoning needed. Existing public works would need to move. Challenge is that it is not welcome as a neighbor by business and residential.
4. McLoughlin Center: 17022 SE McLoughlin, just under \$5 million, 2.01 acres and has existing buildings/businesses that might be converted.
5. Elections office site: 825 Portland Ave, County-owned (12,000 SF estimated)
6. Holbrook Auto: Portland and Arlington (18,000 SF estimated)

The group discussed seven evaluation factors:

1. Size (suitable size including adequate parking)
2. Accessibility and safety
3. Zoning
4. Cost
5. Proximity to center of service area
6. Compatibility with surrounding use
7. Impact on future of downtown Gladstone

In small groups, participants determined critical success factors to be: central location to both Gladstone and Oak Lodge residents and easy accessibility—assuming adequate size.

The discussion moved to small group activity, evaluating each of the six sites based on the evaluation factors. Individuals were asked to complete a Site Evaluation Worksheet and then share in small groups. Each group reported out on their discussion and overall priority site, if they arrived at one. The ratings scale was 0-5, with 5 being Highly Satisfactory and 0 being Not at All Satisfactory.

Individual rating sheets were collected (though not received from everyone.) A summary

of first and second choices appears below.

	1 st Choice	2 nd Choice
1. Parker Landing	3	4
2. Webster	1	3
3. Public Works	2	1
4. McLoughlin Center	0	0
5. Elections Office	7	3
6. Holbrook Auto	10	3

Comments shared in writing on evaluation sheets are below.

1. Parker Landing	<ul style="list-style-type: none"> • Safety is an issue • Too costly for purchase • Could Gladstone partner with nature groups to make park in natural area? • Has had more recent site/infrastructure development than other sites that will be cost saver • Unengineered fill?
2. Webster	<ul style="list-style-type: none"> • If we don't build here, what is loss to Gladstone and how long will it take to recoup \$? • Potential site for a park • Concern about vagrants on site
3. Public Works	<ul style="list-style-type: none"> • Environmental concerns and remediation will make cost high • Lack of bus service is a concern • True viability is not known
4. McLoughlin Center	<ul style="list-style-type: none"> • Not in Gladstone city limits • Accessible but not safe • A challenge to relocate businesses
5. Elections Office	<ul style="list-style-type: none"> • Close to schools, transit • Good access for Oak Grove • County may donate property • Good for downtown Gladstone • Not big enough for high impact • Would have to build up; add stories
6. Holbrook Auto	<ul style="list-style-type: none"> • Parking is main concern • Site is less than half acre; how does this work? • Unknown cost to acquire

Other written comments

- Please provide the library study committee recommendations reflecting the library services decided several years ago and advise on the cost of such a study
- Why don't we get 2 small buildings that are accessible to different parts of the service area? One more centrally located (e.g., Holbrook) and a smaller northerly building.

City of Gladstone Library Advisory Committee (LAC)
March 31, 2014
Meeting Notes

Introduction/Updates

- LAC members were notified that the meeting agenda tonight was modified from a focus on financing and budget to library level of service and programming options as well as an overview of costs and revisiting the potential location. Because of this adjustment to meeting agendas, an additional (final) meeting will be held on Monday, May 5. Those unable to attend should let Pete or Mary know of their expected absence. An effort will be made to record their votes on the questions under exploration by the LAC.
- A meeting is scheduled in Oak Lodge on Wednesday, April 2, 7-9 PM, Oak Grove United Methodist Church to discuss the library.
- A request was made to revisit the vote on whether to merge the library service areas. The LAC members were asked by show of hand whether they wished to vote on this at tonight's meeting and the vast majority did not.

Level of Service Discussion

Pete Boyce introduced Gladstone Librarian, Irene Green and Clackamas County Library Manager, Doris Grolbert to share information on level of service measures recommended by the library association. Irene reported that there are no standards of service prescribed or targeted and that libraries are focused on responding to the needs of the community in their offerings. Irene reiterated the main theme for library buildings is *flexibility* in space to provide for a range of programs. A 13,000 sq. ft. building should be able to accommodate a breadth of services.

Irene and Doris shared the priority considerations for space utilization as: space for technology/computers, group meeting/community gathering areas, administration/staff area, study space, resource/information area, books/shelving and some space for 'warehouse' or moving materials. Other comments included the benefit of having quiet space, a separate children's area and a possible small business resource center.

The group discussed the potential value of combining city hall with the library and/or the library with a community center. Other questions related to sharing school space and finding other cost reductions.

Irene was asked for her input on the location, 1 or 2 libraries for Gladstone/Oak Lodge, library features and costs of the library. She stated her preference is for a single central facility as it is more efficient and cost effective. She noted that good access by both service areas and adequate parking are important factors. Cost is impacted by having multiple floors. IE, one floor is preferred as two floors require additional staffing.

Volunteers may continue to be helpful with many daily chores at the library.

Facility Costs

Pete Boyce shared information on square footage cost estimates for a 13,000 sq. ft. library building provided by RS Means and by Group McKenzie. These cost estimates were shared in a handouts that included: two sets of estimates for two designs (RS Means), a preliminary cost analysis (June 24, 2013) by Group MacKenzie and a March 31st memo from MacKenzie reconciling differences between the two estimates derived using two different \$ per square footage expectations.

In general, higher costs are associated with site preparation requirements and different construction materials. The cost estimates are based on a shell building not inclusive of a built out space.

Location Discussion

Group members revisited some of the six sites evaluated during the last meeting and asked about adding the Senior Center/adjacent site to the list as well as the current library location. More discussion occurred around a general location for the library. McLoughlin was ruled out in the last meeting due to traffic/safety concerns. Portland Avenue and Arlington were identified as two key geographies for consideration. Other sites in Oak Lodge were noted but members noted that at the prior meeting, this geography was decided against as Gladstone voters would be unlikely to approve a site outside their city limits.

City of **GLADSTONE**



Date: March 28, 2014

To: Library Advisory Committee

From: Pete Boyce, City Administrator *pb*

Re: March 31, 2014 Meeting

The meeting on the 31st was scheduled to discuss financing and budget. However, since our last meeting I have received numerous requests to provide additional time to discuss service level and location. To accommodate these requests our meeting on the 31st will now be devoted to the topics of service delivery, building location and construction estimates.

Gladstone Library Director Irene Green and Clackamas County Library Director Doris Grolbert will be attending the meeting in order to give the committee their ideas regarding what services could be provided in the proposed square footage.

Also, Ed Gronke's correspondence to the committee provided a new construction estimate and I have asked Group McKenzie, who provided the first estimate to comment.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

Peter Boyce

From: Ed Gronke <gronkee@msn.com>
Sent: Tuesday, March 25, 2014 10:29 AM
To: Tami Bannick; Brian Boronat; Craig Seghers; Don Brown; Elizabeth Bentley; Greg Zuffrea; H.L. Jack Eider; Jerry LaBash; Jim Martin; Julie Fulkerson; Kari Koller; Kathryn Krueger; Lani Saunders; Les Poole; Libby Pace-Wentz; Linda Cosgrove; Lisa Halcom; Michele Kremers; Malachi deAElfweald; Maria Mitchell; Michael Umbras; Nancy Turner; Natalie Smith; Peggy Soliday; Robert Everett; Rose Johnson; Sarah Wylder; Steve Johnson; Steven Heckert; Sunny Graham; Susan Joyce; Susan Nielsen; Tammy Stempel; Thomas Mersereau; Tina Berry-Hansen; Veronica Reichle
Cc: Peter Boyce; Ludlow John; Bamesberger Michael; rrendleman@clackamasreview.com; Savas Paul
Subject: Re: Library Advisory Committee Meeting
Attachments: Library 1 - 13,000 SF Standard.pdf; Library 2 - 13,000 SF Green.pdf

Dear Pete and Committee:

The Oak Grove/Jennings Lodge group has met twice with Tammy Stempel, Chair of the Gladstone Planning Commission, since our last committee meeting. At our request, Tammy (an architect) developed cost estimates for a 13,000 square foot library building, one standard and the other "green". She also estimated the cost of a 16,000 square foot building.

These costs are for the building only, including architect fees but excluding cost of land and equipment. We are enclosing the 2 designs for the 13,000 square foot building.

What struck us is the difference between these costs and those submitted by Group McKenzie for the same 13,000 square footage building, not including land or equipment:

<u>Tammy Stempel</u>	<u>Group McKenzie</u>
\$2,227,500 - \$2,333,000	\$2,937,806 - \$3,772,657

Using the cost per square foot and the same design, Tammy estimates a 16,000 foot facility would cost \$2,741,440 (standard) or \$2,871,360 ("green").

Before the committee can discuss ways to finance the cost of the proposed new library, we feel that we need to agree on a number of things:

1. The role of the library in the community. This was briefly touched upon in one of our earlier meetings, but never fully decided. If the library is to be more than a mere depository for books, what role should it play? Are there to be any community spaces, or could these be shared with some other facility (such as a City Hall)? Would it be more economical to have a branch location in the Oak Lodge area as part of the Gladstone District, or have a larger facility in Gladstone to serve the entire area?
2. Where should the Gladstone library be located? The question was supposedly addressed at our last meeting, but many of us felt that we had little opportunity or background knowledge to reach any meaningful decision. One site which has come up, and was never presented, is that of the Gladstone Senior Center and the property immediately to its south. That property, we are told, has been offered to the City at a reasonable price and could be used as part of the new library, sharing the space with the Senior Center. This could also, in the future, serve as the site of a new City Hall for Gladstone. This property, of course, is on Portland Avenue, near the High School.
3. A reconciliation of the Group McKenzie estimate with that of Tammy Stempel. We are sure that there are good reasons for the difference in cost, and we feel that the committee should understand these before any decision can be

made. Tammy has offered to discuss this with the committee. The current format of the Group McKenzie estimate does not allow for this.

It would seem logical that, only after these discussion, could financing options be explored.

We are hoping that the format of next Monday's meeting could be adjusted so that these issues can be openly discussed before we attempt to go further.

Thanks for your consideration of this proposal.

Ed Gronke, Jennings Lodge

Lisa Bentley, Jennings Lodge

Jim Martin, Oak Grove

From: Tami Bannick
Sent: Friday, March 07, 2014 2:53 PM
To: Brian Boronat ; Craig Seghers ; Don Brown ; Edward Gronke ; Elizabeth Bentley ; Greg Zuffrea ; H.L. Jack Elder ; Jerry LaBash ; Jim Martin ; Julie Fulkerson ; Kari Koller ; Kathryn Krueger ; Lani Saunders ; Les Poole ; Libby Pace-Wentz ; Linda Cosgrove ; Lisa Halcom ; Michele Kremers ; Malachi deAlfweald ; Maria Mitchell ; Michael Umbras ; Nancy Turner ; Natalie Smith ; Peggy Soliday ; Robert Everett ; Rose Johnson ; Sarah Wylder ; Steve Johnson ; Steven Heckert ; Sunny Graham ; Susan Joyce ; Susan Nielsen ; Tammy Stempel ; Thomas Mersereau ; Tina Berry-Hansen ; Veronica Reichle
Cc: Peter Boyce
Subject: Library Advisory Committee Meeting

Library Advisory Committee -

Below find a link to additional documents as requested by the committee:

Public Notice

The link will include all information for the next Library Advisory Committee meeting scheduled for Monday, March 10, 2014 at 7:00 pm at the Gladstone Senior Center, 1050 Portland Ave as well as previous information from the February 24th meeting.

Hard copies will be available at your meeting on March 10th.

Information is also available on the city's website at www.ci.gladstone.or.us, Library Advisory Committee Information announcement will be listed on the right.

Please also be advised you can view the city's Zoning Map at <http://www.ci.gladstone.or.us/zoning.html>

Thank you.

Tami Bannick
City of Gladstone

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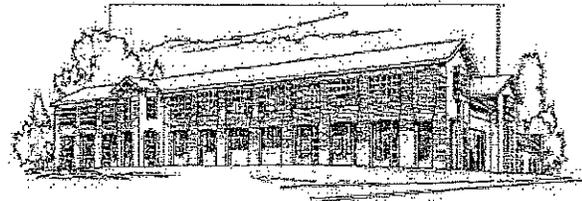


Square Foot Cost Estimate Report

Cost Estimate Report
RSMeans Online

Estimate Name: **Library 1**
Gladstone

Building Type: **Library with Face Brick with Concrete Block Back-up / R/Conc. Frame**
 Location: **PORTLAND, OR**
 Stories Count (L.F.): **2.00**
 Stories Height: **14.00**
 Floor Area (S.F.): **13,000.00**
 Labor Type: **OPN**
 Basement Included: **No**
 Data Release: **Year 2014 Quarter 1**
 Cost Per Square Foot: **\$171.34**
 Total Building Cost: **\$2,227,500.00**



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

A Substructure

A1010

Standard Foundations

Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide
 Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep
 Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity 6 KSF, 7' - 6" square x 25" deep

A1030

Slab on Grade

Slab on grade, 4" thick, non industrial, reinforced

A2010

Basement Excavation

Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on site storage

A2020

Basement Walls

Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick

B Shell

B1010

Floor Construction

Steel column, W14, 500 KIPS, 10' unsupported height, 99 PLF
 Floor, composite metal deck, shear connectors, 6.25" slab, 25'x25' bay, 23.5" total depth, 200 PSF superimposed l/c

B1020

Roof Construction

Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' bay, 18" deep, 20 PSF superimposed load, 40

B2010

Exterior Walls

Exterior wall, precast concrete, flat, 8" thick, 20' x 10', white face, 2" rigid insulation, low rise

B2020

Exterior Windows

Aluminum flush tube frame, for 1/4" glass, 1-3/4"x 4-1/2", 5'x6' opening, no intermediate horizontals
 Glazing panel, plate glass, 3/8" thick, clear

B2030

Exterior Doors

Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening

B3010

Roof Coverings

Roofing, single ply membrane, EPDM, 60 mils, fully adhered

% of Total	Cost Per SF	Cost
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5.1% \$6.42 \$83,500

\$1.96 \$25,500

\$2.46 \$32,000

\$0.15 \$2,000

\$1.85 \$24,000

40.7% \$51.65 \$671,500

\$17.54 \$228,000

\$3.38 \$44,000

\$23.85 \$310,000

\$3.58 \$46,500

\$0.50 \$6,500

\$2.73 \$35,500

4-45¹

% of Total	Cost Per SF	Cost
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	insulation, rigid, roof deck, composite with 2" EPS, 1" perlite		
	Roof edges, aluminum, duranodic, .050" thick, 6" face		
E3020	Roof Openings	\$0.08	\$1,000
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		
C Interiors		15.4%	\$19.50
C1010	Partitions	\$4.81	\$62,500
	Metal partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite		
	5/8" gypsum board, taped & finished, painted on metal furring		
C1020	Interior Doors	\$2.00	\$26,000
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core		
C2010	Stair Construction	\$1.77	\$23,000
	Stairs, steel, cement filled metal pan & picket rail, 24 risers, with landing		
C3010	Wall Finishes	\$0.58	\$7,500
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		
C3020	Floor Finishes	\$4.15	\$54,000
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		
	Vinyl, composition tile, maximum		
C3030	Ceiling Finishes	\$6.19	\$80,500
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		
D Services		38.9%	\$49.35
D1010	Elevators and Lifts	\$3.81	\$49,500
	Hydraulic passenger elevator, 3000 lb, 2 story, 14' story height, 125 FPM		
D2010	Plumbing Fixtures	\$3.96	\$51,500
	Water closet, vitreous china, bowl only with flush valve, wall hung		
	Urinal, vitreous china, stall type		
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		
	Kitchen sink w/trim, countertop, stainless steel, 19" x 16" single bowl		
	Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18"		
	Water cooler, electric, wall hung, dual height, 14.3 GPH		
D2020	Domestic Water Distribution	\$2.27	\$29,500
	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH		
D2040	Rain Water Drainage	\$0.92	\$12,000
	Roof drain, CI, soil, single hub, 5" diam, 10' high		
	Roof drain, CI, soil, single hub, 5" diam, for each additional foot add		
D3050	Terminal & Package Units	\$20.00	\$260,000
	Roof top, multizone, air conditioner, banks or libraries, 25,000 SF, 104.00 ton		
D4010	Sprinklers	\$2.81	\$36,500
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF		
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF		
D4020	Standpipes	\$0.88	\$11,500
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors		
D5010	Electrical Service/Distribution	\$1.85	\$24,000
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A		
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 1 phase, 400 A		
D5020	Lighting and Branch Wiring	\$10.35	\$134,500
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 W per SF, with transformer		
	Wall switches, 1.0 per 1000 SF		
	Miscellaneous power, 1.5 watts		
	Central air conditioning power, 4 watts		

4-410

% of Total	Cost Per SF	Cost
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	Motor installation, three phase, 460 V, 15 HP motor size		
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		
D5030	Communications and Security	\$2.27	\$29,500
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and w		
	Fire alarm command center, addressable with voice, excl. wire & conduit		
	Internet wiring, 8 data/voice outlets per 1000 S.F.		
D5090	Other Electrical Systems	\$0.23	\$3,000
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7		
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW		
E Equipment & Furnishings		0.0%	\$0.00
E1090	Other Equipment		\$0.00
F Special Construction		0.0%	\$0.00
G Building Sitework		0.0%	\$0.00
Sub Total		100%	\$126.92
Contractor's Overhead & Profit		25.0 %	\$31.73
Architectural Fees		8.0 %	\$12.69
User Fees		0.0 %	\$0.00
Total Building Cost			\$171.34
			\$2,227,500.00



Square Foot Cost Estimate Report

Cost Estimate Report
RSMeans Online

Estimate Name: **Library 2**
Gladstone

Building Type: **Library (Green) with Face Brick with Concrete Block Back-up / R/Conc. Frame**
 Location: **PORTLAND, OR**
 Stories Count (L.F.): **2.00**
 Stories Height: **14.00**
 Floor Area (S.F.): **13,000.00**
 Labor Type: **OPN**
 Basement Included: **No**
 Data Release: **Year 2014 Quarter 1**
 Cost Per Square Foot: **\$179.46**
 Total Building Cost: **\$2,333,000.00**

Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

% of Total	Cost Per SF	Cost
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	% of Total	Cost Per SF	Cost
A Substructure	5.0%	\$6.58	\$85,500
A1010 Standard Foundations		\$1.96	\$25,500
Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide			
Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep			
Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity 6 KSF, 7' - 6" square x 25" deep			
A1030 Slab on Grade		\$2.46	\$32,000
Slab on grade, 4" thick, non industrial, reinforced, recycled plastic vapor barrier			
A2010 Basement Excavation		\$0.15	\$2,000
Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on site storage			
A2020 Basement Walls		\$2.00	\$26,000
Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick, 3" XPS R15			
B Shell	39.0%	\$51.85	\$674,000
B1010 Floor Construction		\$17.54	\$228,000
Steel column, W14, 500 KIPS, 10' unsupported height, 98 PLF			
Floor, composite metal deck, shear connectors, 6.25" slab, 25'x25' bay, 23.5" total depth, 200 PSF superimposed load			
B1020 Roof Construction		\$3.38	\$44,000
Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' bay, 18" deep, 20 PSF superimposed load, 40			
B2010 Exterior Walls		\$23.85	\$310,000
Exterior wall, precast concrete, flat, 8" thick, 20' x 10', white face, 2" rigid insulation, low rise			
B2020 Exterior Windows		\$3.58	\$46,500
Aluminum flush tube frame, for 1/4" glass, 1-3/4" x 4-1/2", 5'x6' opening, no intermediate horizontals			
Glazing panel, plate glass, 3/8" thick, clear			
B2030 Exterior Doors		\$0.50	\$6,500
Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening			
B3010 Roof Coverings		\$2.92	\$38,000
Roofing, single ply membrane, TPO, 60 mil membrane, heat welded seams, fully adhered			

4-48

% of Total	Cost Per SF	Cost
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	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20		
	Roof edges, aluminum, duranodic, .050" thick, 6" face		
B3020	Roof Openings	\$0.08	\$1,000
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		
C Interiors		15.6%	\$20.73
C1010	Partitions	\$5.31	\$69,000
	Metal partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite		
	5/8" gypsum board, taped & finished, painted on metal furring, low VOC paint		
C1020	Interior Doors	\$2.00	\$26,000
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core, low VOC paint		
C2010	Stair Construction	\$1.77	\$23,000
	Stairs, steel, cement filled metal pan & picket rail, 24 risers, with landing		
C3010	Wall Finishes	\$1.46	\$19,000
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats, low VOC		
C3020	Floor Finishes	\$4.00	\$52,000
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		
	Vinyl, composition tile, 12" x 12" x 1/8" thick, recycled content		
C3030	Ceiling Finishes	\$6.19	\$80,500
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		
D Services		40.3%	\$53.54
D1010	Elevators and Lifts	\$3.81	\$49,500
	Hydraulic passenger elevator, 3000 lb, 2 story, 14' story height, 125 FPM		
D2010	Plumbing Fixtures	\$4.54	\$59,000
	Water closet, vitreous china, bowl only w/ auto flush sensor flush valve, wall hung, 1.28 gpf		
	Urinal, vitreous china, wall hung, waterless, ADA		
	Lavatory w/trim, vanity top, PE on CI, 20" x 18", faucet w/ hydroelectric powered motion sensor		
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl		
	Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18"		
	Drinking fountain, dual bubbler, wall mounted, non recessed, fiberglass, 12" back		
D2020	Domestic Water Distribution	\$0.69	\$9,000
	Water heaters, tankless, on-demand, natural gas/propane, 9.5 GPM		
D2040	Rain Water Drainage	\$0.92	\$12,000
	Roof drain, CI, soil, single hub, 5" diam, 10' high		
	Roof drain, CI, soil, single hub, 5" diam, for each additional foot add		
D3040	Distribution Systems	\$1.69	\$22,000
	Heat recovery pkgs, air to air, enthalpy recovery wheel, 25,000 max CFM		
D3050	Terminal & Package Units	\$18.85	\$245,000
	Rooftop, multizone, air conditioner, department stores, 25,000 SF, 72.92 ton SEER 14		
D4010	Sprinklers	\$2.81	\$36,500
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF		
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF		
D4020	Standpipes	\$0.88	\$11,500
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors		
D5010	Electrical Service/Distribution	\$0.85	\$11,000
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 1 phase, 400 A		
D5020	Lighting and Branch Wiring	\$13.81	\$179,500
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 W per SF, with transformer		
	Wall switches, 1.0 per 1000 SF		

% of Total	Cost Per SF	Cost
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	Miscellaneous power, 1.5 watts		
	Central air conditioning power, 3 watts		
	Motor installation, three phase, 460 V, 15 HP motor size		
	LED fixtures, type C, 10 fixtures per 1000 SF		
	Daylight dimming control system, 5 fixtures per 1000 SF		
	Lighting on/off control system, 5 fixtures per 1000 SF		
D5030	Communications and Security	\$2.27	\$29,500
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and w		
	Fire alarm command center, addressable with voice, excl. wire & conduit		
	Internet wiring, 8 data/voice outlets per 1000 S.F.		
D5090	Other Electrical Systems	\$2.42	\$31,500
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7		
	Uninterruptible power supply with standard battery pack, 15 KVA/12.75 kW		
	Energy monitoring systems, electrical, three phase, 5 meters		
	Energy monitoring systems, mechanical, BTU, 3 meters w/3 duct & 3 space sensors		
	Energy monitoring systems, Front end display		
	Energy monitoring systems, Computer workstation		
E Equipment & Furnishings		0.0%	\$0.01
E1090	Other Equipment		\$0
E2020	Moveable Furnishings		\$0
	Signage, exterior, surface mounted, 24 ga aluminum, 10" x 7", no smoking		
F Special Construction		0.0%	\$0.00
G Building Sitework		0.0%	\$0.00
Sub Total		100%	\$132.92
Contractor's Overhead & Profit		25.0 %	\$33.23
Architectural Fees		8.0 %	\$13.31
User Fees		0.0 %	\$0.00
Total Building Cost			\$179.46
			\$2,333,000.00

GROUP MACKENZIE

June 24, 2013

City of Gladstone
Attention: Peter Boyce, City Administrator
525 Portland Avenue
Gladstone, OR 97027

Re: **Gladstone Library**
Preliminary Cost Analysis
Project Number 2120509.01

Dear Mr. Boyce:

On your request, we have prepared the following high level cost projections for two possible scenarios for construction of a new 9,000 or 13,000 square foot library. Note that these scenarios are preliminary in scope and reflect Group Mackenzie's professional experience with comparable facilities. These preliminary costs have been projected as a low and high range for each option to allow for construction, design, and unforeseen project variations and are being provided for preliminary planning only.

As it pertains to the Options 1-A/B and 2-A/B, the following assumptions have been taken into account in the development of each option:

Construction Cost:

- Scope includes construction for the building and site improvements.
- General conditions, bonds and insurance, overhead and profit, and design contingencies are included in the general construction cost. Reflected construction costs additionally include a 5% owner's construction contingency.
- Construction duration is anticipated to take 8 to 10 months, plus an additional 1 to 2 months for demolition of the existing building and relocation to temporary facilities.
- Construction type for each option is anticipated to consist of a masonry or stone veneer skin, structural steel framing, high performance glazing and roofing systems, and high efficiency mechanical, plumbing, and electrical systems.
- If co-development of a new City Hall and Police Facility were developed at the Webster Site, it is envisioned that economy of development could result in cost reductions due to shared amenities, parking, etc.

Consultant Cost:

- Scope includes Architectural and Engineering (A/E) design and construction fees, owner's project manager fees, and allowances for marketing materials, topography, and boundary surveys, special inspections, and geotechnical services.

RiverEast Center | 1515 SE Water Avenue, Suite 100 | Portland, OR 97214

P.O. Box 14310 | Portland, OR 97293

Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

Group Mackenzie, Incorporated

Architecture
Interiors
Structural
Engineering
Civil Engineering
Land Use Planning
Transportation
Planning
Landscape
Architecture

Locations:

Portland, Oregon
Seattle, Washington
Vancouver, Washington

City of Gladstone
Gladstone Library
Project Number 2120509.01
June 24, 2013
Page 2

- A/E fees are assumed at 10-12% of construction costs and include reimbursables at 10% of the design fees.
- Environmental services, hazardous material surveys, commissioning, and arborists services are excluded.

Owner Cost:

- Scope includes fixtures, furniture and equipment, library shelving, compact shelving, moving allowance, and/or temporary facilities costs.
- Furniture, Fixtures, and Equipment includes costs for furniture, appliances, and signage.
- Permit fees have been excluded.
- LEED, commissioning, environmental impact charges, Bond fees, and off-site improvements are excluded.

Land Cost:

- Both options are on City owned property resulting in no additional cost.

The Low / High Estimate assumptions include:

- 10 % | 15% design contingency
- 5% | 5% owner's construction contingency
- 2 % | 4% of construction cost for the owner's project manager
- 4 % | 6% contractor general conditions
- 1 % | 2% construction escalation

Option 1-A/B: Existing Library Site

Option 1 revolves around the evaluation of the existing 5,100 square foot, split level Gladstone Library located on a 0.21 acre site at 135 East Dartmouth Street. Built in 1961, the building has undergone a number of renovations and expansions in 1972, 1977, and 1981. The site itself is limited to the building footprint and seven surface parking stalls (including one accessible stall) currently located within a shared parking lot. Staff and the public are required to primarily utilize street parking to meet parking capacity needs.

As requested, we are evaluating the site for two scenarios, Option 1A - 9,000 square foot dedicated Gladstone Library and Option 1B - 13,000 square foot combined library housing the Gladstone and Oak Lodge Libraries. Due to the site constraints, the new facility would comprise of either a two to three story structure in order to house the required square footage needs. In addition, due to city zoning restriction for height allowances, exceeding 35 feet would require a variance or exception. According to your indication, City Planning would likely not require installation of additional parking for the new facility based on its existing use.

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As part of this option the existing building would be demolished to allow for new construction. Due to the age of the existing facility it is highly probable that hazardous construction materials exist and would require remediation at the time of demolition. In addition, during demolition and construction of the new facility, library staff and operations would be required to relocate and operate out of temporary facilities for a duration of approximately 10 to 12 months.

Advantages to maintaining library services at the existing site include the following.

- The site is City owned.
- Maintaining public library services within the downtown core.
- Preserving community way finding for library and City services.
- Site is flat and requires minimum site development.
- Site contains required utilities necessary.

Disadvantages to maintaining library services at the existing site include the following.

- The site is limited in size and cannot support the required parking needs of Staff or the public.
- Site restraints will require construction of a two or three story facility to accommodate projected square footage growth, which increases construction cost.
- Library staff and operations would have to relocate and operate out of temporary facilities during demolition and construction. This will increase owner expenditures, while also disrupting public interaction.

Option 1A - 9,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$2,509,373	\$3,138,663
Consultant Costs:	\$428,433	\$633,994
Owner Costs:	\$325,510	\$433,795
Land Costs:	\$0	\$0
Total Project Costs Range:	\$3,263,316	\$4,206,452

Option 1B - 13,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$3,519,577	\$4,351,699
Consultant Costs:	\$545,111	\$802,121
Owner Costs:	\$431,571	\$566,319
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,496,259	\$5,720,139

Option 2-A/B: Webster Site

Option 2 revolves around the evaluation of the City owned 11 acre property located North of 18275 Webster Road. The site itself appears to be large enough to support a single story facility with surface parking if independently sited or a two story facility with surface parking if co-located with a new City Hall and Police facility. Dependent on continued development investigations, there may be opportunities to co-locate said facilities within the single site and share staff and public parking demands.

As with Option 1, this option evaluates two scenarios, Option 2A - 9,000 square foot dedicated Gladstone Library and Option 2B - 13,000 square foot combined Library housing the Gladstone and Oak Lodge Libraries. Due to the available site it is recommended that a single story facility with surface parking be evaluated to reduce development costs. It is recommended that the site, if further considered, be master planned to house the City Hall, Police Department, and Library on a single site. As part of this option, development of a new building on the Webster site would allow existing library operations to continue uninterrupted during construction.

Advantages to development on the Webster site include the following.

- The site is City owned.
- Site is undeveloped and allows for optimized design and site development options.
- Size of site can allow for a single story facility with surface parking, which reduces development costs.
- If the library is maintained on the site and co-located, there would be an opportunity to create a civic center with shared parking.
- Library operations can be maintained during the construction duration at its current location.

Disadvantages to development on the Webster site include the following.

- Relocation of Library functions to the Webster site removes city functions from the city core, however, opens up commercial development opportunities if the City elected to sell the properties.
- Prior library design development has progressed to a level that will require design modifications to allow for reduced square footage and co-location of City Hall and Police Department onsite.
- Based on preliminary data provided on the site, the site will present construction challenges and potential cost premiums due to existing bedrock.
- The site is home to areas of substantial topography, which will limit development opportunities and potentially increase construction costs.

City of Gladstone
Gladstone Library
Project Number 2120509.01
June 24, 2013
Page 5

Option 2B - 9,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$3,278,334	\$4,036,319
Consultant Costs:	\$519,877	\$763,659
Owner Costs:	\$258,067	\$350,738
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,056,278	\$5,150,716

Option 2B - 13,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$4,288,538	\$5,280,067
Consultant Costs:	\$636,551	\$936,042
Owner Costs:	\$337,878	\$430,794
Land Costs:	\$0	\$0
Total Project Costs Range:	\$5,262,967	\$6,646,903

We are pleased to provide continued assistance to the City of Gladstone. If you have any questions or require further assistance please don't hesitate to request our services.

Sincerely,



Jeff R. Humphreys, Architect
Associate Principal

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

March 31, 2014

City Of Gladstone
Attention: Peter Boyce, City Manager
525 Portland Avenue
Gladstone, OR 97027

Re: **Gladstone Library**
Cost Reconciliation
Project Number 2120509.01

Dear Mr. Boyce:

On your request, we have prepared the following cost reconciliation to aid in defining previous high level cost projections prepared for the City of Gladstone on June 24, 2013. We understand that the City and a Library Advisory Group seek to clarify potential budgetary costs for the development of a new library for the City of Gladstone.

As requested, Mackenzie prepared high level cost projections for the City of Gladstone, which were presented in the June 24, 2013 letter. These projections were preliminary in scope and were directly related to two scenarios: development of either a new 9,000 or 13,000 square foot library at either the existing site at 135 East Dartmouth Street site or at the City-owned Webster Site. Due to their preliminary nature, Mackenzie provided both a low and high range for construction costs, consultant costs, and owner costs. Construction values reflect inclusion of the building and site development costs, any demolition costs, general conditions and markups, and escalation premiums, as well as a 5% owner's construction contingency. As a public project, the development costs would also be subject to costs associated with BOLI labor rates, which is included in the costs we outlined.

Each prospective scenario reflects specific cost drivers associated with site related complexities that increase the construction values over that of a generalized, non-site specific projections. Development size of these scenarios are also small in scale, which result in higher costs per square foot due to the construction values being spread over less square footage. Coupled with this, the economy continues to improve, which has most recently reflected in growing construction escalation factors in select trades as construction activities increase. Lastly, these scenarios are reflective of a medium to high level construction quality, indicative of a public facility with demands for construction materials that are easily maintainable, highly durable, and have extended lifespans.

The existing library site results in cost premiums associated with factors such as limited site size that requires upwards of a three-story building to meet the desired square footage needs. The site constraints will further drive construction costs due to a lack of area for site mobility and staging. Lastly, the reflected construction costs include site development as well as estimated demolition costs of the existing building. All told, this development option will result in construction values exceeding what might be expected for a non-developed, flat site with a one- to two-story building of low to medium construction quality.



P 503.224.9360 • F 503.228.1285 • W MCKNZE.COM • RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
ARCHITECTURE • INTERIORS • STRUCTURAL ENGINEERING • CIVIL ENGINEERING • LAND USE PLANNING • TRANSPORTATION PLANNING • LANDSCAPE ARCHITECTURE
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456

City Of Gladstone
Gladstone Library
Project Number 2120509.01
March 31, 2014
Page 2

The Webster site results in cost premiums primarily associated with site development factors surrounding topography, geotechnical challenges, and lack of on-site utilities. This scenario would allow for development of a single story facility and result in lower building construction cost; however, these are offset by costs associated with site development.

As part of the request for reconciliation of costs, Mackenzie was asked to review and provide clarification between the preliminary cost projections previously presented with those prepared by the Library Advisory Group. Our review focused on the 'Green' cost projection, as this level of construction would be a recommended minimum quality and general design baseline. It is noted that the RSMMeans cost projection does not include site development costs or any special construction costs that may be site specific. We also note that architectural fees are included within the building construction costs, which we generally carry separately when projecting construction values. In order to compare the projections, the previous preliminary cost projections prepared in the June 24, 2013, letter must be amended to exclude any site or demolition costs, or any design and owner contingencies that were previously included. We would also remove projected architectural fees for the construction cost model.

The resulting adjustments reflect the RSMMeans 'Green' estimate at approximately \$166 per square foot, whereas the previously projected construction estimate was at \$218 per square foot on the low range, and \$250 per square foot on the high range. The cost delta between these figures is primarily a resultant of select factors including increasing construction costs, mid to high level building material quality, and BOLI labor rates. It should also be noted that the preliminary cost projections were derived from per square footage figures and not estimated through material take-offs or a specific design. Such figures are utilized based on trending construction values that we track in the region, all of which vary dependent on scale, construction quality, and design or site complexity. In review of 5 local libraries completed or under design in the past 10 years, we found the average construction cost to be approximately \$254 per square foot. These libraries consisted of Tualatin, Estacada, La Grande, Tigard, and Canby (under design), which revealed values ranging from \$183 per square foot on the low range to \$346 per square foot on the high range.

While we found that the RSMMeans estimate appears thorough, the bottom line estimate at \$166 per square foot may be difficult to achieve within the current marketplace. It should be understood that these cost figures, including the RSMMeans estimate, are preliminary in nature and are not indicative of a specific design or related site and could vary considerably depending on such factors. We recommend that the City confirm programmatic square footage and parking needs and align such needs with potential sites to develop more refined conceptual cost estimates.

We are pleased to provide continued assistance to the City of Gladstone. If you have any questions or require further assistance please don't hesitate to request our services.

Sincerely,



Jeff Rhys Humphreys
Architect

Library Advisory Committee Minutes

February 24, 2014

7:00 PM – 9:00 PM

1.0 Introduction

Correction to the minutes: Gladstone Library Director Irene Green did not specifically state that 13,000 square feet is adequate to serve the combined area. She clarified her position to the committee at the start of the meeting.

Facilitator Mary Bosch reminded everyone that the Committee's task centers on three questions:

- What is the desired service area?
- Provide input on location?
- Input on financing options?

Tour of the libraries debrief: Many of the committee members toured both the Gladstone and the Oak Lodge libraries and looked at the Webster property as well. Elizabeth also scheduled a tour of the Happy Valley Library 10 am Friday. About 10 members indicated an interest.

Impression by some that the Gladstone facility is too small and stairs make the facility less safe. One level would be more efficient. 16-18,000 square feet might be a better space, some are concerned that 13,000 sq ft is too small if we include meeting spaces, open shared spaces. Oak Lodge library has a lot of space not being used right now...and they don't need more space at this time. Exception being the summer reading program, when they did not have adequate space. The original 19,000 sq ft facility did not get public support...13,000 sq ft is the compromise that could serve both areas. 9,000 would be more for just the Gladstone service area.

If you don't change use, parking might not be required to change (applies to current location for library). To meet the parking code, there would have to be more property acquired at the current library location. Concord Elementary as an alternative location came up, and can be discussed later.

A question surfaced about the purpose — what is a library meant to do? Perception that if you don't use the library that it is about books for kids. People who use libraries see them more as a community center. Are libraries becoming obsolete?

From Draft Library Vision: *Libraries are also a place to get entertainment (DVDs, etc) and stimulate the imagination, support early readers and be a comfortable place for the residents. Online and technical services, collaboration spaces, business support and access to the world wide web.*

2.0 Focus on the Service Area

Background Information by Gladstone City Administrator Pete Boyce

Pete shared maps of the current Gladstone service area and information charts on potential revenue. With consolidation Gladstone would get about 70% of the service area. Detailed budget data followed for the City of Gladstone. Group members were given this information to understand the current costs to run the facility. MLS (Master of Library Science) staff in key positions, but adding minimum wage employees for shelving, etc. Upon consolidation of the Gladstone and Oak Lodge service areas Gladstone would receive an additional \$763,984 in Library District revenue on top of Gladstone's current Library District revenue of \$587,000 (13/14). Estimated Library District revenue for the new facility could be around \$1.1 million. One question that came up was whether or not staff, equipment and collection could be integrated. Plan is to look at positions, not individuals to determine the most efficient staffing plan. Proposed for 13,000 square feet. Hiring is more tied to populate base, according to the Intergovernmental Agreement (IGA). City would agree to "strive" to reach those levels. Subject to resources available.

Question about efficiencies about combining the facilities: Pros and Cons?

Efficiencies include only one director, MLS staff concentrated during hours of operation, operational facility costs (not duplication at two locations). Maintenance, heating and equipment are all effected, but would like to get a budget.

Pete then reminded us that there are pros and cons for consolidation and offered a few examples:

- additional library revenue offset by additional expense
- City serving Gladstone citizens better, but also Oak Lodge residents, which could make the city responsible to compensate for unanticipated operational costs

Additional committee comments: sense of loss of Oak Lodge Library is inevitable, but an accessible facility might be readily adopted. Webster location lacks good transportation options and access. New board would have Oak Lodge members. Surveys are being conducted in both libraries now to answer how people get to the library.

3.0 Small Group Evaluation and Discussion

Mary asked groups to convene to discuss the question of the day: Maintain or combine service areas? Each group listed pros and cons and reported out.

Option A. Maintain Current Service Area (Status Quo)

Pro	Con
<ul style="list-style-type: none"> • Run at budget • Location to/proximity to each service area • Great customer service • Keep small community feel • Smaller footprint bldg • \$ available for other infrastructure • Already have technology • Local accessibility • New library building (+) • Local control • Political climate 	<ul style="list-style-type: none"> • Loss of revenue • Loss of renovation near term • Parking (+) • Long term debt • Require excess funds • Fewer services • Have to maintain current inefficient facilities for longer time • Oak Lodge at risk of closing • Safety • Non-ADA (+) • No space for community meetings • No space for computers • Small and multi-level bldg • Programming is limited • Funding is limited • Will have to pay for it locally

Option B. Combine Gladstone and Oak Lodge Service Areas (Consolidate)

Pro	Con
<ul style="list-style-type: none"> • Receive County funds (+ + + +) • Improved services • Ability to upgrade • Let's Gladstone annex • Parking • Could bring communities and busi- 	<ul style="list-style-type: none"> • Location - distance to new building could be far for both service areas • • Size of building • Gladstone responsible for unforeseen costs

Pro	Con
<ul style="list-style-type: none"> • nesses together • Economies of scale • Greater efficiency • Enhanced resources • New building + + • Bigger budget • 'Cheese' • Power struggle ensues • Programs = \$\$ bus. • Shared costs 	<ul style="list-style-type: none"> • Dilution of community • Larger footprint • Not locally accessible • ADA • Loss of jobs • Political climate • Long term debt • Require excess funds • Transportation/travel to new location • Lose heart of community • Access – Webster • Oak Lodge branch closed (+) • Library becomes Gladstone's sole responsibility • Possible gentrification • Location of library not ideal for any • Non-voters affected

Straw Poll

Within their small groups, everyone voted on their preferred choice with the information they have and shared key reasons for choice.

Option A – 14 votes

- Local control, don't take another community's library
- Vote depends on location
- Concern about access from Oak Lodge
- Already have technology
- Increase taxes will result duplicating school services
- Keep community spirit
- Community not ready for the 'next step'
- Too much fear of the unknown
- The only advantage is revenue
- Voting for this option based on understanding that regardless of what happens to Oak Lodge, Gladstone has a new facility

Option B – 18 votes

- Both options are unpalatable but this is the lesser of two evils
- A result will be expanded resources for both communities
- Broader community served

- Improved programming
- New library will get next generation to it and bring community together
- Only if a location can be found that fits both populations

4.0 Conclusion and Next Meeting

A comment was shared that there is too little time for discussion to evaluate options. Information on sites to be discussed should be put on line and reviewed in advance. Pete responded that this will be the procedure.

The group was asked to brainstorm a list of factors that will be used in Meeting 3 to evaluate the potential locations for a new library. The following factors were identified:

1. Accessibility and safety
2. Size—suitable size including adequate parking
3. Impact on future of Downtown Gladstone
4. Cost
5. Proximity to center of service area
6. Potential to garner a positive vote

CITY OWNED PROPERTY

Address	Description	Approx Property Size
1 525/535/555 Portland Ave	Gladstone City Hall, Police Station, Fire Station	Unknown
2 135 E. Dartmouth	Gladstone Public Library	Unknown
3 1050 Portland Ave	Gladstone Senior Center	Unknown
4 18595 Portland Ave	Gladstone Public Works	1.95 acres
5 Cross Park	Located along the Clackamas River, Cross Park is improved with permanent restrooms, paved walking/bicycle paths, picnic tables, irrigation system, overhead lighting. Depending on water level in the river, this park is used year round by fishermen, picnickers, and for other passive recreation uses. Cross Park is about 50% landscaped, with the steeper banks in natural vegetation. 1 acre expansion was completed in 2003.	5.58 acres
6 Dahl Beach	Located on the north bank of the Clackamas River at the confluence of the Clackamas and Willamette Rivers, Dahl Beach is used year round by fishermen and has inviting beaches for swimmers and picnickers during the summer months. Potable water is not available, restrooms are of the portable type. Except for the road and parking areas, Dahl Beach is almost entirely in natural vegetation. Access is obtained from Meldrum Bar Park Road. As the result of park property acquisition in 1990, which connected Meldrum Bar with Dahl Park, the public now has more than one mile of continuous river frontage along the Clackamas and Willamette Rivers	15.33 acres
7 Dierickx Field	Located on Risley Avenue north of W. Gloucester, Dierickx Field is used during the spring and summer for little league and junior baseball/softball and is improved with two baseball fields, permanent restrooms, snack shack, bleachers, baseline fencing.	2.27 acres
8 Glen Echo Wetland	Located north of Glen Echo Avenue, it is undeveloped and contains the southern most area of Boardman Swamp. This property consists of a 1.79 acre wetlands that was dedicated to the city in 1988. In 1993 the city purchased an additional 1.18 acre parcel adjacent to the wetlands for passive recreation.	2.97 acres
9 Hi Rocks Park	Located on Clackamas River in the 82 nd Drive commercial area. Used year round by fisherman and during the summer by picnickers and swimmers. The lower level, which is subject to yearly flooding, is unimproved.	1.55 acres
10 Max Patterson Memorial City Park	Adjacent to John Wetten Elementary. Contains two tennis courts, large play structure, permanent restrooms, spray park, picnic shelters, irrigation system, gazebo with drinking fountain. Most popular park with city residents and is site of city summer recreation programs and Gladstone Cultural Festival. Patterson Park is 100% landscaped.	1.84 acres

11

12

13

14

15

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19

20

21

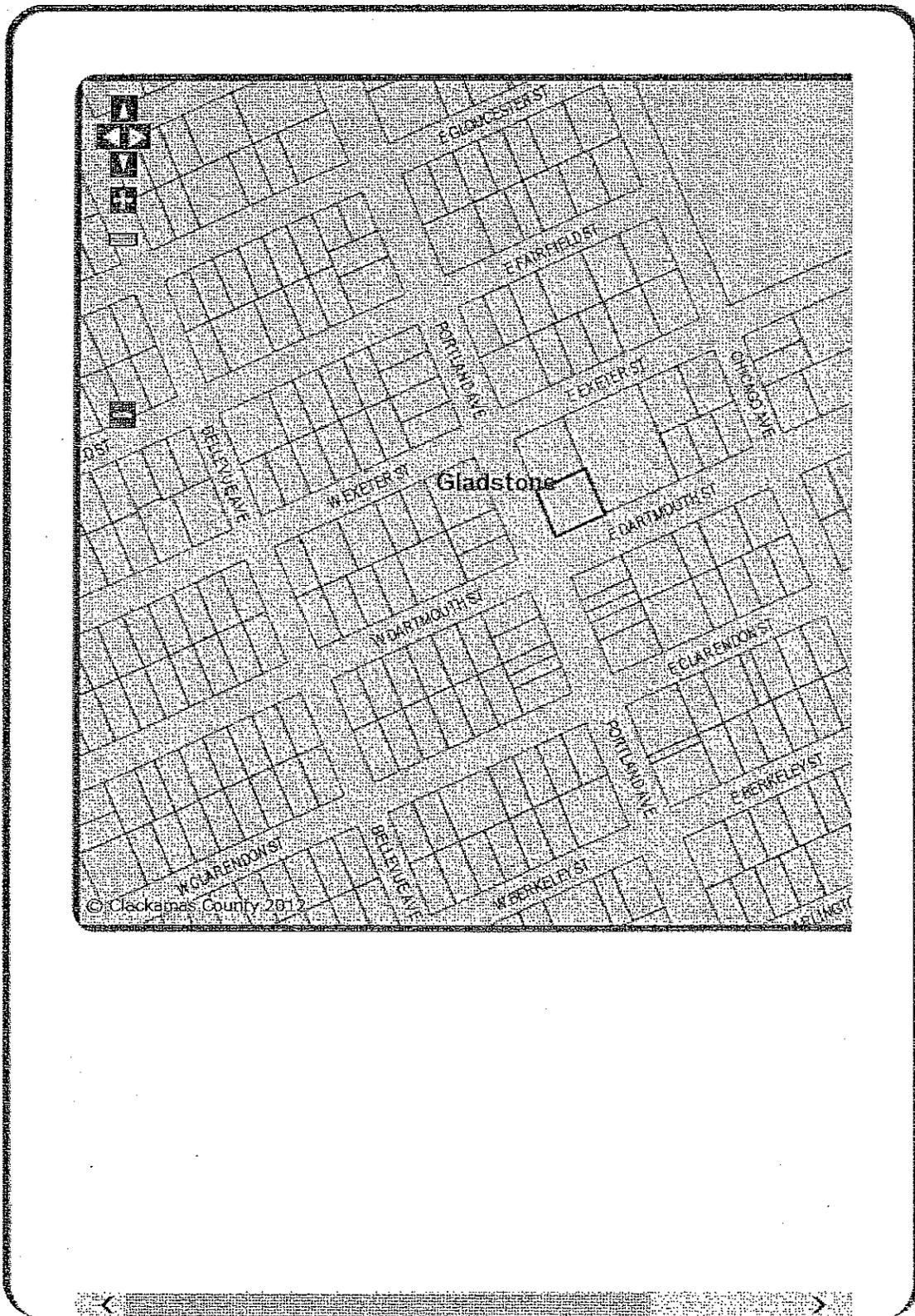
22

Meldrum Bar Park	Located off River Road along Willamette River - Meldrum Bar Park is a regional facility, used year round by fishermen and boaters and receives heavy use during the spring, summer and fall by organized baseball, softball and soccer leagues. The portion of Meldrum Bar Park along the Willamette River is improved with a boat ramp and floating dock, potable water, portable restrooms, and a parking lot for boat trailers. Above the ordinary high water mark is a small picnic area, a community gardens and a twelve acre sports field complex with four soccer fields, five softball/baseball fields and permanent restrooms. There are about a mile of paved bicycle/pedestrian paths in Meldrum Bar Park. About 30% of the park is in natural vegetation, including a large wetlands.	85.37 acres
Nick Shannon Park	Located adjacent to the Oak Lodge Water Reservoir Site on Valley View Road. This property was acquired in 1996 partially with Greenspaces funds and is developed for neighborhood park use with play equipment and picnic tables. About half the site is undeveloped in natural vegetation.	0.6 acres
Oberson Property/ Gladstone Nature Park	Located between Oatfield & Webster Roads. City acquired the property for open space, park and library purposes.	10 acres
Olson Property	Located at the north end of Risley Avenue, just east of McLoughlin Blvd. (behind Gary-Worth/Airstream). This property was deeded to the city in 1983. It is undeveloped and contains a wetland.	3.5 acres
PTC/Abernethy Lane Trail	In 1988 the City purchased the entire section of the abandoned rail road right-of-way between Glen Echo Ave and Portland Ave to allow for widening of Abernethy Lane and for development of a walkway/trail.	1.8 acres
Ridgegate Tracts	Two parcels totaling 1.80 acres located on Ridgegate Drive were deeded to the city on the plat of the Ridgegate Subdivision in 1975. Tract "D" contains a path to Kraxberger Middle School, otherwise the tracts are undeveloped and unimproved. In 1989, the City Council decided not to pursue the sale and residential development of Tract "D".	1.80 acres total
Salty Acres Wetlands	Located at the end of the Cornell Ave cul-de-sac. This approximate .44 acre wetlands was deeded to the city in 1991 on the plat of the Salty Acres Subdivision. A small dam and outfall structure were created to help control storm water discharge.	.44 acre
Sewer Pump Station?	450 Edgewater Road	Unknown
Stocker Park	Located at the easterly end of E. Clarendon St. Stocker Park serves as a memorial to a former Gladstone resident; it is entirely landscaped.	0.05 acres
Robin Hood Park	Sherwood Forest area. The park contains play equipment and lawn areas and serves as a neighborhood park. Renamed in 2006 from Tot Lot.	0.19 acres
Water Reservoir Site	18095 Webster Road	.33 acres
Water Reservoir Site	17540 Kirkwood Road	.44 acres

464

23

Former Water Tower Site	Located on Oregon City side of Clackamas River, west of the lagoon, east of Clackamette Park and north of the Oregon City Shopping Center.	Unknown
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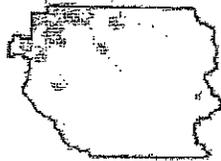


4-66

Map Tools



Photo View Off



Scale = 1 : 2400

Property Information



Address Information



Building Characteristics



Jurisdiction Information



Schooling Information



Voting Information



Service Information



Hazard Information



Address Information

For owner information please contact Assessment & Taxation

525 PORTLAND AVE, GLADSTONE OR.
97027

Street View



Building Characteristics

[return to map](#) | [new search](#)

Sq Ft

Information not available.

Bedrooms

Information not available.

Baths

Information not available.

Year Built

Information not available.

Last Sale

N/A N/A



Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)

22E20CA07300

Parcel Number

00538403

467

View Tax Map	view tax map
Est. Market Building Value	529,090.00
Est. Market Land Value	72,930.00
Est. Market Total Value	602,020.00
Est. Current Year Assessed Value	572,920.00
Tax Code	115-040
Est. Acres	.21

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C2

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk

4-68

Relative Wild Fire Hazard

You may be at moderate risk.

Soils Information

76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES

Approximate Elevation

62.35



Survey & Plat Information

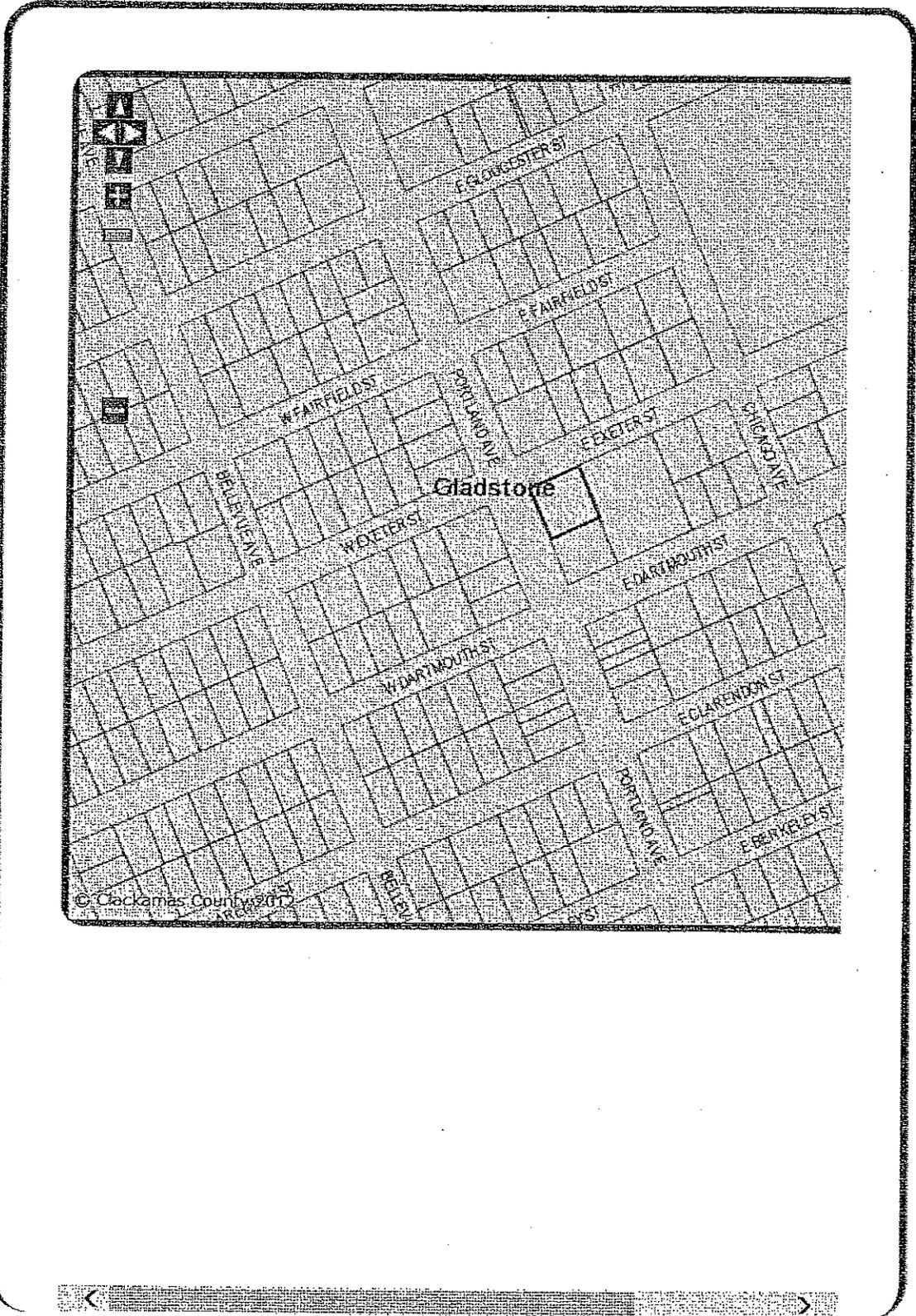
[return to map](#) | [new search](#)

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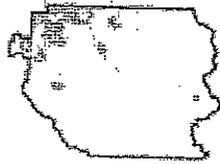
4-69



4-70

Map Tools

 Photo View **Off**



Scale = 1 : 2400

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

 **Address Information**

For owner information please contact Assessment & Taxation

535 PORTLAND AVE, GLADSTONE OR.
97027

Street View

 **Building Characteristics**

[return to map](#) | [new search](#)

Sq Ft

Information not available.

Bedrooms

Information not available.

Baths

Information not available.

Year Built

Information not available.

Last Sale

N/A N/A

 **Tax Information**

[return to map](#) | [new search](#)

Map Number (TLNO)

22E20CA07390

Parcel Number

05021087

471

View Tax Map	view tax map
Est. Market Building Value	345,350.00
Est. Market Land Value	81,032.00
Est. Market Total Value	426,382.00
Est. Current Year Assessed Value	395,886.00
Tax Code	115-050
Est. Acres	.23

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C2

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk

4-72

Relative Wild Fire Hazard

You may be at moderate risk.

Soils Information.

76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES

Approximate Elevation

65.12



Survey & Plat Information

[return to map](#) | [new search](#)

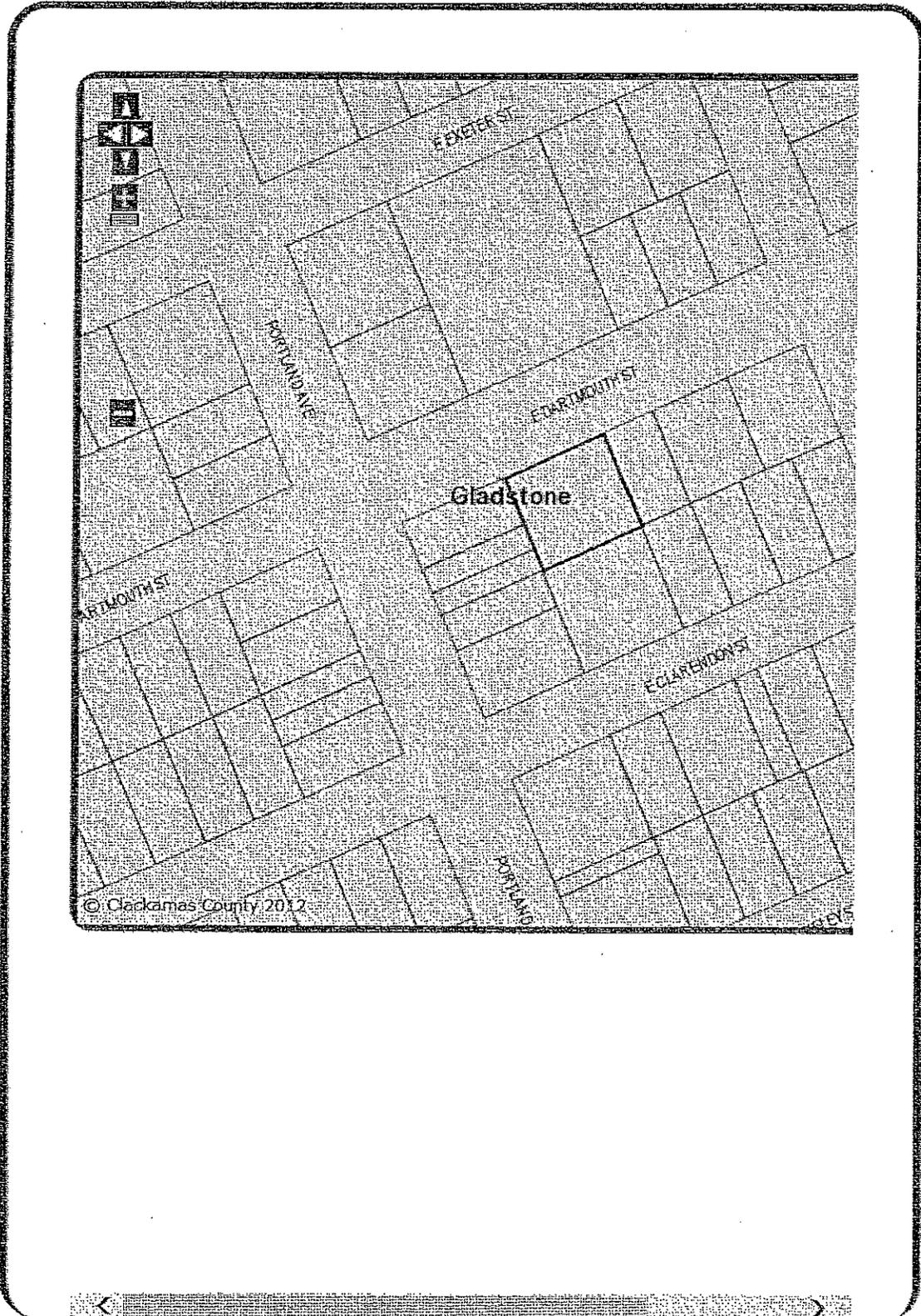
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4-73

2



4-74

Map Tools

 Photo View **Off**



Scale = 1 : 1200

Property Information

-  Address Information
-  Building Characteristics
-  Jurisdiction Information
-  Schooling Information
-  Voting Information
-  Service Information
-  Hazard Information

	Address Information	For owner information please contact Assessment & Taxation
	125 E DARTMOUTH ST, GLADSTONE OR. 97027	Street View
	Building Characteristics	return to map new search
	Sq Ft	Information not available.
	Bedrooms	Information not available.
	Baths	Information not available.
	Year Built	Information not available.
	Last Sale	N/A N/A
	Tax Information	return to map new search
	Map Number (TLNO)	22E20CA06500
	Parcel Number	00538332

4-75

View Tax Map	view tax map
Est. Market Building Value	306,120.00
Est. Market Land Value	87,187.00
Est. Market Total Value	393,307.00
Est. Current Year Assessed Value	351,833.00
Tax Code	115-040
Est. Acres	.21

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C2

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

4-76

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk
Relative Wild Fire Hazard	You may be at moderate risk.
Soils Information	11 - CAMAS GRAVELLY SANDY LOAM, 76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES
Approximate Elevation	60.12



Survey & Plat Information

[return to map](#) | [new search](#)

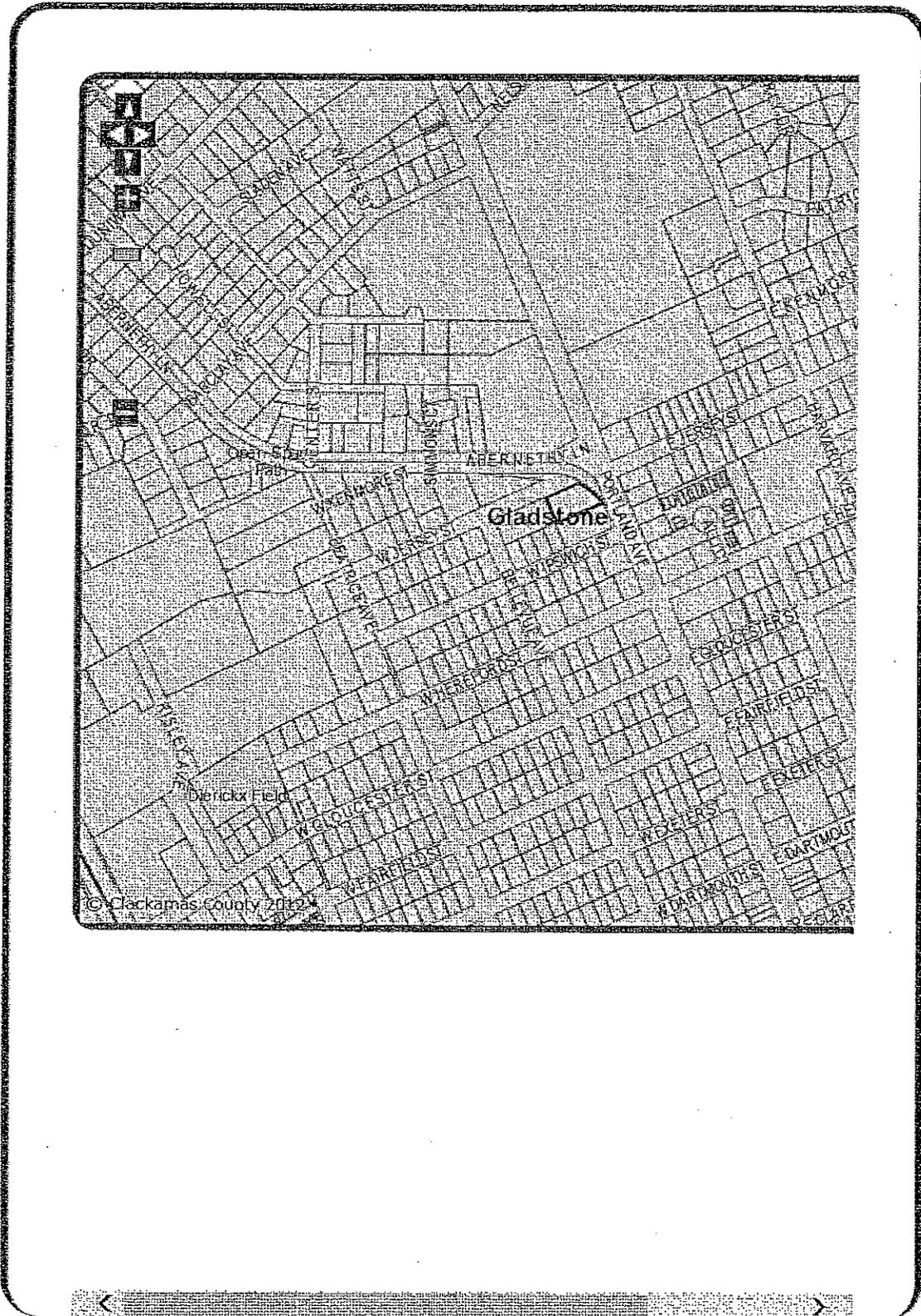
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477

3



4-78

Map Tools

 Photo View Off



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

1050 PORTLAND AVE, GLADSTONE OR.
97027

Street View

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft

Information not available.

Bedrooms

Information not available.

Baths

Information not available.

Year Built

Information not available.

Last Sale

N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)

22E20BC08901

Parcel Number

00536361

479

View Tax Map	view tax map
Est. Market Building Value	472,110.00
Est. Market Land Value	93,074.00
Est. Market Total Value	565,184.00
Est. Current Year Assessed Value	565,184.00
Tax Code	115-040
Est. Acres	.38

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C2

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk

480

Relative Wild Fire Hazard

Your risk may be the lowest.

Soils Information

76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES

Approximate Elevation

74.49



Survey & Plat Information

[return to map](#) | [new search](#)

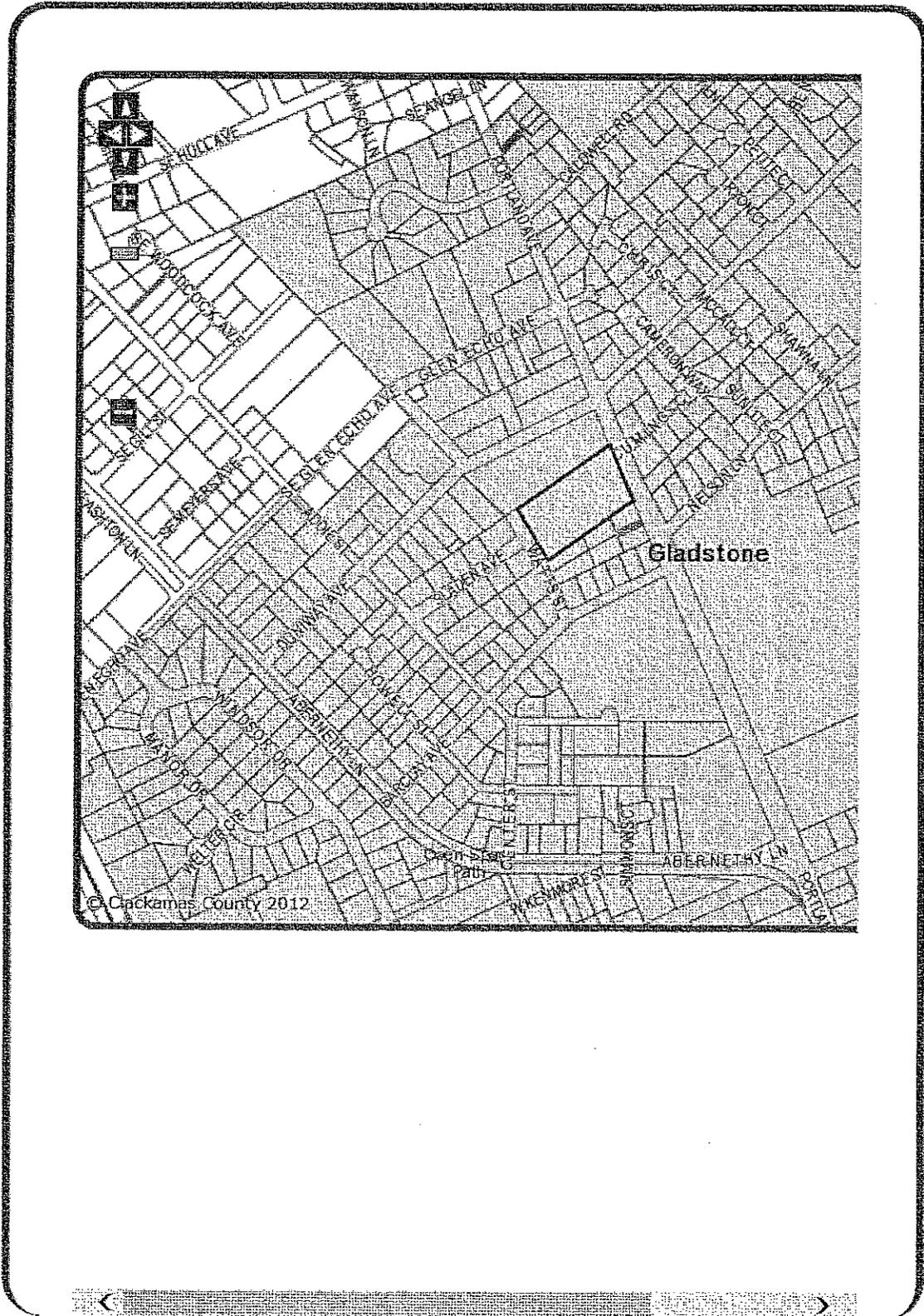
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481

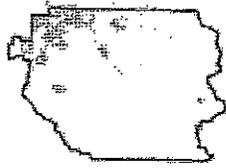
4



4-83

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

18595 PORTLAND AVE, GLADSTONE OR. 97027 [Street View](#)

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft

Information not available.

Bedrooms

Information not available.

Baths

Information not available.

Year Built

Information not available.

Last Sale

N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)

22E19AA02100

Parcel Number

00520127

[View Tax Map](#)

[view tax map](#)

4-84

Est. Market Building Value	248,530.00
Est. Market Land Value	316,616.00
Est. Market Total Value	565,146.00
Est. Current Year Assessed Value	499,931.00
Tax Code	115-002
Est. Acres	1.95

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	LI

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	Not in district
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a higher risk.

4-85

Relative Wild Fire Hazard

Your risk may be the lowest.

Soils Information

25 - COVE SILTY CLAY LOAM

Approximate Elevation

76.55



Survey & Plat Information

[return to map](#) | [new search](#)

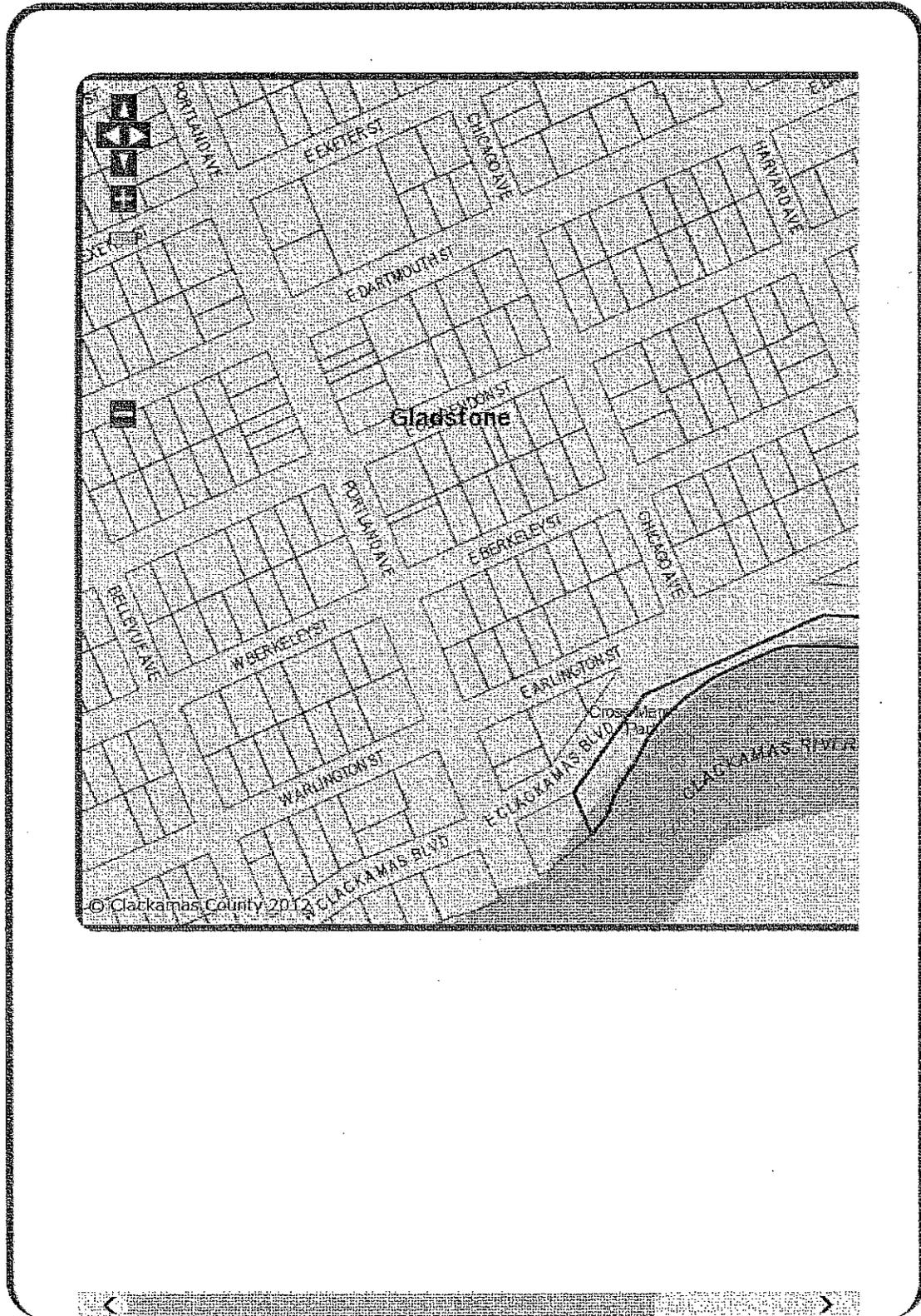
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4-86

5



4-87

Map Tools

 Photo View **Off**



Scale = 1 : 2400

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft	Information not available.
Bedrooms	Information not available.
Baths	Information not available.
Year Built	Information not available.
Last Sale	N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)	22E20CA15000
Parcel Number	01690398
View Tax Map	view tax map
Est. Market Building Value	.00

4-88

Est. Market Land Value	222,391.00
Est. Market Total Value	222,391.00
Est. Current Year Assessed Value	222,391.00
Tax Code	115-040
Est. Acres	.95

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	OS

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood	Lies within or near FEMA special flood hazard zone.
Relative Earthquake Hazard	You may be at a higher risk.

4-89

Relative Wild Fire Hazard

Your risk may be the lowest.

Soils Information

11 - CAMAS GRAVELLY SANDY LOAM

Approximate Elevation

53.03



Survey & Plat Information

[return to map](#) | [new search](#)

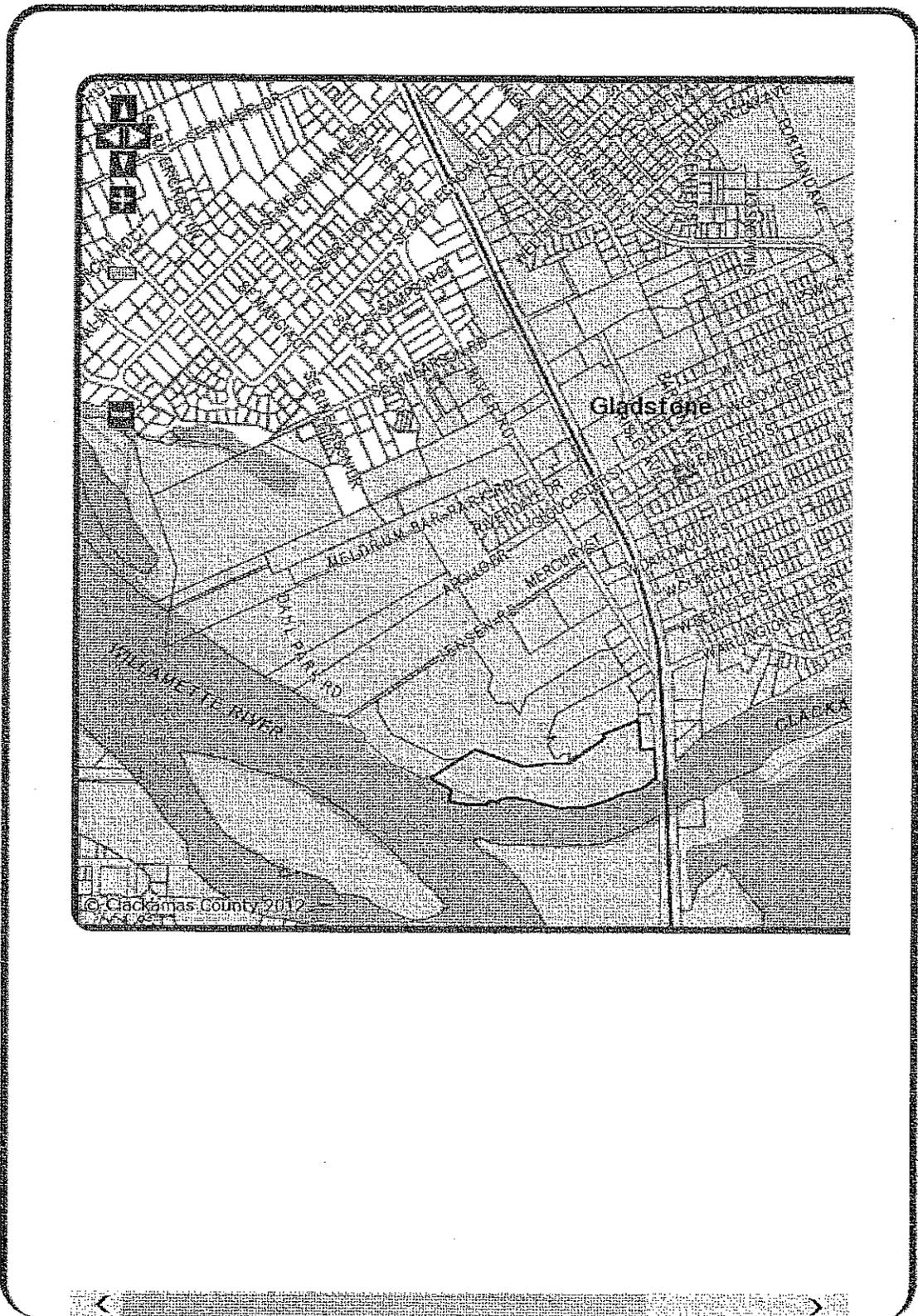
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4-90

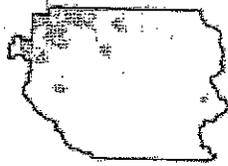
6



4-91

Map Tools

 Photo View **Off**



Scale = 1 : 10K

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

 **Address Information** For owner information please contact Assessment & Taxation

19825 RIVER RD, Street View
GLADSTONE OR. 97027

19825 RIVER RD, Street View
GLADSTONE OR. 97027

600 RIVER RD, GLADSTONE Street View
OR. 97027

 **Building Characteristics**

[return to map](#) | [new search](#)

Sq Ft Information not available.

Bedrooms Information not available.

Baths Information not available.

Year Built Information not available.

Last Sale 05/01/1992 \$0.00

492

 **Tax Information**

[return to map](#) | [new search](#)

Map Number (TLNO)	22E19D 01001
Parcel Number	01544653
View Tax Map	view tax map
Est. Market Building Value	.00
Est. Market Land Value	907,311.00
Est. Market Total Value	907,311.00
Est. Current Year Assessed Value	665,651.00
Tax Code	115-040
Est. Acres	12.31

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	OS

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district

4-93

School District SCH 115 GLADSTONE

Sewer District TRI-CITIES

Water District Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood Lies within or near FEMA special flood hazard zone.

Relative Earthquake Hazard You may be at a higher risk.

Relative Wild Fire Hazard You may be at moderate to high risk.

Soils Information 11 - CAMAS GRAVELLY SANDY LOAM, 73 - RIVERWASH, 19 - CLOQUATO SILT LOAM

Approximate Elevation 15.71



Survey & Plat Information

[return to map](#) | [new search](#)

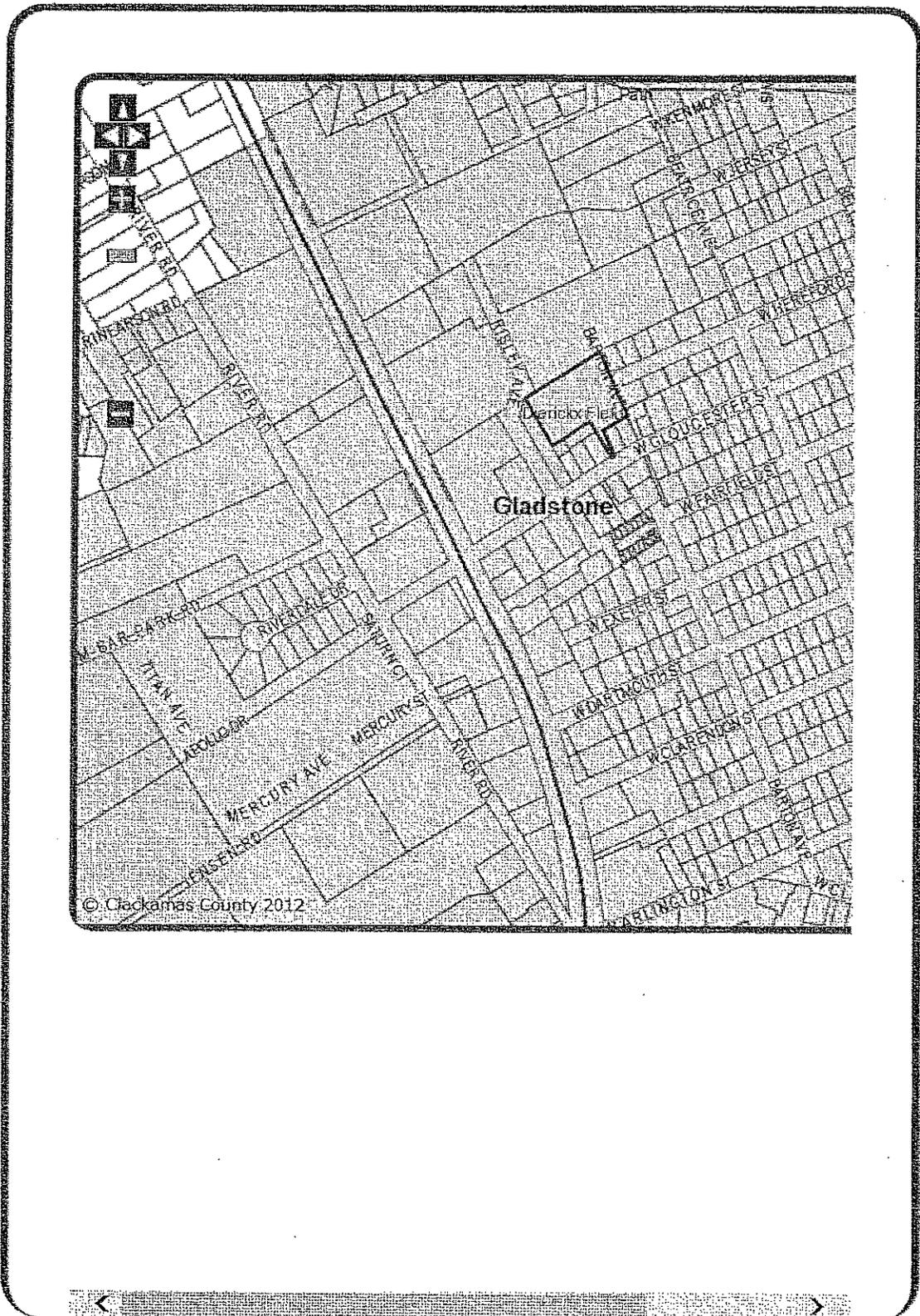
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4-94

7



495

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft Information not available.

Bedrooms Information not available.

Baths Information not available.

Year Built Information not available.

Last Sale N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO) 22E19DA03100

Parcel Number 00527807

View Tax Map [view tax map](#)

4-96

Est. Market Building Value	.00
Est. Market Land Value	230,149.00
Est. Market Total Value	230,149.00
Est. Current Year Assessed Value	191,394.00
Tax Code	115-040
Est. Acres	1.61

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	OS

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

497

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk
Relative Wild Fire Hazard	You may be at low to moderate risk.
Soils Information	76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES, 4 - WAPATO SILTY CLAY LOAM
Approximate Elevation	60.87



Survey & Plat Information

[return to map](#) | [new search](#)

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4-98

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

-  Address Information
-  Building Characteristics
-  Jurisdiction Information
-  Schooling Information
-  Voting Information
-  Service Information
-  Hazard Information

 Address Information	For owner information please contact Assessment & Taxation	
 Building Characteristics		return to map new search
Sq Ft	Information not available.	
Bedrooms	Information not available.	
Baths	Information not available.	
Year Built	Information not available.	
Last Sale	N/A N/A	
 Tax Information		return to map new search
Map Number (TLNO)	22E20 00200	
Parcel Number	00529761	
View Tax Map	view tax map	
Est. Market Building Value	.00	

4-100

Est. Market Land Value	237,090.00
Est. Market Total Value	237,090.00
Est. Current Year Assessed Value	225,299.00
Tax Code	115-045
Est. Acres	1.55



Jurisdiction Information

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	OS



Schooling Information

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High



Voting Information

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5



Service Information

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood	Lies within or near FEMA special flood hazard zone.
Relative Earthquake Hazard	You may be at a moderate risk

4-101

Relative Wild Fire Hazard

Your risk may be the lowest.

Soils Information

11 - CAMAS GRAVELLY SANDY LOAM, W - WATER

Approximate Elevation

34.61



Survey & Plat Information

[return to map](#) | [new search](#)

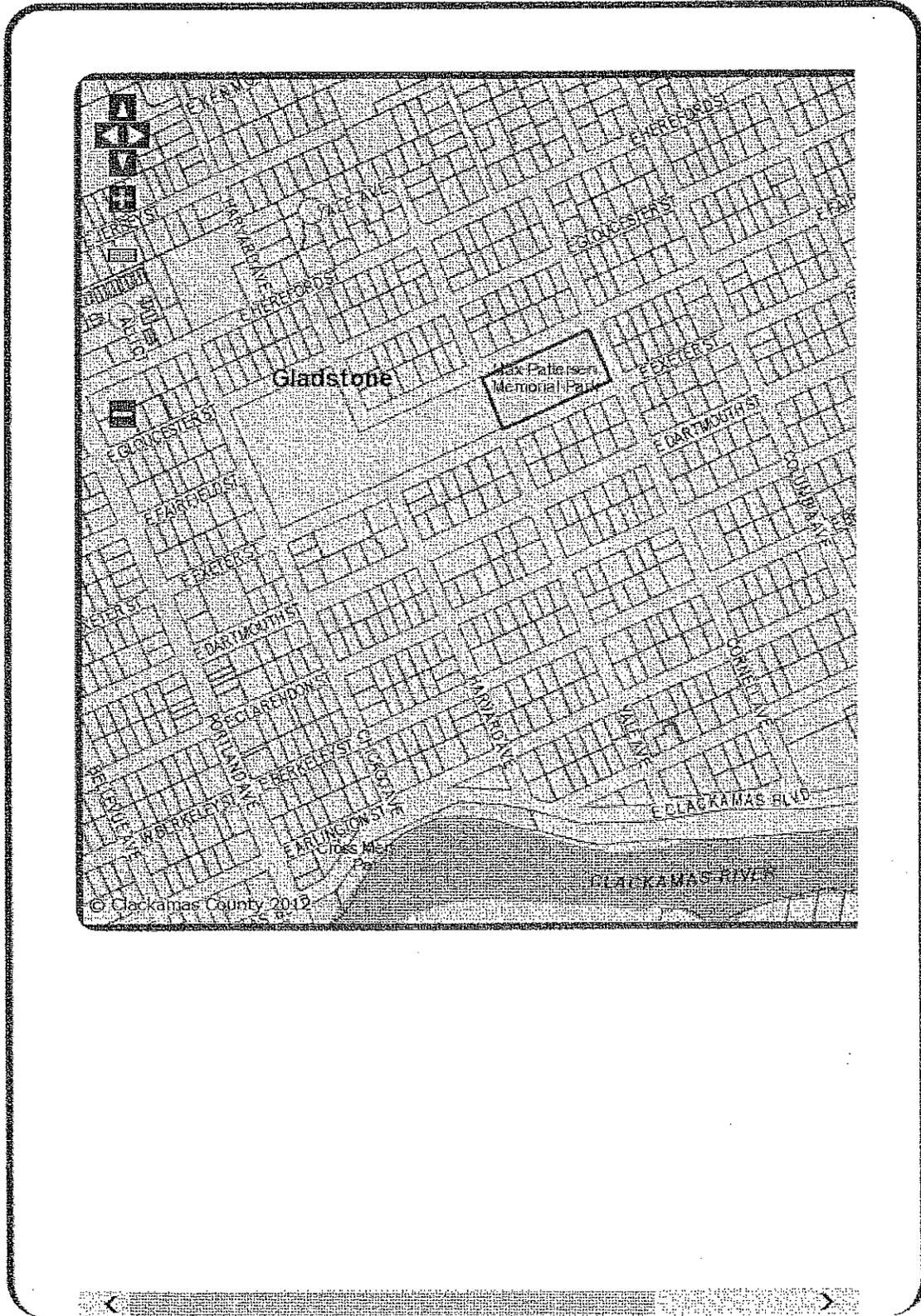
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10



4-103

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact Assessment & Taxation

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft	Information not available.
Bedrooms	Information not available.
Baths	Information not available.
Year Built	Information not available.
Last Sale	N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)	22E20AC02600
Parcel Number	00531614
View Tax Map	view tax map

4-104

Est. Market Building Value	75,170.00
Est. Market Land Value	325,109.00
Est. Market Total Value	400,279.00
Est. Current Year Assessed Value	377,343.00
Tax Code	115-045
Est. Acres	1.97

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	OS

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district

4-105

School District SCH 115 GLADSTONE

Sewer District TRI-CITIES

Water District Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood Likely not in a flood zone

Relative Earthquake Hazard You may be at a lower risk

Relative Wild Fire Hazard Your risk may be the lowest.

Soils Information 76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES, 93E XEROCHREPTS-ROCK OUTCROP COMPLEX, MODERATELY STEEP

Approximate Elevation 73.61



Survey & Plat Information

[return to map](#) | [new search](#)

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4-106

Map Tools

 Photo View **Off**



Scale = 1 : 10K

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

 **Address Information** For owner information please contact Assessment & Taxation

 **Building Characteristics**

[return to map](#) | [new search](#)

Sq Ft Information not available.

Bedrooms Information not available.

Baths Information not available.

Year Built Information not available.

Last Sale 05/01/1992 \$0.00

 **Tax Information**

[return to map](#) | [new search](#)

Map Number 22E19C 00200 (TLNO)

Parcel Number 00526256

View Tax Map [view tax map](#)

4-108

Est. Market Building Value	.00
Est. Market Land Value	1,323,786.00
Est. Market Total Value	1,323,786.00
Est. Current Year Assessed Value	980,293.00
Tax Code	062-050
Est. Acres	19.91

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	OS

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	Candy Lane/Jennings Lodge Elementary
Middle School Attendance	Ogden Middle
Senior High School Attendance	Oregon City High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City

4-109

Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 62 OREGON CITY
Sewer District	TRI-CITIES
Water District	Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood	Lies within or near FEMA special flood hazard zone.
Relative Earthquake Hazard	You may be at a moderate risk
Relative Wild Fire Hazard	You may be at moderate risk.
Soils Information	73 - RIVERWASH, 19 - CLOQUATO SILT LOAM, 84 - WAPATO SILTY CLAY LOAM, 67 - NEWBERG FINE SANDY LOAM, 91B - WOODBURN SILT LOAM, 3 TO 8 PERCENT SLOPES
Approximate Elevation	43.32



Survey & Plat Information

[return to map](#) | [new search](#)

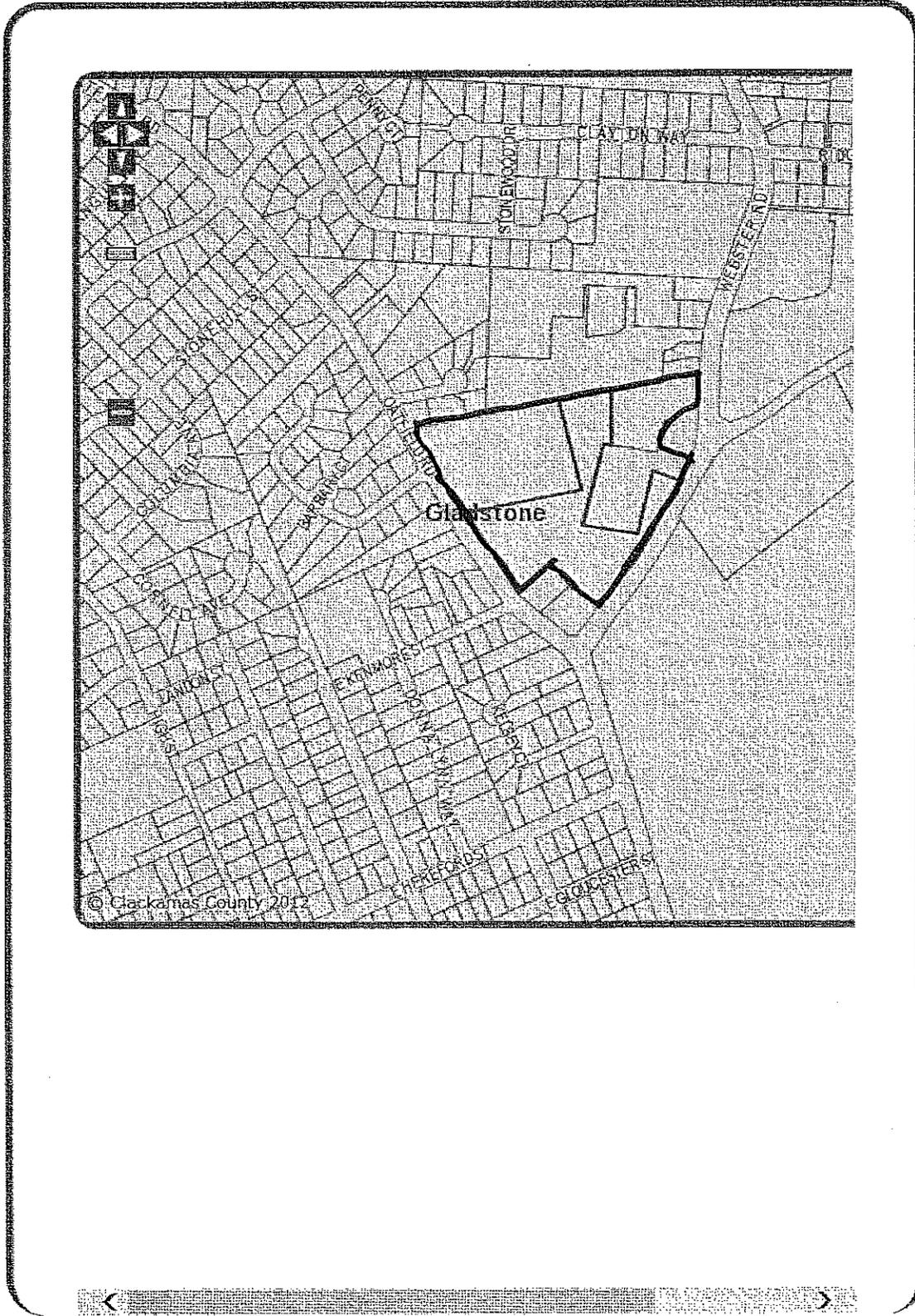
Clackamas County's Surveyor Information System

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[Contact CMap](#) | [Privacy statement](#)

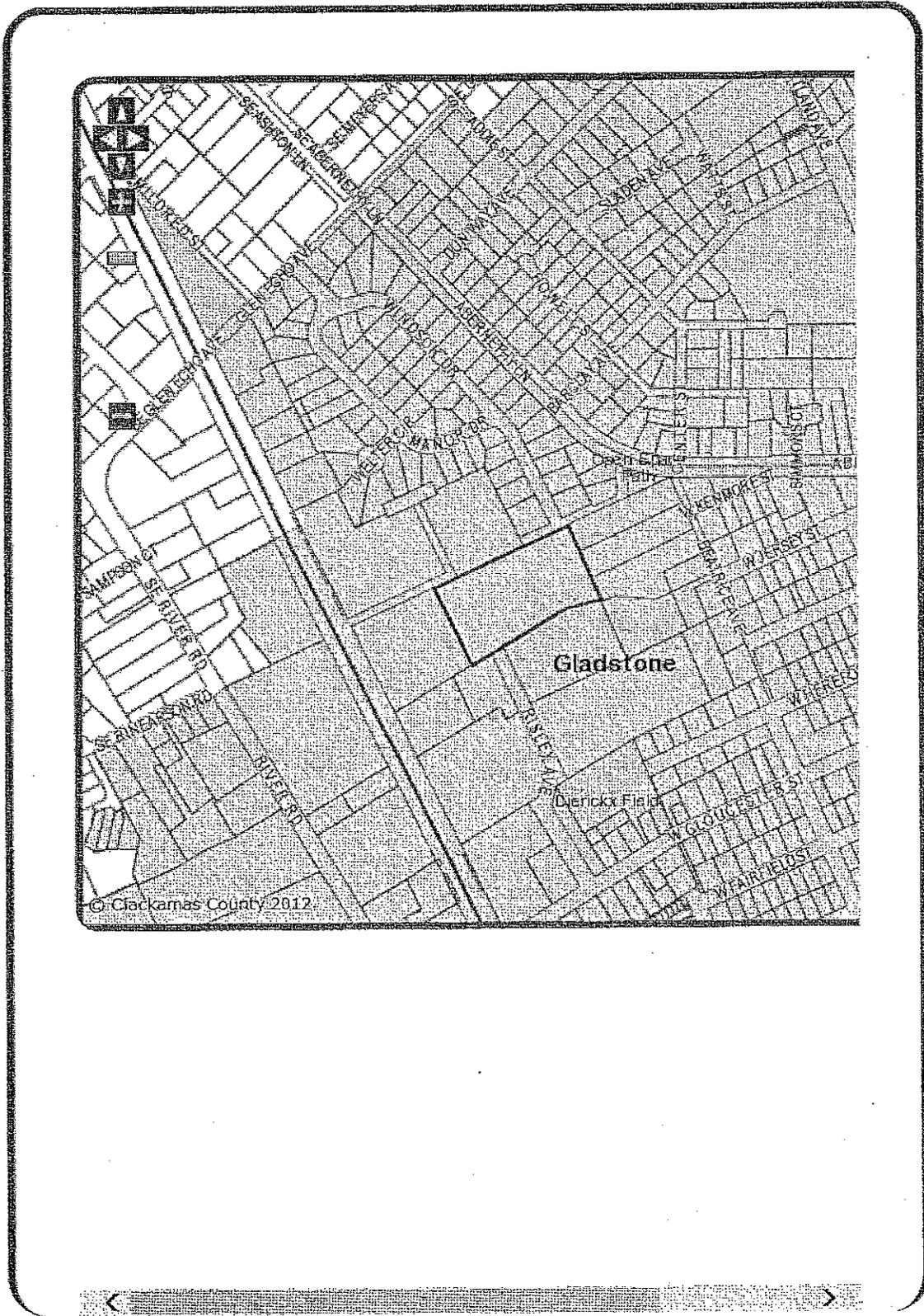
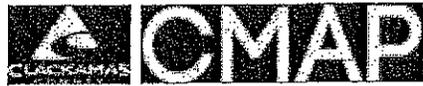
4-110

13



4

14



4112

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft	Information not available.
Bedrooms	Information not available.
Baths	Information not available.
Year Built	Information not available.
Last Sale	N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)	22E19DA00100
Parcel Number	00527442
View Tax Map	view tax map

4-113

Est. Market Building Value	.00
Est. Market Land Value	618,898.00
Est. Market Total Value	618,898.00
Est. Current Year Assessed Value	406,720.00
Tax Code	115-040
Est. Acres	3.53



Jurisdiction Information

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	MR



Schooling Information

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High



Voting Information

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5



Service Information

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

4114



Hazard Information

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a moderate risk
Relative Wild Fire Hazard	You may be at moderate to high risk.
Soils Information	84 - WAPATO SILTY CLAY LOAM, 91B - WOODBURN SILT LOAM, 3 TO 8 PERCENT SLOPES
Approximate Elevation	60.16



Survey & Plat Information

[return to map](#) | [new search](#)

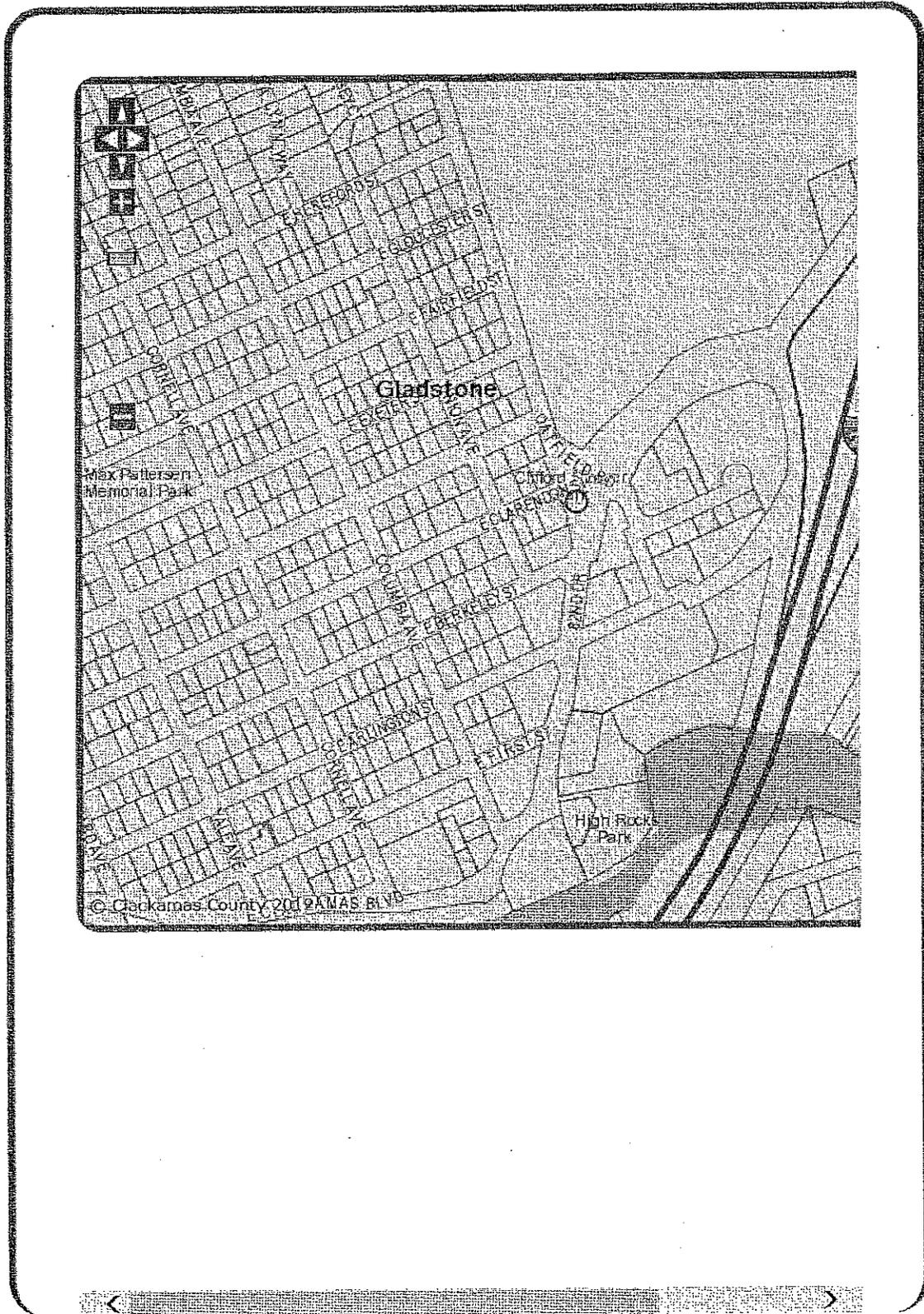
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4-115

19



4-116

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

18095 WEBSTER RD, GLADSTONE Street View
OR. 97027

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft	Information not available.
Bedrooms	Information not available.
Baths	Information not available.
Year Built	Information not available.
Last Sale	N/A N/A

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)	22E17DC00900
Parcel Number	00506973

4-118

View Tax Map	view tax map
Est. Market Building Value	394,940.00
Est. Market Land Value	88,074.00
Est. Market Total Value	483,014.00
Est. Current Year Assessed Value	483,014.00
Tax Code	115-040
Est. Acres	.29

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	MR

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	33
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk

4-119

Relative Wild Fire Hazard

Your risk may be the lowest.

Soils Information

93E - XEROCHREPTS-ROCK OUTCROP COMPLEX,
MODERATELY STEEP

Approximate Elevation

228.93



Survey & Plat Information

[return to map](#) | [new search](#)

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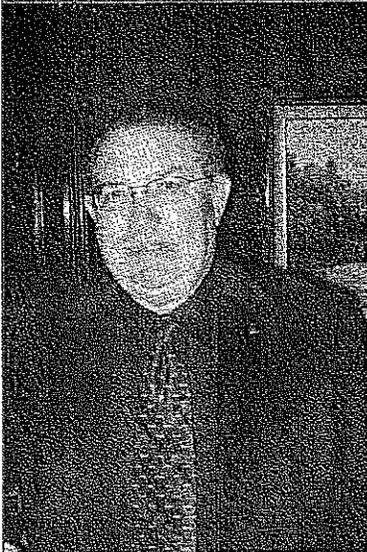
[Contact CMap](#) | [Privacy statement](#)

4-120

Excellent Business Opportunity

Prudential
Northwest
Properties

500 W Gloucester Street | Gladstone | 97027



Jon Deskin &
Steve Oleson

Office: 503-624-9660



Excellent business opportunity with residential dwelling and current rental income! Half acre property includes a two-level 8152 square foot building, with 4,076 square foot warehouse on the main, and six-unit apartments above. The home was built approx in 1900. 1,784 square feet with basement and well maintained. Owner will consider a short-term carry with 30% down OAC.

- Offered at \$699,000
- Half acre property
- Includes a residential dwelling
- Great location!
- Property taxes: \$9,326.92 per year



Prudential
Northwest Properties

503-754-0583 (Jon)

503-849-4630 (Steve)

jondeskin@prunw.com

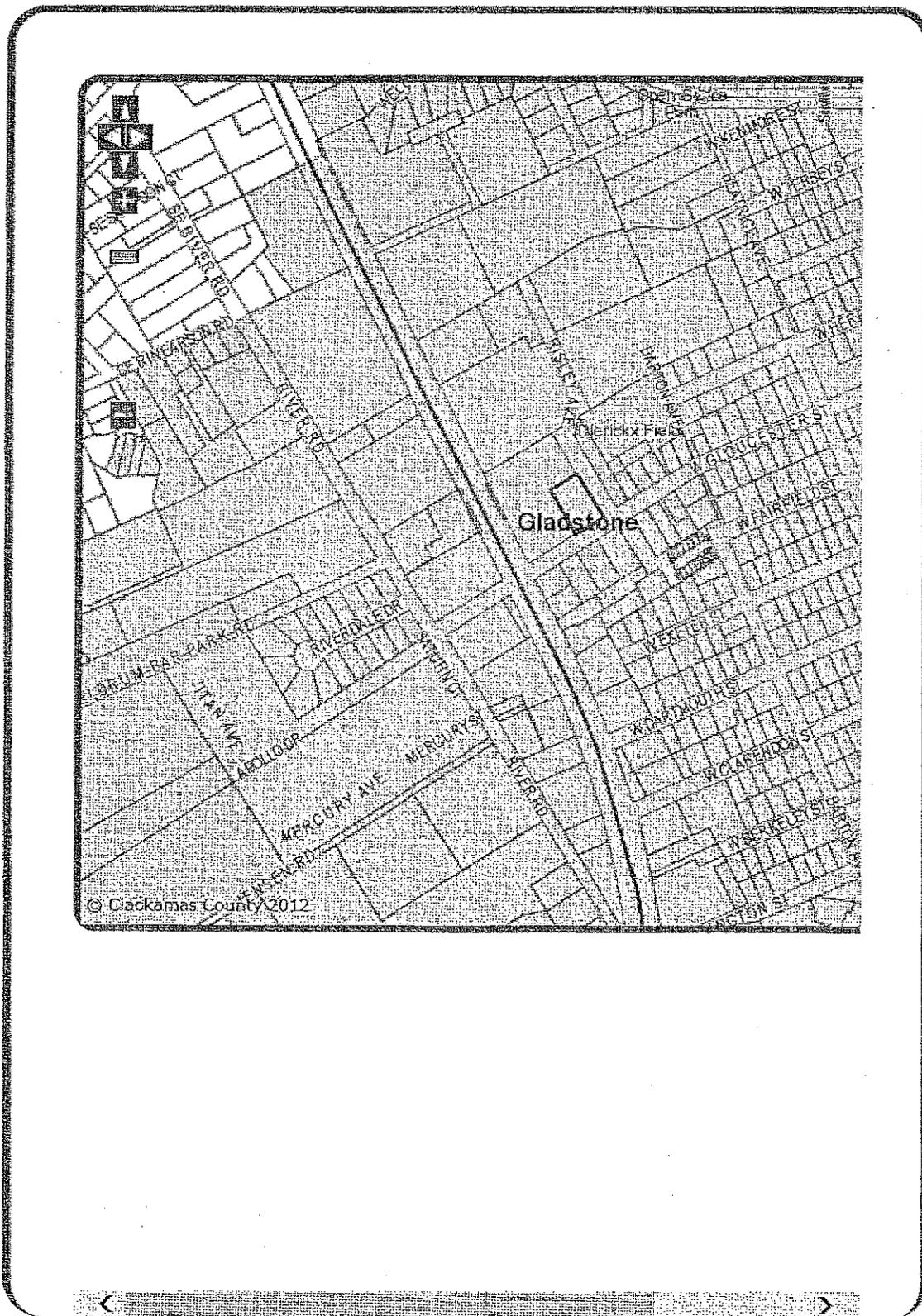
soleson@prunw.com



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4-121



4-102

Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

500 W GLOUCESTER ST UNIT 1,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 2,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 3,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 4,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 5,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 6,
GLADSTONE OR. 97027

Street View

810 RISLEY AVE, GLADSTONE OR. 97027

Street View

4-123

 **Building Characteristics**

[return to map](#) | [new search](#)

Sq Ft	Information not available.
Bedrooms	Information not available.
Baths	Information not available.
Year Built	Information not available.
Last Sale	10/14/2005 \$0.00

 **Tax Information**

[return to map](#) | [new search](#)

Map Number (TLNO)	22E19DA03600
Parcel Number	00527861
View Tax Map	view tax map
Est. Market Building Value	358,050.00
Est. Market Land Value	327,609.00
Est. Market Total Value	685,659.00
Est. Current Year Assessed Value	494,724.00
Tax Code	115-040
Est. Acres	.50

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C3

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
---------------	------

4-104

Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood	Likely not in a flood zone
Relative Earthquake Hazard	You may be at a lower risk
Relative Wild Fire Hazard	Your risk may be the lowest.
Soils Information	76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES
Approximate Elevation	60.23



Survey & Plat Information

[return to map](#) | [new search](#)

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4-125

Excellent Business Opportunity

Prudential
Northwest
Properties

500 W Gloucester Street | Gladstone | 97027



Jon Deskin &
Steve Oleson

Office: 503-624-9660

Excellent business opportunity with residential dwelling and current rental income! Half acre property includes a two-level 8152 square foot building, with 4,076 square foot warehouse on the main, and six-unit apartments above. The home was built approx in 1900. 1,784 square feet with basement and well maintained. Owner will consider a short-term carry with 30% down OAC.

- Offered at \$699,000
- Half acre property
- Includes a residential dwelling
- Great location!
- Property taxes: \$9,326.92 per year



Prudential
Northwest Properties

503-754-0583 (Jon)

503-849-4630 (Steve)

jondeskin@prunw.com

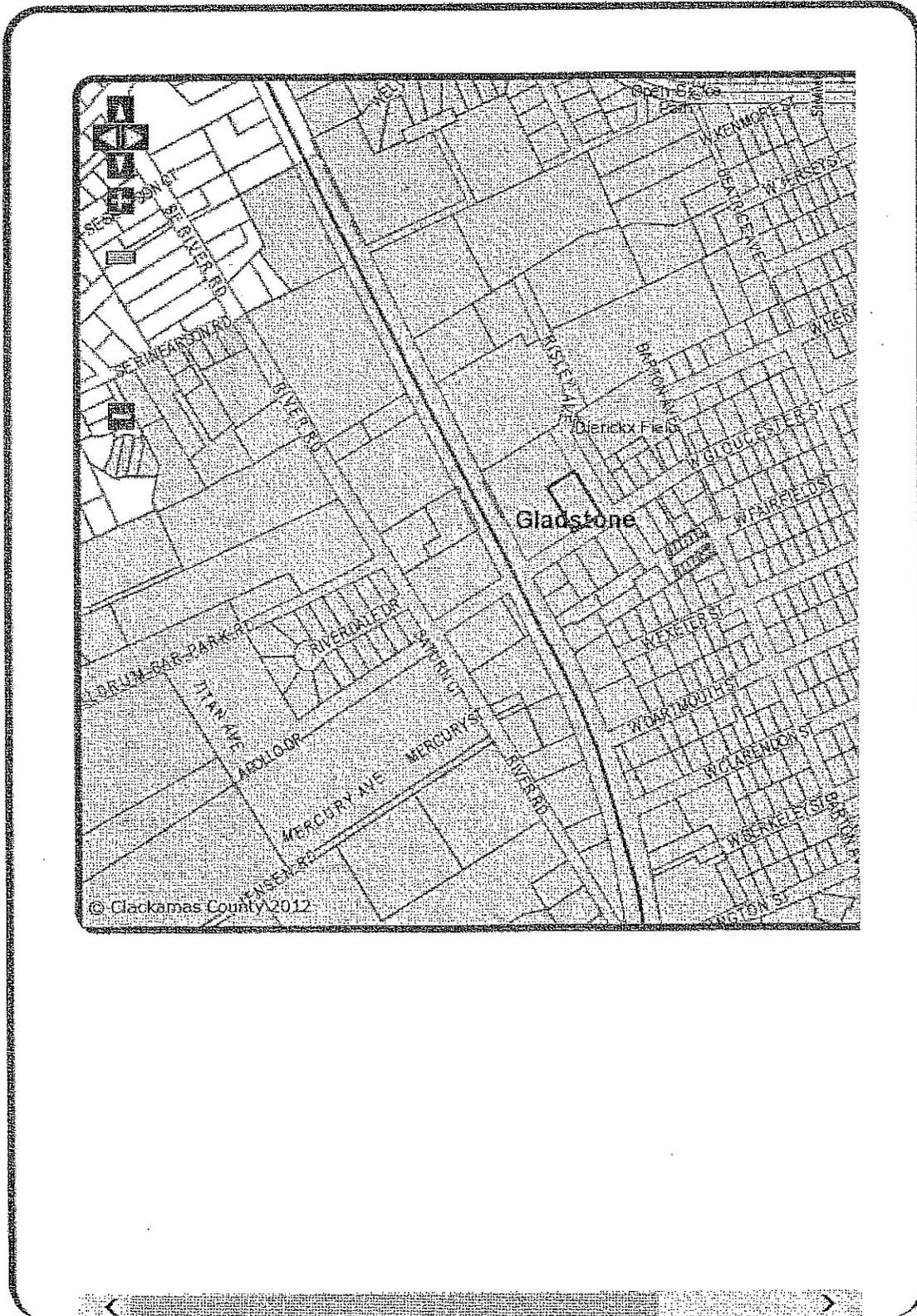
soleson@prunw.com



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4-127

Map Tools

 Photo View Off



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

500 W GLOUCESTER ST UNIT 1,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 2,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 3,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 4,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 5,
GLADSTONE OR. 97027

Street View

500 W GLOUCESTER ST UNIT 6,
GLADSTONE OR. 97027

Street View

810 RISLEY AVE, GLADSTONE OR. 97027

Street View

4-128



Building Characteristics

[return to map](#) | [new search](#)

Sq Ft	Information not available.
Bedrooms	Information not available.
Baths	Information not available.
Year Built	Information not available.
Last Sale	10/14/2005 \$0.00



Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO)	22E19DA03600
Parcel Number	00527861
View Tax Map	view tax map
Est. Market Building Value	358,050.00
Est. Market Land Value	327,609.00
Est. Market Total Value	685,659.00
Est. Current Year Assessed Value	494,724.00
Tax Code	115-040
Est. Acres	.50



Jurisdiction Information

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C3



Schooling Information

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High



Voting Information

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	31
Congressional District	5



Service Information

[return to map](#) | [new search](#)

Cable Company	City
---------------	------

4-129

Community Planning Organization

City

Fire District

Gladstone

Garbage Hauler

Gladstone Disposal

Park District

Not in district

School District

SCH 115 GLADSTONE

Sewer District

TRI-CITIES

Water District

Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood

Likely not in a flood zone

Relative Earthquake Hazard

You may be at a lower risk

Relative Wild Fire Hazard

Your risk may be the lowest.

Soils Information

76B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES

Approximate Elevation

60.23



Survey & Plat Information

[return to map](#) | [new search](#)

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4-130

FOR SALE | Gladstone, OR



PARKER LANDING PAD



PADS SHADOW ANCHORED BY WALGREENS

McLoughlin Blvd. and W. Arlington St. | Gladstone, OR | 97027

FOR SALE: 4.91 ACRES | OFFERED AT \$3,200,000.00

Graham Cole Peterson
Principal Broker
Direct: 503.319.4267
Email: GrahamColePeterson@wgmail.com

Brian Dalrymple
Commercial Broker
971.506.2338
BrianRussellDalrymple@gmail.com

Portland Office | 2105 NE 39th Ave., Suite 200
Portland, OR 97212
503/249-1706

4-131

ARLINGTON ST. & MCLOUGHLIN BLVD.



PROPERTY INFORMATION:

ADDRESS: W. Arlington Street & McLoughlin Blvd. Gladstone, OR 97027

SALE PRICE: \$3,200,000.00.

SPACE AVAILABLE: 4.91 Acre Pad Site with 4 acres buildable

SITE TYPE: Multiple pad options available. Build to suit...

SITE: Parker Landing is a 4.91 acre site with 4 buildable acres located in Gladstone, Oregon adjacent to Arlington St. and McLoughlin Blvd. The site has frontage on both the Clackamas River to the South and Arlington St. to the North. It sits adjacent to a Walgreens to the west as well as Black Rock Coffee. East is a small office building. Site is also about 0.6 mile from the on/off ramps to I-205

The majority of the site is at street level with the South side of the lot sloping down to the Clackamas River

SITE FEATURES:

- Frontage on Clackamas River.
- Right hand turn from I-205
- Shadow anchored by Walgreens.
- Signalized intersection.

Graham Cole Peterson
Principal Broker
503.319.4267

Brian Dalrymple
Commercial Broker
971.506.2338

ARLINGTON ST. & MCLOUGHLIN BLVD.



TRAFFIC COUNTS:

The current traffic count at McLoughlin Blvd. and Arlington is 37,842 Average daily trips. The daily trips on Interstate 205 (located .6 miles from the site) has over 120,000 Daily trips.

These traffic counts give the site a high potential consumer base to capture. The proximity to major arterials also may justify a larger trade area due to shortened drive times from outside the radius demographics.



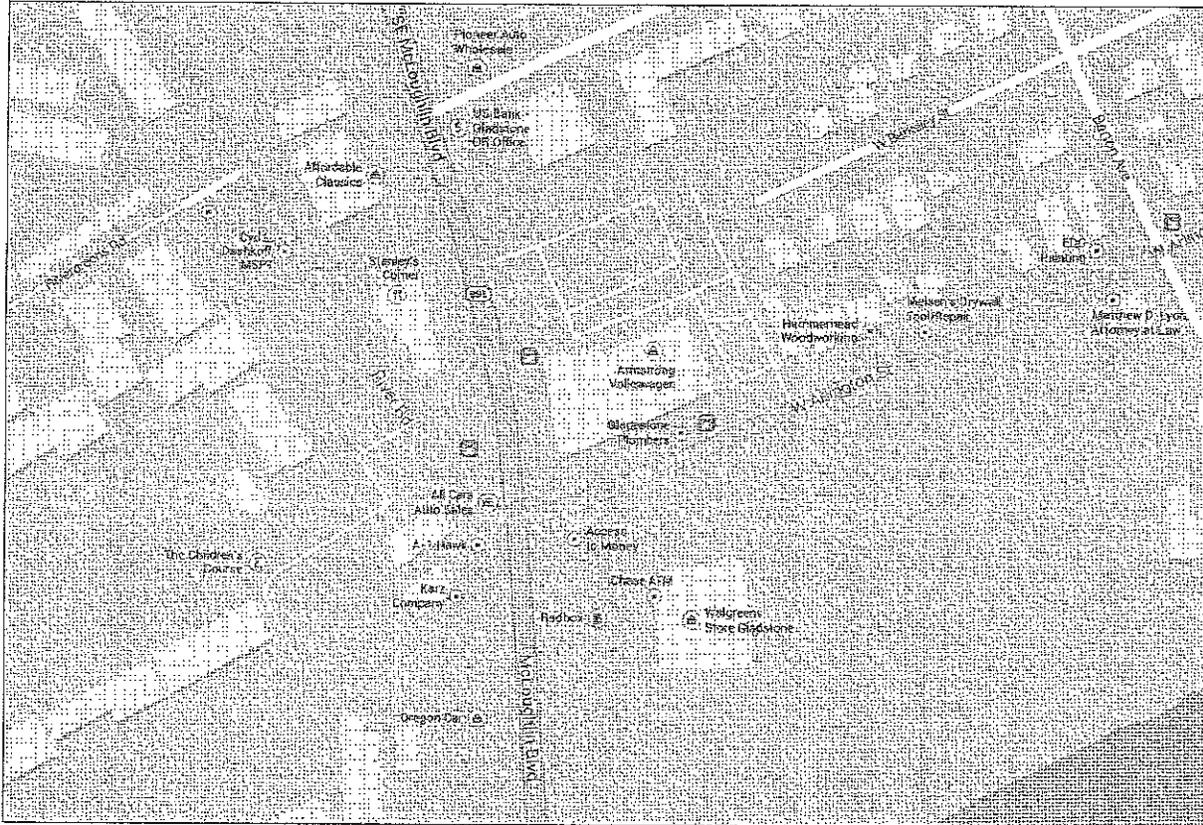
Graham Cole Peterson
Principal Broker
503.319.4267

Brian Dalrymple
Commercial Broker
971.506.2338

4-133

ARLINGTON ST. & MCLOUGHLIN BLVD.

AERIAL MAP

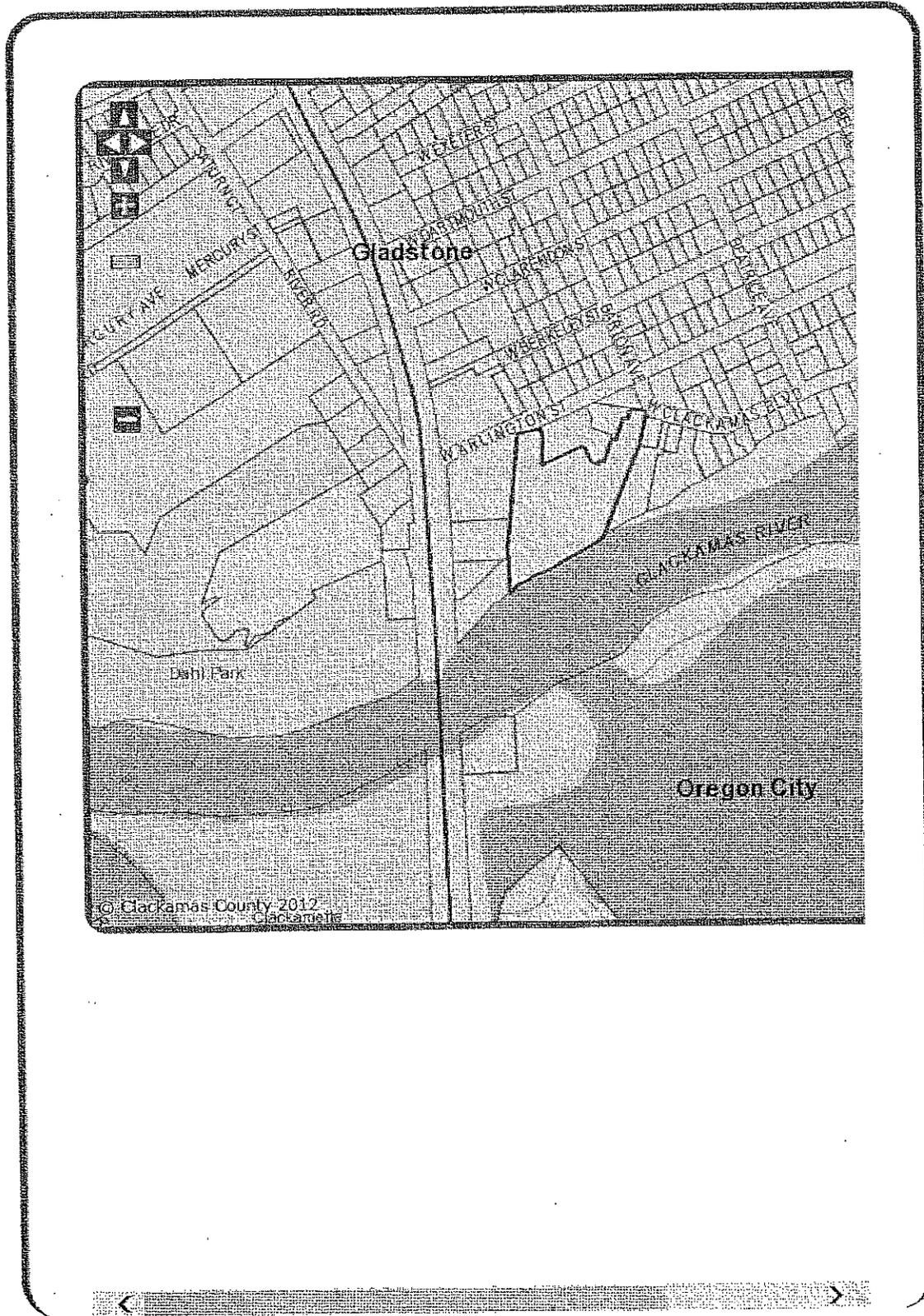


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2012 Total Population:	9,196	76,530	164,163
2012 Median Age:	39 Yrs	41 Yrs	40 Yrs
2012 Total Households:	3,813	29,768	64,663
2012 Average HH Income:	\$66,138	\$80,390	\$79,925

Graham Cole Peterson
Principal Broker
503.319.4267

Brian Dalrymple
Commercial Broker
971.506.2338



Map Tools

 Photo View Off



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact Assessment & Taxation

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft Information not available.

Bedrooms Information not available.

Baths Information not available.

Year Built Information not available.

Last Sale 06/04/2012 \$1,300,000.00

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO) 22E20 00602

Parcel Number 05021083

View Tax Map [view tax map](#)

Est. Market Building Value .00

4-136

Est. Market Land Value	757,919.00
Est. Market Total Value	757,919.00
Est. Current Year Assessed Value	671,842.00
Tax Code	115-040
Est. Acres	4.00



Jurisdiction Information

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C3



Schooling Information

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High



Voting Information

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5



Service Information

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district



Hazard Information

[return to map](#) | [new search](#)

Flood	Lies within or near FEMA special flood hazard zone.
-------	---

4137

Relative Earthquake Hazard	You may be at a higher risk.
Relative Wild Fire Hazard	Your risk may be the lowest.
Soils Information	56 - MCBEE SILTY CLAY LOAM, 19 - CLOQUATO SILT LOAM
Approximate Elevation	58.07



Survey & Plat Information

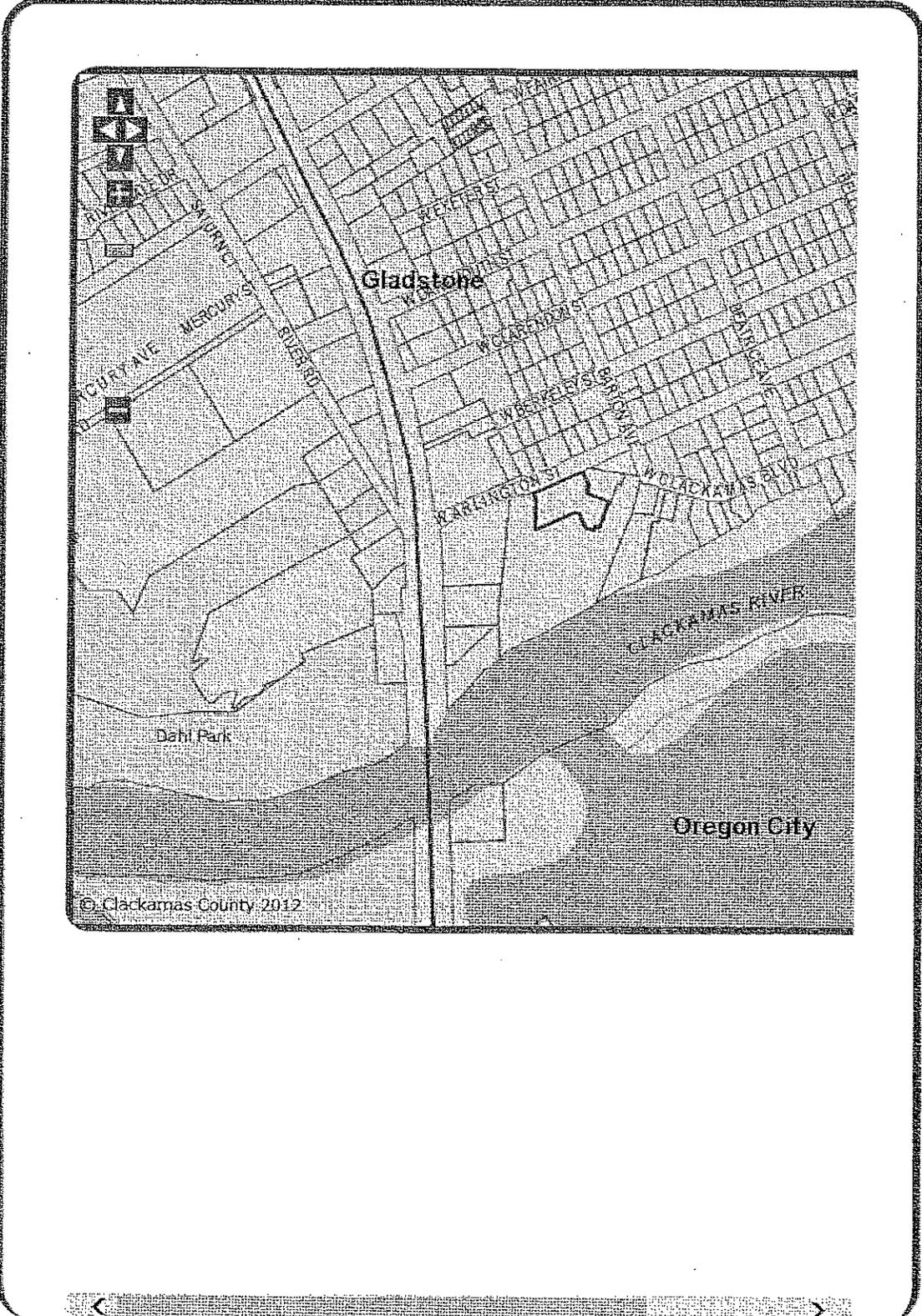
[return to map](#) | [new search](#)

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Map Tools

 Photo View **Off**



Scale = 1 : 4800

Property Information

 Address Information

 Building Characteristics

 Jurisdiction Information

 Schooling Information

 Voting Information

 Service Information

 Hazard Information

Address Information

For owner information please contact
Assessment & Taxation

Building Characteristics

[return to map](#) | [new search](#)

Sq Ft Information not available.

Bedrooms Information not available.

Baths Information not available.

Year Built Information not available.

Last Sale 06/04/2012 \$1,300,000.00

Tax Information

[return to map](#) | [new search](#)

Map Number (TLNO) 22E20 00600

Parcel Number 00529869

View Tax Map [view tax map](#)

Est. Market Building Value .00

4-140

Est. Market Land Value	185,186.00
Est. Market Total Value	185,186.00
Est. Current Year Assessed Value	164,156.00
Tax Code	115-040
Est. Acres	.76

 **Jurisdiction Information**

[return to map](#) | [new search](#)

City	Gladstone
Urban Growth Boundary	METRO UGB
Zoning	C3

 **Schooling Information**

[return to map](#) | [new search](#)

Elementary School Attendance	John Wetten Elementary
Middle School Attendance	Kraxberger Middle
Senior High School Attendance	Gladstone High

 **Voting Information**

[return to map](#) | [new search](#)

State House District	40
State Senate District	20
Voting Precinct	32
Congressional District	5

 **Service Information**

[return to map](#) | [new search](#)

Cable Company	City
Community Planning Organization	City
Fire District	Gladstone
Garbage Hauler	Gladstone Disposal
Park District	Not in district
School District	SCH 115 GLADSTONE
Sewer District	TRI-CITIES
Water District	Not in district

 **Hazard Information**

[return to map](#) | [new search](#)

Flood Lies within or near FEMA special flood hazard zone.

4-14

Relative Earthquake Hazard	You may be at a higher risk.
Relative Wild Fire Hazard	Your risk may be the lowest.
Soils Information	56 - MCBEE SILTY CLAY LOAM, 19 - CLOQUATO SILT LOAM
Approximate Elevation	57.29



Survey & Plat Information

[return to map](#) | [new search](#)

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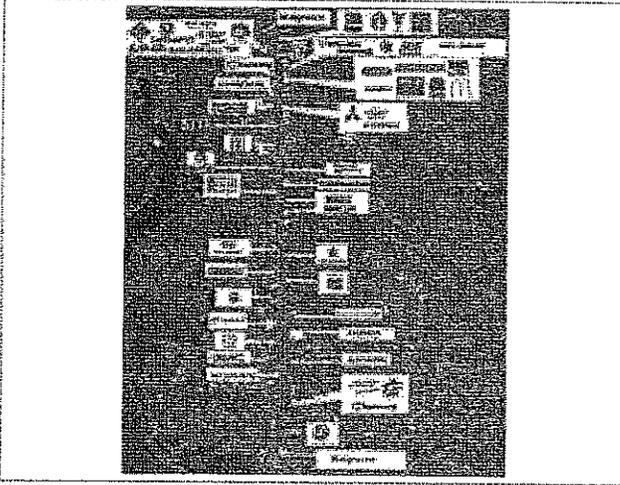
Marcus & Millichap

Will Stone —

Retail Property For Sale

McLoughlin Center

17022 SE McLoughlin Blvd, Milwaukie, OR 97267



Price:	\$4,995,000
Gross Leasable Area:	25,420 SF
Price/SF:	\$196.50
Property Type:	Retail
Property Sub-type:	Strip Center
Additional Sub-types:	Street Retail Neighborhood Center
Property Use Type:	Net Lease Investment with 5 years left on lease
Cap Rate:	6.88%
Occupancy:	100%
No. Stories:	1
Tenancy:	Multiple
Year Built:	1979
Lot Size:	2.01 AC
APN / Parcel ID:	00512109
Parking Ratio:	31 / 1,000 SF
Listing ID	18561046
Last Updated	22 days ago

[Find Out More...](#)

Highlights

- Strong, Diverse Tenant Mix of National and Local Retailers
- High Historic Occupancy of more than 90 Percent
- Minimal Landlord Responsibility

Description

The McLoughlin Retail Center is a single story 25,420-square foot suburban retail strip center located at 17022 SE McLoughlin Boulevard, Milwaukie, Oregon on a 2.01 acre parcel. Erected in 1979 and devised into 12-suites, the subject property is currently 90 percent occupied with a strong, diverse mix of local and national tenants. All tenants are on a triple net lease including Milano Nails, Pussycat Tattoo, Milwaukie Animal Clinic, Palm Beach Tan, and Cascade Funeral Directors among others. Constructed of wood frame with brick and glass exterior the asset has been well landscaped and maintained, with ample on-site asphalt parking of approximately 45 stalls, and has little to no signs of deferred maintenance.

Historically, the McLoughlin Center has maintained an attractive occupancy level at more than 90 percent. This asset offers a unique opportunity for an investor who wants a low management, more passive investment in an area with strong demographics, low historic occupancy and a landlord friendly environment.

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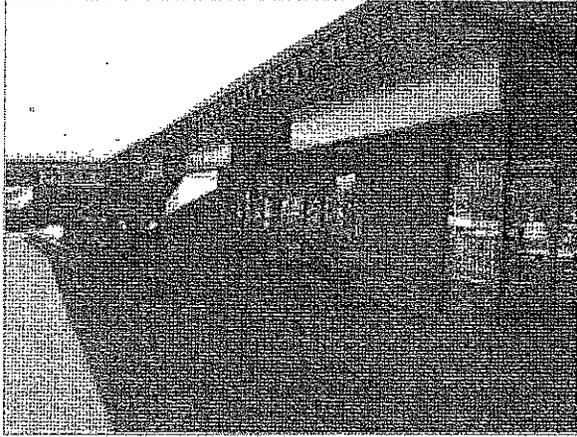
The subject is ideally located along SE McLoughlin Boulevard, (Highway 99E) between Portland and Oregon City. Highway 99E is a dominant retail thoroughfare with average traffic counts of more than 35,000 vehicles per day. The center is located on TriMet's frequent service bus route 33 and route 99 providing the local community transportation to Downtown Portland, Oregon City and much of the Portland MSA. Additionally, within less than one-half mile the McLoughlin Center runs parallel with major arterial roads SE Oatfield Road which provides additional public transportation via bus route 32 and SE River Road which is located along bus route 34. The site is situated within one-mile of more than five local schools, greatly benefiting from the available public transportation services as it provides the local community with additional ways to reach the center. Furthermore, the asset boasts excellent visibility and heavy exposure due to a pole sign faced on Highway 99E and the retail traffic generated by numerous national and regional retailers including; Safeway, Walmart Grocery, Starbucks, Taco Bell, Fred Meyer, Napa Auto Parts, Cinema 8 Movie theatre, and many others.

Financial Summary

	Actual
Net Operating Income	\$343,656

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Additional Photos



McLoughlin Center



McLoughlin Center

Created 2/12/2014

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16022 SE RIVER RD, Milwaukie, OR 97267
 \$1,590,000



Get Information

First Name
 Last Name
 Email Address
 Phone Number
 Send me more info on this property.

Send Message

Schedule Showing

See this property in-person

Virtual Tour

Save Property

Email me updates about this listing
 Enter your notes about this property

Rate Property

Save

Market Report

View Trends in this Market

Share This Property

- Print Selected Flyer
- Email Flyer to a Friend
- Facebook Like 0
- Google +1 8+1

Mortgage Calculator

Price: \$1,590,000
 Down Pmt: \$318,000
 Loan Rate: 3.50%
 Loan Years: 30
Monthly Payment: \$5,711

Get your financial questions answered

MLS Number: 13179345 Status: Active
 Property Type: Commercial

Classic turn of the century home totally restored preserving the historic character while blending with today's conveniences. Currently successful B&B w/ 4 guest suites on the upper level. The main level features 2bd/2baths, grand foyer, sitting rm, dining rm, and kitchen. Theater, game rm w/wet bar, lg laundry, lg storage suitable for wine cellars located on lower level. Private 2.7 beautifully landscaped acres. View attached video

Property Details | Maps | Demographics | Schools | Price History

GENERAL FEATURES

County	Clackamas
Property Type	OTHER
Present Use	Other
Zoning	R10
Acres	2.65
Year Established	2006
Occupancy Types	Other
Gross Income Actual	\$39,339
Operating Expenses Actual	\$20,850
Net Income Actual	\$18,489
Tax Amount	\$5,014
Sale Includes	Building Land

BUILDING FEATURES

Approx Gross SqFt	5,924
Buildings	1
Year Built	1900
Year Built Description	Remodeled
Construction	Full Basement Wood
Stories	2
Roof Type	Composition Roofing
Heating	Other
Fuel	Gas
Ceiling Height	10

PROPERTY FEATURES

Lot Size	1 to 2.99 Acres
Road Surface	Paved
Parking Description	On Site
Water	Public
Sewer	Public

Listing provided courtesy of: Coldwell Banker Seal

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* All listings may not be displayed in a specific marketplace as some Brokers or property owners may opt out.



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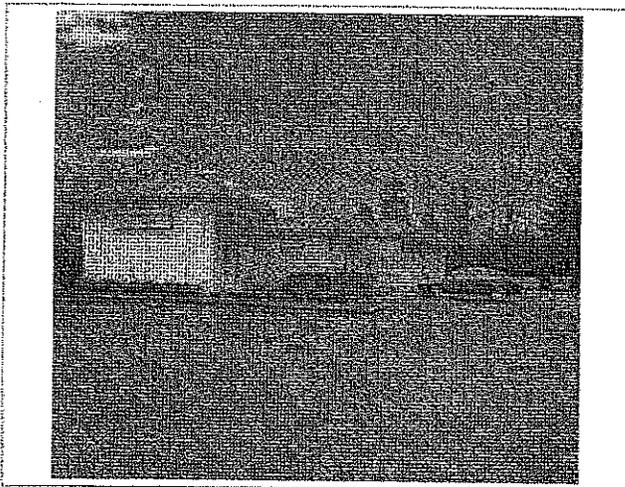


Joe Kappler — (503) 227-2500 Ext: 136

Office Property For Sale

19220 McLoughlin Blvd

19220 McLoughlin Blvd, Gladstone, OR 97027



Price:	\$735,000
Building Size:	4,200 SF
Price/SF:	\$175
Property Type:	Office
Property Sub-type:	Medical Office
Property Use Type:	Investment
Occupancy:	0%
No. Stories:	1
Building Class:	C
Tenancy:	Single
Year Built:	1962
Lot Size:	0.40 AC
Zoning Description:	C3
Listing ID	17549861
Last Updated	24 days ago

[Find Out More...](#)

Highlights

- Monument sign on McLoughlin Blvd.
- 12 offices/treatment rooms
- Abundant Parking
- Existing medical build-out
- Nearby shopping and restaurants

Description

Medical Office Building

Great access to I-205

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Created 2/27/2012

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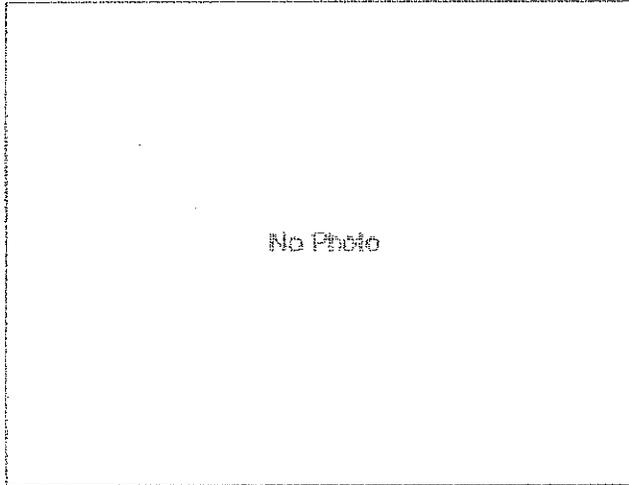
Oregon Realty Company

Simon Wong — (503) 804-2480

Retail Property For Sale

14411 SE McLoughlin Blvd

14411 SE McLoughlin Blvd, Milwaukie, OR 97267



Price:	\$950,000
Building Size:	4,500 SF
Price/SF:	\$211.11
Property Type:	Retail
Property Sub-type:	Restaurant
Property Use Type:	Vacant/Owner-User
Commission Split:	2%
Lot Size:	0.67 AC
Listing ID	17897782
Last Updated	23 days ago
Find Out More...	

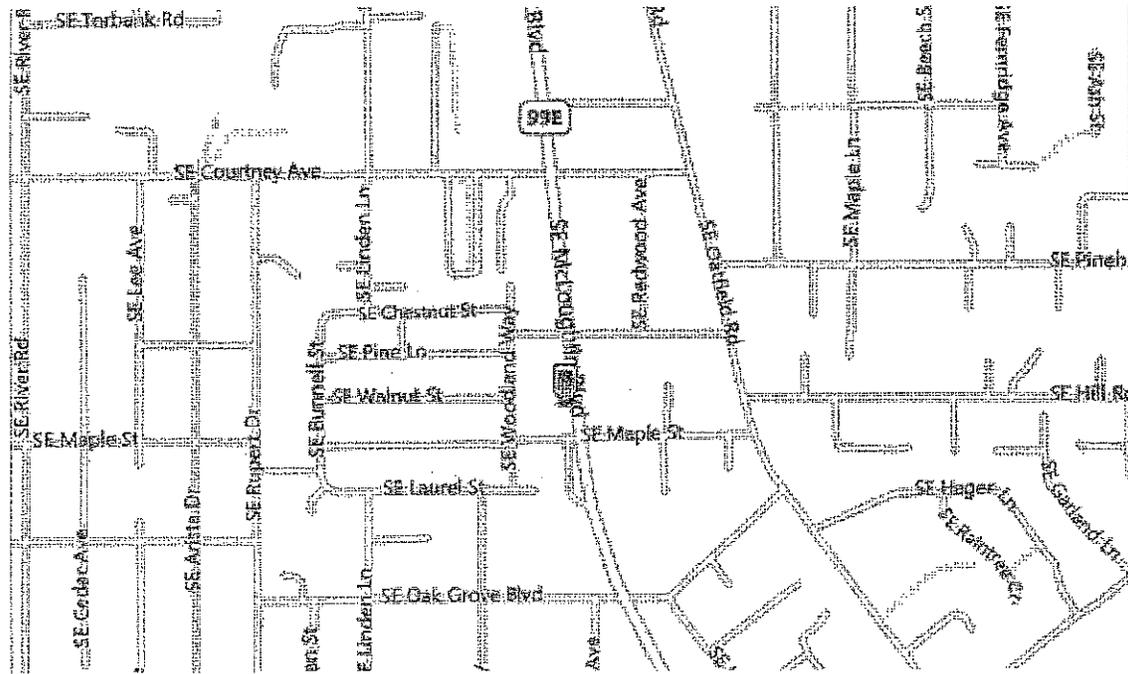
Description

Freestanding building of 4,500 SF with 45 on-site parking spaces on busy street. It was used as restaurant and bar for the last 27 years before owner retired. Fully equipped and can be opened for business immediately.

on busy Hwy 99-E, close to shopping and other businesses.

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Map of 14411 SE McLoughlin Blvd, Milwaukie, OR 97267 (Clackamas County)



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Created 10/31/2012

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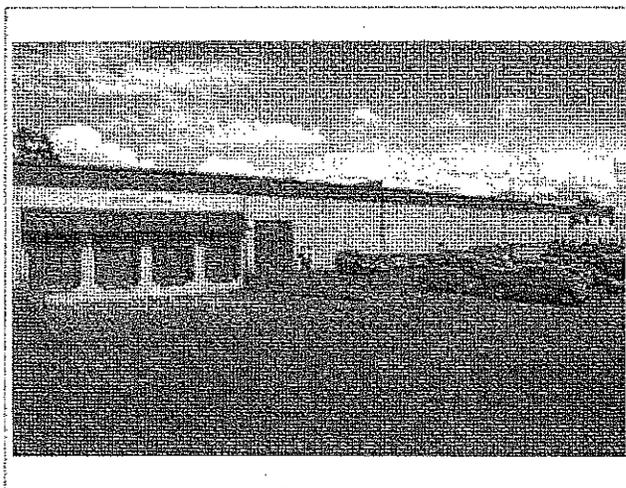
CresaPartners

Annalore Rodman — (503) 598-3900

Industrial Property For Sale

3901 SE Naef Road

3901 SE Naef Road, Milwaukie, OR 97267



Price:	\$10,150,000
Building Size:	200,000 SF
Price/SF:	\$50.75
Property Type:	Industrial
Property Sub-type:	Manufacturing
Property Use Type:	Vacant/Owner-User
Clear Ceiling Height:	25 ft.
Lot Size:	10.33 AC
Listing ID:	18352972
Last Updated:	28 days ago
Find Out More...	

Description

Two adjoined buildings with 7,947 SF of office
241 parking spaces, plus motorcycle and bike
Concrete tilt construction, 6 concrete slab floors
Potential for three additional dock doors
Large locker rooms, cafeteria & 2 training rooms
Heavy Power: each bldg. has 480/277 3PH power
Available: April 1, 2014

Directly off of Highway 99E

4-155

Created 9/11/2013

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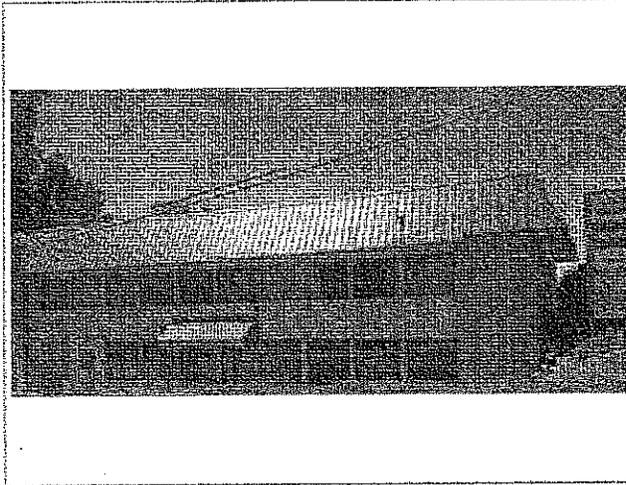
Trident Real Estate Solutions

Sandra McLeod — (503) 722-9587

Retail Property For Sale

Boardman Building

17655 Southeast McLoughlin Blvd, Milwaukie, OR 97267



Price: \$749,500
Building Size: 7,231 SF
Price/SF: \$103.65
Property Type: Retail
Property Sub-type: Free Standing Bldg
Additional Sub-types: Office Building
Property Use Type: Vacant/Owner-User

Commission Split: 2%
Building Class: C
Lot Size: 0.41 AC
APN / Parcel ID: 005144447
Listing ID: 18502614
Last Updated: 2 days ago
[Find Out More...](#)

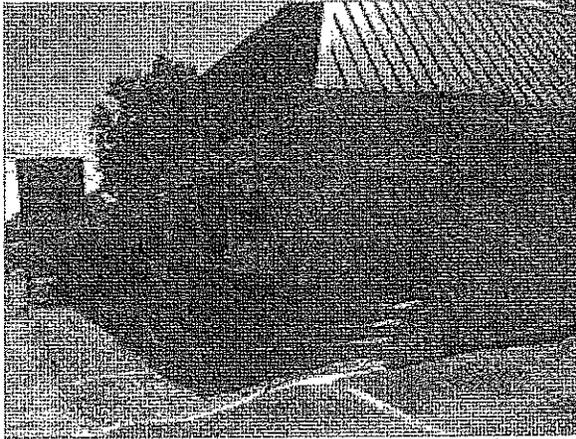
Description

Corner 2 story retail office building
.41 acre site
on site parking
Large marquee signage
7,231 SF 3,616 per floor
Tenants M/M

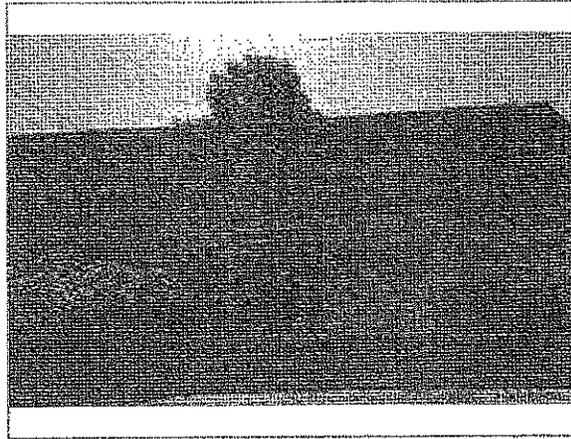
Corner Boardman and McLoughlin

4-158

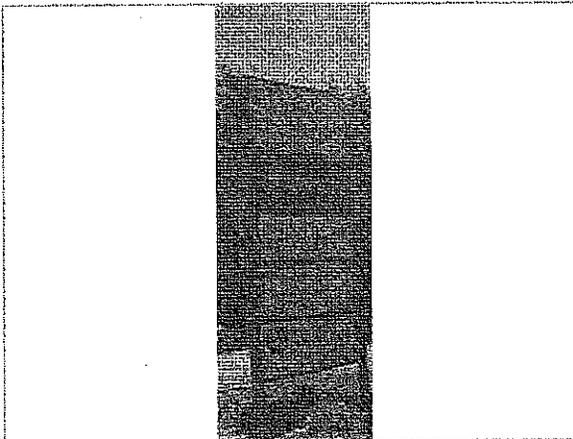
Additional Photos



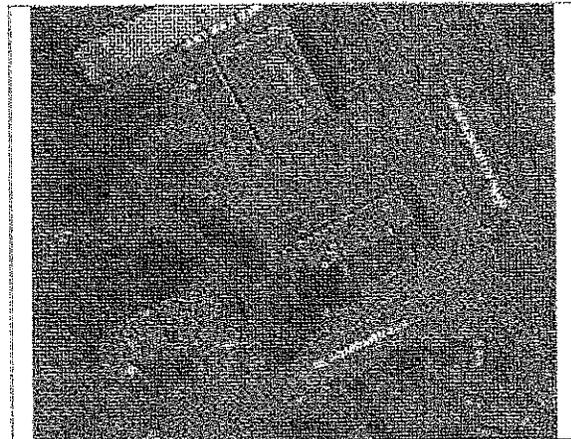
Boardman Building



Boardman Building



Boardman Building



Boardman Building

Created 1/6/2014

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City of **GLADSTONE**



Date: March 7, 2014
From: Pete Boyce, City Administrator
To: Library Advisory Committee *PB*
Re: Site Requirements for Library

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

Site requirements for a 13,000 square foot library will be in the 1.5 to 2 acre range. This includes room for 40 parking spaces, circulation and landscaping.

A 9,000 square foot library range would be 0.75 to 1.25 acres. This includes room for 28 parking spaces, circulation and landscaping.

A library is allowed outright in the Gladstone zoning code in the C-2 Community Commercial Zone (Chapter 17.18) and as a conditional use in the C-1 Local Commercial Zone (Chapter 17.16). The City's zoning map is available on the City website. The C-2 zones are generally located at the Webster Road site and the Portland Avenue area. There is only one C-1 site located at the intersection of Webster Road and Los Verdes Drive. There may be some limited ability to re-zone some parcels that are not currently in the C-1 or C-2 zone.

Staff has provided a list of properties, not all meeting the site requirements. We have had requests for city owned property that is buildable and all city parks.

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Gladstone Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
<u>Title 17 ZONING AND DEVELOPMENT</u> <u>DIVISION IV. DEVELOPMENT STANDARDS</u> <u>Chapter 17.48 OFF-STREET PARKING AND LOADING</u>							

17.48.030 Standards for developments subject to design review.

At the time of construction, enlargement, or change of use of any structure or development subject to GMC Chapter 17.80 (design review), except as provided in the C-2 district, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established under this title:

(1) Calculation of parking requirements.

(a) Square Footage as Basis for Requirement. Where square feet of the structure or use is specified as the basis for the parking requirement, the calculation shall be based on the gross leasable area (GLA).

(b) Number of Employees as Basis of Requirement. When the number of employees is specified as the basis for the parking space requirement, the calculation shall be based on the number of employees working on the premises during the largest shift at peak season.

(c) If more than one use occupies a single structure or lot, the total minimum and maximum parking requirements for the structure or lot shall be the sum of the requirements for each use computed separately.

(d) When calculation of a minimum or maximum parking requirement results in a fractional space requirement, such fraction shall be rounded down to the nearest whole number.

(e) Owners of two or more uses, structures or lots may agree to utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap. Satisfactory legal evidence shall be presented to establish the joint use. Shared parking spaces shall be included in the calculation of the minimum parking requirement for each of the joint users. For the purpose of calculating the maximum permitted parking for each of the joint users, shared spaces shall be apportioned between the joint users.

(f) On-street parking may count towards fulfilling up to one-quarter of the off-street parking requirements where on-street parking is allowed and the applicant can demonstrate that on-street parking is available.

(g) Parking spaces fulfilling the minimum off-street parking space requirement shall not be used for display or storage and shall not be rented, leased or assigned to any other person or organization, except as authorized under Subsection 17.48.030(I)(e).

(2) Minimum and maximum permitted parking.

(a) The number of surface parking spaces provided at no charge for a particular use shall not be less than the minimum nor exceed the maximum parking ratios identified for that use in Table 1. Minimum parking ratios for those uses not identified in Table 1 (below) shall be determined by the Planning commission during design review.

(b) For purposes of the maximum parking ratios identified in Table 1 (below), Zone A shall include those areas where 20-minute peak hour transit service is provided within a one-quarter (1/4) mile walking distance for bus transit stops or stations or one-half (1/2) mile walking distance for high capacity transit stops or stations. Zone B shall include all other areas.

(c) The following types of parking spaces are exempt from the maximum parking ratios:

(A) Parking spaces in parking structures;

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- (B) Fleet parking spaces;
- (C) Parking spaces used to store vehicles that are for sale, lease or rent;
- (D) Employee carpool parking spaces that are clearly delineated with signs;
- (E) Dedicated valet parking spaces.

(d) Upon expansion of a nonconforming development or nonconforming use that does not comply with minimum or maximum parking ratios, additional parking spaces shall be provided as follows:

(A) If the existing number of parking spaces is less than the minimum parking ratio in Table 1 (below), the number of additional parking spaces required shall be based only on the floor area or capacity added and not on the area or capacity existing prior to the expansion.

(B) If the existing number of parking spaces exceeds the maximum parking ratio in Table 1 (below), additional parking spaces may only be provided if compliance with the maximum parking ratio will be met for the entire development or use following the expansion.

(e) Exceptions to the minimum and maximum parking ratios may be granted pursuant to GMC Section 17.80.090 (minor exception). Exceptions exceeding twenty-five percent (25%) of the requirement shall be subject to GMC Chapter 17.72 (variances).

17.48.030 Table 1				
MINIMUM AND MAXIMUM				
OFF-STREET PARKING REQUIREMENTS				
USE	MINIMUM REQUIRED	ZONE A MAXIMUM ALLOWED	ZONE B MAXIMUM ALLOWED	
(1) RESIDENTIAL USES				
(a)	Single-Family Dwelling	1 space	Not Applicable	Not Applicable
(b)	Two-Family or Multi-Family Dwelling	1.5 spaces per dwelling unit	Not Applicable	Not Applicable
(c)	Rooming-house or Boarding-house	Spaces equal to eighty percent (80%) of the number of guest accommodations plus one additional space for the owner or manager	Not Applicable	Not Applicable
(d)	Senior Housing Center	.5 spaces per residential suite	Not Applicable	Not Applicable
(2) COMMERCIAL RESIDENTIAL USES				
(a)	Hotel or Motel	1 space per guest room or suite plus 1 additional space for the owner or manager and 1 space per 2 employees	Not Applicable	Not Applicable
(3) INSTITUTIONAL USES				
(a)	Welfare or Correctional Institution, Nursing Home or Homes for the Aged	1 space per 10 beds for patients or inmates plus 1 space per 2 employees	Not Applicable	Not Applicable
(b)	Convalescent Hospital	1 space per 4 beds	Not Applicable	Not Applicable
(c)	Hospital	1.5 spaces per bed	Not Applicable	Not Applicable

(4) PLACES OF PUBLIC ASSEMBLY

(a)	Church	1 space per 6 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a main auditorium not containing fixed seats	.6 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats	.8 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats
(b)	Library, Reading Room	1 space per 400 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(c)	Preschool, Nursery, Kindergarten, Day Care Center	2 spaces per full-time staff person	Not Applicable	Not Applicable
(d)	Primary or Middle School	1 space per classroom plus 1 space per administrative employee plus 1 space per 4 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a main auditorium not containing fixed seats	Not Applicable	Not Applicable
(e)	High School, College or Commercial School for Adults	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater
(f)	Non-School Auditorium, Meeting Room, Community or Senior Center	1 space per 6 seats or 8 feet of bench length in an assembly room or 75 square feet of floor area of an assembly room not containing fixed seats, plus 1 space for each administrative employee, plus 1 space for each classroom for lounge, plus requirements for other uses included in the building	Not Applicable	Not Applicable

(5) COMMERCIAL AMUSEMENT

(a)	Stadium, Arena, Theater	1 space per 4 seats or 8 feet of bench length	.4 space per seat or 2 feet of bench length	.5 space per seat or 2 feet of bench length
(b)	Bowling Alley	3 spaces per alley	Not Applicable	Not Applicable
(c)	Dancehall	1 space 100 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(d)	Skating Rink	1 space per 200 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(e)	Sports Club/Recreation Facility	4.3 spaces per 1,000 square feet	5.4 spaces per 1,000 square feet	6.5 spaces per 1,000 square feet

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(f)	Tennis/Racquetball Court	1 space per 1,000 square feet	1.3 spaces per 1,000 square feet	1.5 spaces per 1,000 square feet
(6) COMMERCIAL USE				
(a)	Retail Store	1 space per 300 square feet	1 space per 196 square feet	1 space per 161 square feet
(b)	Service or Repair Shop, Retail Store Handling Exclusively Bulky Merchandise Such as Automobiles or Furniture	1 space per 600 square feet	1 space per 294 square feet	1 space per 161 square feet
(c)	Bank	1 space per 300 square feet	1 space per 185 square feet	1 space per 154 square feet
(d)	Office	1 space per 370 square feet	1 space per 294 square feet	1 space per 244 square feet
(e)	Medical, Dental Clinic	1 space per 256 square feet	1 space per 204 square feet	1 space per 170 square feet
(f)	Eating or Drinking Establishment Except Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 52 square feet	1 space per 44 square feet
(g)	Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 81 square feet	1 space per 67 square feet
(h)	Mortuary	1 space per 6 seats or 8 feet of bench length in chapels	Not Applicable	Not Applicable
(7) INDUSTRIAL USES				
<i>(a) Manufacturing and Processing</i>				
	Less than 25,000 square feet	1 space per 600 square feet	Not Applicable	Not Applicable
	Greater than or equal to 25,000 square feet and less than 50,000 square feet	1 space per 700 square feet	Not Applicable	Not Applicable
	Greater than or equal to 50,000 square feet and less than 80,000 square feet	1 space per 800 square feet	Not Applicable	Not Applicable
	Greater than or equal to 80,000 square feet and less than 200,000 square feet	1 space per 1,000 square feet	Not Applicable	Not Applicable
	Greater than or equal to 200,000 square feet	1 space per 2,000 square feet	Not Applicable	Not Applicable
<i>(b) Warehousing and Distribution</i>				
	Less than 50,000 square feet	1 space per 2,000 square feet	Not Applicable	Not Applicable
	Greater than or equal to 50,000 square feet and less than 150,000 square feet	1 space per 5,000 square feet	Not Applicable	Not Applicable
	Greater than or equal to 150,000 square feet	1 space per 5,000 square feet	Not Applicable	Not Applicable
(c)	Rail and Trucking Terminal	1 space per employee	Not Applicable	Not Applicable
(d)	Wholesale Establishment	1 space per employee plus 1 space per 700 square feet of patron service area	Not Applicable	Not Applicable

**17.48.030 FIGURE 1
OFF-STREET PARKING DESIGN STANDARDS**

4165

Parallel Parking	45° Parking
Minimum Turning Radius	60° Parking
	90° Parking

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1269 §1, 1998; Ord. 1282 §1, 1998; Ord. 1298 §1 (part), 2000.

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[Home](#) : [Maps & Schedules](#) : 32-Oatfield

BUS LINE 32 32-Oatfield

On weekdays, 32-Oatfield runs between Clackamas Community College, Oregon City, Gladstone and Milwaukie, along Beavercreek, Molalla, Division, Arlington, Oatfield and Lake, and provides weekday morning rush-hour service to/from Portland City Center. On Saturdays, Line 32 runs only between Clackamas Community College and Oregon City.

Schedule

Monday—Friday

[To Clackamas CC](#)
[To Milwaukie City Center or Portland City Center \(morning rush-hour only\)](#)

Saturday

[To Clackamas CC](#)
[To Oregon City TC](#)

Sunday

No service on Sunday

Get updates by email

[Learn more/privacy](#)

Snow route

Click on the map at right to see the typical snow route. During snow/ice, check the [Service Alerts](#) page or call 503-238-RIDE (7433) and select option 2 for current snow service information.

More information

[Next arrivals from TransitTracker](#)

[Accessibility features](#)

[TriMet holiday service](#)

[Turn-by-turn route description](#)

[Bringing your bike?](#)

[Winter weather riding tips](#)

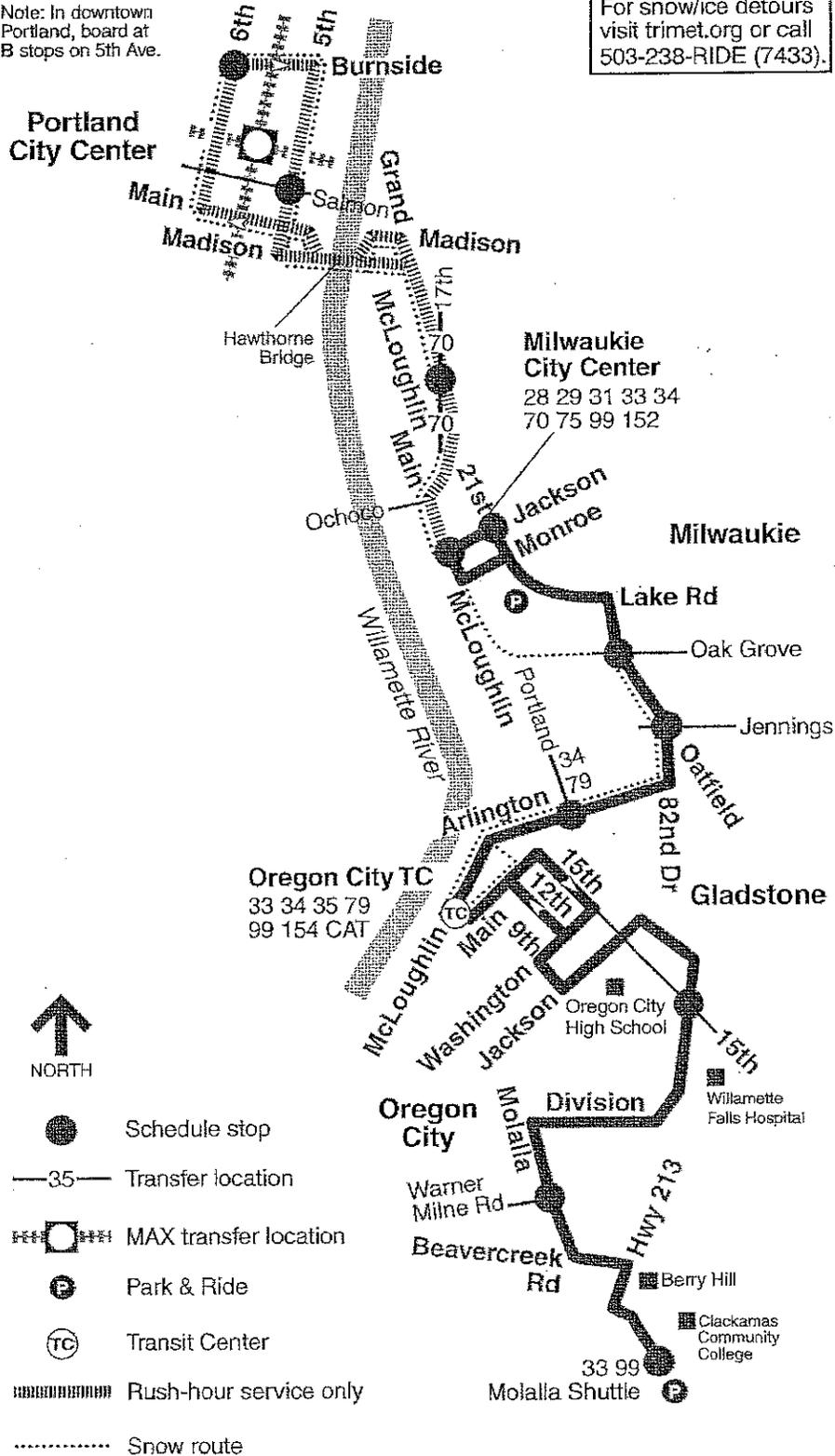
© 2014 TriMet

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32-Oatfield

Note: In downtown Portland, board at B stops on 5th Ave.

For snow/ice detours visit trimet.org or call 503-238-RIDE (7433).



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Home : Maps & Schedules : 33-McLoughlin

BUS LINE 33 33-McLoughlin

33-McLoughlin connects Union Station, Portland City Center, Milwaukie, Gladstone, Oregon City and Clackamas Community College, via 5th/6th and McLoughlin. During the weekday morning and afternoon rush hours, buses run about every 15 minutes.



Schedule

Monday—Friday

[To Oregon City TC or Clackamas CC](#)

[To Portland City Center](#)

Saturday

[To Oregon City TC or Clackamas CC](#)

[To Portland City Center](#)

Sunday

[To Oregon City TC or Clackamas CC](#)

[To Portland City Center](#)

Get updates by email

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Snow route

Click on the map at right to see the typical snow route. During snow/ice, check the [Service Alerts](#) page or call 503-238-RIDE (7433) and select option 2 for current snow service information.

More information

[Next arrivals from TransitTracker](#)

[Accessibility features](#)

[TriMet holiday service](#)

[Turn-by-turn route description](#)

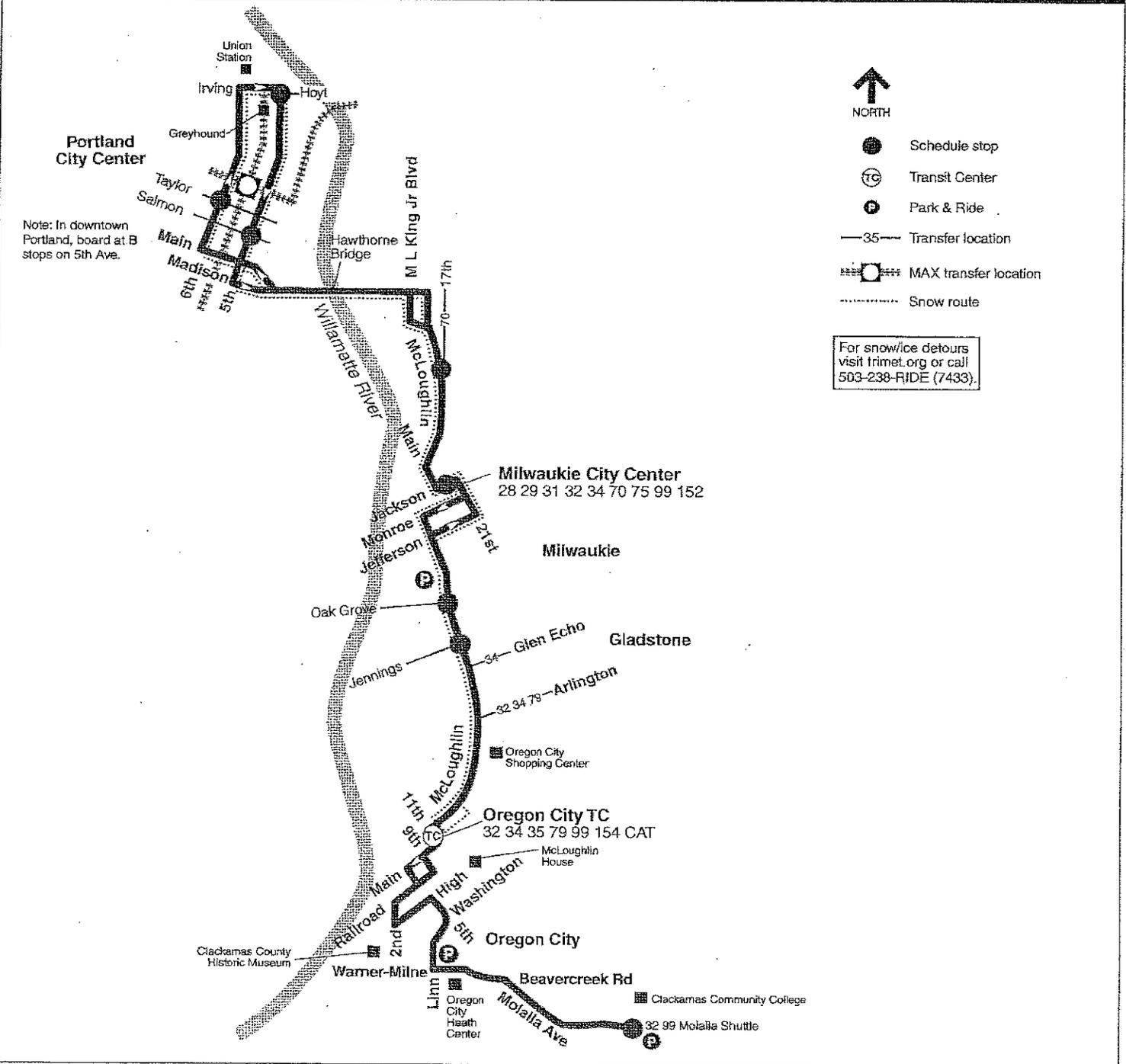
[Bringing your bike?](#)

[Winter weather riding tips](#)

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33-McLoughlin



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Home : Maps & Schedules : 34-River Rd

BUS LINE 34

34-River Rd

34-River Rd runs between Milwaukie and Oregon City Transit Center via River Rd., SE Glen Echo, Abernethy, Portland and W. Arlington. Some morning and afternoon trips extend between Oregon City Transit Center and Clackamas Heights, along Abernethy and Holcomb

Schedule

Monday—Friday

Saturday

Sunday

To Oregon City TC

No service on Saturday

No service on Sunday

To Milwaukie City Center

Get updates by email

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Snow route

Click on the map at right to see the typical snow route. During snow/ice, check the [Service Alerts](#) page or call 503-238-RIDE (7433) and select option 2 for current snow service information.

More information

[Next arrivals from TransitTracker](#)

[Accessibility features](#)

[TriMet holiday service](#)

[Turn-by-turn route description](#)

[Bringing your bike?](#)

[Winter weather riding tips](#)

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4-17

RECORDING MEMO

X	New Agreement/Contract
	Amendment/Change Order Original Number
	Policy, Reports,

ORIGINATING COUNTY

DEPARTMENT: Business and Community Services, Library

PURCHASING FOR: N/A

OTHER PARTY TO

CONTRACT/AGREEMENT: The City of Gladstone

BOARD AGENDA DATE: August 20, 2009

AGENDA ITEM NUMBER: VI. 1.

PURPOSE: Intergovernmental Agreement (IGA) between
Library District and the City of Gladstone for
District revenue.

Clackamas County Official Records
Sherry Hall, County Clerk
Commissioners' Journals
Agreements & Contracts

2009-4169

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Please return to County Library, Debbie Smith after recording.
Thank you.

4-173

**PROPOSED FINAL MASTER IGA v.5
LIBRARY DISTRICT
2 March 2009**

COOPERATIVE INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE LIBRARY DISTRICT OF CLACKAMAS COUNTY
AND
MEMBER CITIES

THIS COOPERATIVE INTERGOVERNMENTAL AGREEMENT (this "Agreement"), is entered into this ____ day of _____, 2009, by and between the Library District of Clackamas County (the "District") a county service district formed under ORS Chapter 451, and each of the Cities of Barlow, Canby, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Rivergrove, Sandy, West Linn, and Wilsonville (each, a "City" and collectively, the "Cities").

WHEREAS, voters approved formation of the District to provide financial support to the library service providers of Clackamas County (the "Library Cities"); and

WHEREAS, the Parties desire to work in a cooperative manner to support and provide library services to their residents; and

WHEREAS, many of the Cities participate in the Clackamas County-supported Library Network of Clackamas County, which is discussed in an intergovernmental agreement by and between the participating Cities and Clackamas County; and

WHEREAS, the Cities desire funding by the District and to provide the levels of service described herein;

NOW, THEREFORE, the District and Cities each covenant and agree to the following:

Section 1 Obligations of the District

- 1.1 District Board. The Board of County Commissioners acting under the provisions of ORS 451 is the governing body of the District and shall be known as the District Board.
- 1.2 District Advisory Committee. The District Board shall organize and appoint a District Advisory Committee consisting of one nominee from each Library City consistent with the policies and procedures of Clackamas County and/or the District for advisory committees. The District Board shall appoint the individual nominated by the Library City governing body to fill the service area's representative seat. The District Advisory Committee shall be responsible for meeting at least annually to consider: (i) the evaluation reports of participating libraries as submitted pursuant to Section 2.3, (ii) any proposed changes to this Agreement pursuant to the amendment process described in Section 3.3, and (iii) any impact of the annexation or withdrawal of territory from the District pursuant to Sections 3.4 and 3.5 hereof.

- 1.3 District Budget Committee. State law also requires that the District constitute a Budget Committee consisting of the members of the District Board and an equal number of citizens, who may be nominated pursuant to existing County budget committee procedures. The role and responsibilities of the Budget Committee shall be as set forth in the applicable statutes.
- 1.4 District Revenue. The District has a permanent tax rate of \$0.3974 per \$1,000 of assessed value, collected from all parcels of real property in the District.
- 1.5 Distribution of Revenue. Revenues generated by the District permanent rate, including delinquent taxes, are allocated, appropriated and expended pursuant to the budget adopted by the District Board. The District Board agrees to allocate, appropriate, and distribute the funds of the District pursuant to the formula as defined on Attachment A (the "Formula") for the service areas as shown on the maps included as Attachment B ("Service Area Maps"). The Formula may be reevaluated as necessary by the Parties to this Agreement. Any change to the Formula shall occur as an amendment to this Agreement.
- 1.6 Transition Payments. The parties hereto acknowledge and agree that the District shall distribute funds to Clackamas County for the operation of the Clackamas Corner and Oak Lodge Libraries pursuant to the alternative Service Area Maps described on Attachment B until such time as the City of Happy Valley and the City of Gladstone construct facilities sufficient to serve such area. During the term of such distributions, the Parties anticipate that the County libraries will be operated in a manner consistent with the Service Standards. Upon completion of such facilities, distributions shall be made based on the indicated Service Area Maps. To the extent the annual distribution of funds to Clackamas County is greater than the annual need to operate such libraries, the District shall retain such funds in trust for the Cities of Gladstone and/or Happy Valley, respectively, for distribution at such time as such City is constructing new library facilities.
- 1.7 Library Authority. Clackamas County operates public libraries pursuant to a board order creating public libraries for all Clackamas County residents dated July 9, 1938, as amended and updated pursuant to Board Order 85-1221 dated October 31, 1985. The District has received a delegation of such authority from Clackamas County to operate as a public library for the benefit of incorporated and unincorporated residents of Clackamas County pursuant to an Intergovernmental Agreement. To the extent necessary to insure the legal and effective functioning of the public libraries of Clackamas County but in no way intended to limit or otherwise restrict the powers or abilities of the City service providers to operate public libraries, the District hereby delegates such authority to operate public libraries for the benefit of incorporated and unincorporated residents of Clackamas County to each City service provider a party hereto or as may join this Agreement from time to time.

Section 2 Obligations of the Cities

- 2.1 Use of Funds. The Library Cities will use District revenue to provide public library service, and shall expend the entire library revenue paid under this Agreement in accordance with the purpose for which it was provided by implementing a plan to achieve the Service Standards. For the purposes of this Agreement, "Service Standards" shall mean (i) the standards described on Attachment C, (ii) the provision of services to all District residents on the same terms, and (iii) the proper expenditure of funds as described in this Section 2.1. District funds may not be used to support general overhead or administrative costs of Cities except to the extent such overhead or administrative costs are directly related to the provision of library services and/or the operation of a public library. It is the intention of the parties to work cooperatively in helping each city make progress in meeting the Service Standards.
- 2.2 Library Management. Library Cities retain administrative control over the library and library services in its service population. Each such City is responsible for developing library services based on the needs of its service population and the available revenue. The Library Cities will cooperate with the District Advisory Committee to assist in the review of library services to District residents.
- 2.3 Cooperation and Reporting. Each Library City will cooperate to the maximum extent practicable with other participating Cities to form standardized rules, procedures, and programs that affect the District and the provision of library services in Clackamas County as a whole. Each Library City will provide the District with (i) copies of its annual report to the State of Oregon regarding the provision of library services, (ii) a report on its efforts to meet OLA Threshold Standards as defined on Attachment C, and (iii) any supplemental reports that the District through both the District Advisory Committee and the District Board may require.

Section 3 Term and Amendment

- 3.1 Term. This Agreement shall commence on July 1, 2009 and continue until terminated as set forth herein.
- 3.2 Termination. This Agreement shall terminate upon the dissolution of the District.
- 3.3 Amendment. Except as specifically provided in Section 4.14, this Agreement may be amended at any time upon the agreement of the District and two-thirds of the Library Cities; *provided, however*, that any amendment that would amend that portion of the Formula providing for the return of one hundred percent (100%) of revenue collected within a City service provider's boundaries to such City service provider shall require the unanimous consent of all Cities serving on the District Advisory Committee.

- 3.4 Changes in District Territory. The parties hereto recognize that during the term of this Agreement changes in the District territory may occur, such as (i) territory outside the District may annex into the District, (ii) territory currently in the District may withdraw by annexation into a non-participating City, or (iii) unincorporated territory currently in the District may annex into a participating City. The District shall inform the District Advisory Committee of any such changes, and the District Advisory Committee shall review the Service Area Maps and the Formula and recommend any amendments to this Agreement necessary to adjust for such changes.
- 3.5 Incorporation of a City within District Boundaries. Should an unincorporated area within the District choose to incorporate during the life of the District, the District Advisory Committee shall make a recommendation to the District Board of whether the newly-incorporated city qualifies as a service provider as such term is generally used in this Agreement, and if so to what extent the Formula should be adjusted to allow for a distribution to such new service provider. If the newly-incorporated city does not qualify as a service provider, the District Advisory Committee shall make a recommendation to the District Board regarding the impact, if any, of the new city on the provision of library services. Any proposed changes shall be addressed as an amendment to this Agreement.

Section 4 **General Provisions**

- 4.1 Indemnification. Each party shall release, defend, indemnify and/or hold harmless the other, its officers, commissioners, councilors, elected officials, employees, and agents, from and against all damages, claims, injuries, costs, or judgments that may in any manner arise as a result of the party's performance under this contract, subject to Oregon Tort claims limitations.
- 4.2 Governing Law. This Agreement shall be construed and governed in all respects in accordance with laws of the State of Oregon, without giving effect to the conflict of law provisions thereof.
- 4.3 Savings. Should any portion of this Agreement or amendment there to be adjudged by a Court of appropriate final jurisdiction to be in violation of any local, state or federal law, then such portion or portions shall become null and void, and the balance of the Agreement shall remain in effect. All Parties shall immediately renegotiate any part of this Agreement found to be in such violation by the Court and to bring it into compliance with said laws.
- 4.4 Reasonable Attorney's Fees. In the event any action is brought to enforce, modify or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys fees and costs incurred in connection with such action or on appeal or review; said amount to be set by the court before which the matter is heard.

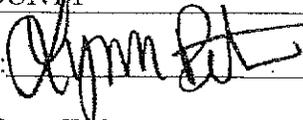
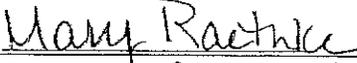
- 4.5 Notices. Formal notices, demands and communications between the Parties shall be deemed given three (3) business days after being sent by registered or certified mail, postage prepaid, return receipt requested to the principal offices of the party hereto, or upon confirmation of receipt via facsimile, electronic transmission, or hand delivery. Such written notices, demands and communication may be sent in the same manner to such other addresses and to such other persons and entities as either party may from time to time designate by mail as provided in this section.
- 4.6 No Personal Liability. No member, official, agent, or employee of the County, the District, or any City shall be personally liable to the other or any successor-in-interest thereto in the event of any default or breach by such entity.
- 4.7 No Agency. Neither anything in this Agreement nor any acts of the parties hereto shall be deemed or construed by the parties hereto, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between any of the parties to this Agreement. No party or its employees is entitled to participate in a pension plan, insurance, bonus, or similar benefits provided by any other party.
- 4.8 Entire Agreement. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties or the predecessors in interest with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing by the appropriate authorities of the party granting such waiver.
- 4.9 Further Action. The parties hereto shall, without additional consideration, acknowledge, execute, and deliver from time to time such further instruments as a requesting party may reasonably require to accomplish the purposes of this Agreement.
- 4.10 Non-Waiver of Rights. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right, power or remedy upon a breach of any provision of this Agreement shall not constitute a waiver of any provision of this Agreement or limit the party's right thereafter to enforce any provision or exercise any right.
- 4.11 Time is of the Essence. A material consideration of the parties entering into this Agreement is that the parties will perform all obligations under this Agreement in a timely manner. Time is of the essence as to each and every provision of this Agreement.
- 4.12 Restricted Assignment. No party hereto may assign its rights, responsibilities or obligations hereunder to another party, by operation of law or otherwise, without (i) seeking and receiving an amendment of this Agreement, (ii) having said party join this Agreement on the terms, conditions and covenants herewith, and (iii) with a demonstration that such new party has the capability and

durability to meet or exceed the levels of library service currently being provided by the party seeking to assign. The District Advisory Committee shall evaluate any request for assignment and make a recommendation to the District Board regarding the granting or denial of the same based on the above criteria, including the District Advisory Committee's determination of criteria (iii) above.

4.13 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

4.14 Enforcement of Terms. The Parties hereto recognize that the District is relying on the good faith and commitments of the Library Cities to utilize the funding provided by the District in the promised manner. The Parties expect that to the extent there is any noncompliance or breach of this Agreement, the Parties will discuss such noncompliance or breach in the District Advisory Committee and encourage an effort towards compliance. If discussions and encouragement do not remedy the continued failure of a party to meet the Service Standards or other term of this Agreement, then the District Advisory Committee shall meet to consider an amendment to this Agreement to create incentives for compliance, including but not limited to withholding of District funds, reallocation of unincorporated residents to neighboring service areas, or other such actions as may be deemed appropriate. The Parties hereto agree that in an event of a material breach of this Agreement by one of the Parties, an amendment proposed to specifically address such breach shall require a two-thirds vote of the Library Cities, including but not limited to any amendment which would reduce the breaching City's 100% return on assessments within such City's boundaries, either via a Formula amendment or otherwise.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers or representatives as of the day and year first above written.

CLACKAMAS COUNTY BOARD OF COMMISSIONERS, AS THE GOVERNING BODY OF THE
LIBRARY DISTRICT OF CLACKAMAS COUNTY
By: 
Title: Chair
ATTEST: 

8-20-09 VI-1

THE CITY OF BARLOW	THE CITY OF CANBY
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF ESTACADA	THE CITY OF GLADSTONE
By: _____	By: <u>Wade Byers</u>
Title: _____	Title: <u>Mayor</u>
ATTEST: _____	ATTEST: <u>[Signature]</u>

THE CITY OF HAPPY VALLEY	THE CITY OF LAKE OSWEGO
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF MILWAUKIE	THE CITY OF MOLALLA
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF OREGON CITY	THE CITY OF RIVERGROVE
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF SANDY	THE CITY OF WEST LINN
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF WILSONVILLE	
By: _____	
Title: _____	
ATTEST: _____	

Attachment A

1. For the purposes of this Agreement, the "Formula" shall be calculated consistent with the following concepts:

a. The District rate is \$0.3974 per \$1000 of assessed value.

b. Each year the District will receive the amount collected for the year plus delinquent taxes recovered from the previous year. The District will distribute funds when received using the formula described below and shown in the example.

2. The Formula has two components:

a. City Assessed Value Component: The annual distribution to a Library City for properties within its boundaries shall equal the assessed value of such Library City's properties, as established annually by the Clackamas County Assessor, divided by the total assessed value of all properties in the District. This determines the Assessed Value Percentage Rate for each Library City. Each Library City will receive funds equal to the Assessed Value fund amount multiplied by its individual Assessed Value Percentage Rate.

b. Unincorporated Population Served Component: After calculation of each Library City's Assessed Value fund amount, the District shall calculate the remaining funds to be distributed (the "Remainder Amount") and distribute those funds based on the Unincorporated Population Served Percentage Rate based on the Service Area Maps attached to this Agreement as Attachment B. The term "Unincorporated Population" will also include residents of those cities that do not provide library services.

The Unincorporated Population Served Percentage Rate is determined by the number of unincorporated residents served by each City as allocated on the Service Area Maps divided by the total number of unincorporated residents within the District. Each Library City will receive funds equal to the Remainder Amount multiplied by its individual Unincorporated Service Area Percentage Rate.

3. Prior year recovered delinquencies and interest earned: Recovered delinquent taxes combined with any interest earned will be distributed to Library Cities based on the distribution percentage allocations calculated in the previous tax year.

Below are examples of the distribution of funds based on 2008 assessed values and population figures. The spreadsheet assumes the new Gladstone/Oak Lodge and Happy Valley libraries have not yet been constructed.

Library District Distribution Formula

Assessed Value 2008		
Total County Assessed Value (AV)	\$32,936,836,893	100%
Less: Non-Participating City AV	\$(1,239,770,249)	-4%
Equals: Total Library District AV	\$31,697,066,644	96%

Participating Cities: Assessed Value		
Canby	\$999,941,295	6%
Estacada	\$179,662,976	1%
Gladstone	\$635,886,719	4%
Happy Valley	\$1,508,430,197	9%
Lake Oswego	\$4,756,391,295	28%
Milwaukie	\$1,467,817,328	9%
Molalla	\$409,821,923	2%
Oregon City	\$2,002,572,357	12%
Sandy	\$551,473,814	3%
West Linn	\$2,655,549,376	16%
Wilsonville	\$1,652,437,025	10%
Total Participating Cities AV	\$16,819,984,305	100%
Total Library District AV	\$31,697,066,644	100%
Less: Participating Cities AV	\$(16,819,984,305)	-53%
Equals: Unincorporated AV in District	\$14,877,082,339	47%

Unincorporated Population Served		
Canby	10,221	6%
Estacada	16,802	9%
Gladstone	8,506	5%
Happy Valley (Town Center)	32,373	18%
Lake Oswego	3,305	2%
Milwaukie	10,756	6%
Molalla	15,001	8%
Oregon City	28,015	15%
Sandy	22,236	12%
West Linn	5,691	3%
Wilsonville	3,421	2%
Oak Lodge	28,036	15%
	184,363	100%

Example Distribution Calculation Assuming \$2 million in Tax Receipts		
Total District Tax Receipts		
Total Tax Collected	\$12,000,000	100%
City Assessed Value	\$6,367,776	53%
Unincorporated Population Served	\$5,632,224	47%

City Distribution of Receipts				
	Assessed Value	Pop Served	Total	%
			\$	
Canby	\$378,562	\$312,248	\$690,810	6%
Estacada	\$68,018	\$513,295	\$581,313	5%
Gladstone	\$240,736	\$259,855	\$500,592	4%
Happy Valley (Town Center)	\$571,067	\$988,984	\$1,560,051	13%
Lake Oswego	\$1,800,693	\$100,967	\$1,901,660	16%
Milwaukie	\$555,692	\$328,592	\$884,284	7%
Molalla	\$155,152	\$458,275	\$613,427	5%
Oregon City	\$758,142	\$855,848	\$1,613,990	13%
Sandy	\$208,779	\$679,302	\$888,081	7%
West Linn	\$1,005,348	\$173,858	\$1,179,206	10%
Wilsonville	\$625,586	\$104,510	\$730,096	6%
Oak Lodge	\$-	\$856,490	\$856,490	7%
	\$6,367,776	\$5,632,224	\$12,000,000	100%

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Attachment B

Service population maps are included as Attachment B.

1. The maps divide Clackamas County into library service areas. These areas are based on distance, roads, rivers, travel patterns, etc. and are intended to define where people are most likely to receive library service, and to give a Library City the ability to meet the library threshold standards in Attachment C. Each Library City's service area has been constructed by assigning Census tracts into library service areas. Based on census data compiled every 10 years, the population in each census tract will be verified and then the total unincorporated population within each service area will be used to calculate the Formula.
2. For the continuation of library service to the citizens in the Oak Lodge and Clackamas Corner areas, the service area boundaries and population served totals will not change until the new Happy Valley Library is open and the new Gladstone/Oak Lodge Library is open. As each new facility is opened to the public, the service population will be adjusted to the new agreed-upon boundaries found in this Attachment. The population service area changes and resulting increase in payments for unincorporated population served will take place in the fiscal year following the library opening.

[See attached maps]

Attachment C
Service Standards

The Parties agree that all library service providers shall strive to meet OLA Threshold Standards, with a particular emphasis on:

STAFFING: Provide qualified staff employed by the library as outlined in the table below:

Population Served	Threshold Staffing Level
0 - 2,499	0.5 FTE, with high school diploma
2,500 - 4,999	0.35 FTE/1,000 served. Director has B.A.
5,000 - 9,999	0.35 FTE/1,000 served. Director has B.A.
10,000 - 24,999	0.35 FTE/1,000 served. Director has MLS.
25,000 - 49,999	0.35 FTE/1,000 served. Director has MLS. 1/5 of staff has MLS.
50,000 - 499,999	0.33 FTE/1,000 served. Director has MLS. 1/5 of staff has MLS.

MATERIALS: Provide the number of volumes in the library's total collection as spelled out in the table below:

Population served	Threshold Materials
0 - 49,999	Material collection of 5,000 items or two items per capita, whichever is greater.
50,000+	Material collection of two items per capita.

ACCESS: Provide and post open hours which fit the community's need, including evening and weekend hours, and provide the minimum standards listed in the table below:

Population served	Threshold
0 - 4,999	20 hours
5,000 - 9,999	30 hours
10,000 - 24,999	40 hours
25,000 +	50 hours

NOTE: Total staffing levels and material volumes may be constrained by current facility size limitations. The Parties understand and agree that a strategic plan that recognizes such size limitations and adjusts staff and material goals accordingly is an acceptable implementation of this standard.

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RECORDING MEMO

<input checked="" type="checkbox"/> New Agreement/Contract
Amendment/Change Order Original Number _____
Policy, Reports,

ORIGINATING COUNTY

DEPARTMENT: Business and Community Services, Library

PURCHASING FOR: N/A

OTHER PARTY TO

CONTRACT/AGREEMENT: The City of Gladstone

BOARD AGENDA DATE: April 7, 2011

AGENDA ITEM NUMBER: D.1.

PURPOSE: Intergovernmental Agreement (IGA) between
Clackamas County and the City of Gladstone for
Capital Contribution.

Clackamas County Official Records
Sherry Hall, County Clerk
Commissioners' Journals
Agreements & Contracts

2011-3400

04/12/2011 03:52:28 PM

Please return to County Library, Debbie Smith after recording.
Thank you.

4-187

March 2011

COOPERATIVE INTERGOVERNMENTAL AGREEMENT
BETWEEN
CLACKAMAS COUNTY
AND
THE CITY OF GLADSTONE

THIS COOPERATIVE INTERGOVERNMENTAL AGREEMENT (this "Agreement"), is entered into this 7 day of April, 2011, by and between the Clackamas County (the "County") a political subdivision of the State of Oregon, and the City of Gladstone, a municipal corporation (the "City").

WHEREAS, the County has formed the Library District of Clackamas County (the "District"), a county service district dedicated to supporting the provision of library services within its boundaries; and

WHEREAS, as part of the preparatory process for the formation of the District, the Board of County Commissioners proposed a one-time contribution from the County general fund to each city providing library services in the District for the sole purpose of capital improvements to the libraries therein (the "Capital Contribution"); and

WHEREAS, the City and other cities within the District have entered into a separate intergovernmental agreement dated August 20, 2009 with the District for the distribution of District funds for the purposes of operating, maintaining and enhancing services at the libraries within the District (the "District IGA"); and

WHEREAS, the County is entering into similar intergovernmental agreements with city library service providers ("Library Cities") for their respective Capital Contributions; and

WHEREAS, the parties desire to enter into this Agreement to reflect the terms of the Capital Contribution by the County;

NOW, THEREFORE, the County and City each covenant and agree to the following:

Section 1 Obligations of the County

- 1.1 County Capital Contribution. The County shall provide a one-time capital contribution of Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00) to the City for the purposes set forth in Section 2.2 (the "Capital Contribution"), which will be distributed in one or more distributions pursuant to Section 1.3 hereof. The goal of distributing such capital funds is to assist libraries in meeting the Service Standards as defined in the District IGA. The Capital Contribution shall consist of \$1 million from the County general fund as with all other Library Cities as defined in the District IGA, \$1 million

March 2011

from the County Library Capital Fund originally intended for capital improvements to County-operated libraries, and \$500,000 from anticipated savings in County Library operations.

- 1.2 Library Capital Trust Fund. The County shall allocate a guaranteed amount per fiscal year to a County-managed dedicated library capital trust fund (the "Capital Fund") as scheduled and set forth in Exhibit A (the "Disbursement Schedule").
- 1.3 Capital Fund Distribution. The County shall disburse the Capital Contribution from the Capital Fund to the City and other Library Cities based on the Disbursement Schedule. The County shall make distributions up to the maximum available amount for that fiscal year. Such distribution will be made by the County no earlier than January of such fiscal year and no later than 60 days after the City submits to the County a capital plan identifying how the City will use the Capital Contribution. If requests for distributions in a given fiscal year are for a total amount less than the total amount in the Capital Fund, the County shall carry forward such balance to the next fiscal year for distribution as requested. The Parties intend that City shall receive its disbursement in February 2011.
- 1.4 Changes In Capital Fund Disbursement Schedule. To the extent the City desires a change in the schedule of disbursement, the City shall meet with representatives of the other Library Cities as constituted by the Library District Advisory Committee or otherwise and arrive at a mutually agreeable reordering of the Disbursement Schedule, which shall then be presented to the County Board for its approval. The City hereby consents to an alteration of the Disbursement Schedule without requiring the adoption of a specific amendment upon presentation of a resolution agreed to by a majority of the representatives of the Library Cities consenting to such change and upon approval of the requested change by the Board of County Commissioners.
- 1.5 Library Network. The County currently funds and operates the Library Network of Clackamas County (the "Network") to support the provision of services by the libraries in Clackamas County. The County shall fund the Network to provide the following services at an overall service level at least equal to that being provided by Network in fiscal year 2008/2009:
 - 1.5.1 Automated library system and related telecommunications and technical support;
 - 1.5.2 Courier services;
 - 1.5.3 Administration;
 - 1.5.4 Database management services including creating/acquiring MARC format bibliographic records;
 - 1.5.5 Inter-library loan services;
 - 1.5.6 Inter and intra-regional cooperative library planning;

- 1.5.7 Shared online databases for public use; and
- 1.5.8 Internet Service Provider for member libraries.

The County shall not be financially or otherwise responsible for the provision of new services requested or added to Network at the request of the City. To the extent the City or Library Cities generally request new or additional services, such requesting provider(s) will be billed back on separate contracts initiated as services are added. Such agreements shall not modify or restrict the covenants and agreements of the parties hereto.

Section 2 Obligations of the City

- 2.1 Capital Fund Disbursement. The City shall receive its Capital Contribution pursuant to Sections 1.3 and 1.4 hereof.
- 2.2 Use of Funds. The City shall expend the Capital Contribution solely for library purposes such as library construction, remodel, expansion, building and site improvements, library construction bonded debt service, and/or collection development.
- 2.3 Proof of Use. After distribution, the County may monitor the use of the Capital Contribution to ensure that these County general funds are used for purposes permitted by Section 2.2. Upon request of the County the City shall provide a certification that the Capital Contribution has been so used to the head of the Business and Community Services Department of Clackamas County or his or her designee.
- 2.4 Library Board Representation. The City shall provide for fair representation of served library patrons on the City's Library Board, including patrons from unincorporated Clackamas County.

Section 3 Term and Termination

- 3.1 Term. This Agreement shall commence on July 1, 2010 and automatically renew annually thereafter, unless otherwise terminated as set forth herein.
- 3.2 Termination. This Agreement shall terminate upon the agreement of both parties, or upon one hundred eighty (180) days prior written notice from one party to the other.
- 3.3 Amendment. This Agreement may be amended at any time upon the agreement of both parties.

March 2011

- 3.4 Failure of the City to use Capital Contribution for Library Purpose. If the City at any time uses the Capital Contribution other than for purposes permitted in Section 2.2., the City will be in material breach of this Agreement and shall promptly repay to the County that portion of the Capital Contribution not so used plus accrued interest on such sum calculated from the date of disbursement to the date of repayment at a rate of 6% per annum.

Section 4 General Provisions

- 4.1 Indemnification. Each party shall release, defend, indemnify and/or hold harmless the other, its officers, commissioners, councilors, elected officials, employees, and agents, from and against all damages, claims, injuries, costs, or judgments that may in any manner arise as a result of the party's performance under this contract, subject to Oregon Tort claims limitations.
- 4.2 Governing Law. This Agreement shall be construed and governed in all respects in accordance with laws of the State of Oregon, without giving effect to the conflict of law provisions thereof.
- 4.3 Savings. Should any portion of this Agreement or amendment thereto be adjudged by a Court of appropriate final jurisdiction to be in violation of any local, state or federal law, then such portion or portions shall become null and void, and the balance of the Agreement shall remain in effect. Both parties shall immediately renegotiate any part of this Agreement found to be in such violation by the Court and to bring it into compliance with said laws.
- 4.4 Reasonable Attorney's Fees. In the event any action is brought to enforce, modify or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys fees and costs incurred in connection with such action or on appeal or review; said amount to be set by the court before which the matter is heard.
- 4.5 Notices. Formal notices, demands and communications between the Parties shall be deemed given three (3) business days after being sent by registered or certified mail, postage prepaid, return receipt requested to the principal offices of the Agency and the City as designated herein. Such written notices, demands and communication may be sent in the same manner to such other addresses and to such other persons and entities as either party may from time to time designate by mail as provided in this section. Notices shall be sent to the addresses shown below and to the attention of the person indicated.

The principal offices and mailing address of the Parties are:

Clackamas County
Attn: Board of County Commissioners

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2051 Kaen Road
Oregon City, Oregon 97045

With a copy to:
Clackamas County Libraries
Atten: Doris Grolbert, Library Director
150 Beaver Creek Road, 4th Floor
Oregon City, OR 97045

City of Gladstone
Attn: Pete Boyce, City Administrator
525 Portland Avenue
Gladstone, Oregon 97027

- 4.6 No Personal Liability. No member, official, agent, or employee of the County or any City shall be personally liable to the other or any successor-in-interest thereto in the event of any default or breach by such entity.
- 4.7 No Agency. Neither anything in this Agreement nor any acts of the parties hereto shall be deemed or construed by the parties hereto, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between any of the parties to this Agreement. No party or its employees is entitled to participate in a pension plan, insurance, bonus, or similar benefits provided by any other party.
- 4.8 Entire Agreement. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties or the predecessors in interest with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing by the appropriate authorities of the party granting such waiver.
- 4.9 Further Action. The parties hereto shall, without additional consideration, acknowledge, execute, and deliver from time to time such further instruments as a requesting party may reasonably require to accomplish the purposes of this Agreement.
- 4.10 Non-Waiver of Rights. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right, power or remedy upon a breach of any provision of this Agreement shall not constitute a waiver of any provision of this Agreement or limit the party's right thereafter to enforce any provision or exercise any right.
- 4.11 Time is of the Essence. A material consideration of the parties entering into this Agreement is that the parties will perform all obligations under this Agreement

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in a timely manner. Time is of the essence as to each and every provision of this Agreement.

- 4.12 Restricted Assignment. No party hereto may assign its rights, responsibilities or obligations hereunder to another party, by operation of law or otherwise, without (i) seeking and receiving an amendment of this Agreement and (ii) having said party join this Agreement on the terms, conditions and covenants herewith.
- 4.13 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.
- 4.14 Library Authority. Clackamas County operates public libraries pursuant to a board order creating public libraries for all Clackamas County residents dated July 9, 1938, as amended and updated pursuant to Board Order 85-1221 dated October 31, 1985. The Library Cities operate or in future plan to operate public libraries under state law within their boundaries. Under the District IGA, the Library Cities have agreed to provide public library services in unincorporated areas of the County as well as within City boundaries. Clackamas County nonexclusively delegates the authority to operate public libraries for the benefit of incorporated and unincorporated residents of Clackamas County to the City.

Section 5 **Transition of Oak Lodge Library**

- 5.1 Transfer of Operations. The County currently operates the Oak Lodge Public Library for the benefit of unincorporated residents in the Oak Lodge Service Area as defined in the District IGA. The City operates the Gladstone Public Library for the benefit of its citizens and a number of unincorporated residents in the surrounding area. Upon completion of a new Public Library located at 18235 Webster Road, the Oak Lodge Library will close and the City's service population will change as specified in the District IGA to include areas of the Oak Lodge service population. The City shall provide for fair representation of served library patrons on the City's library board, including patrons from unincorporated Clackamas County to comply with Section 2. .4.
- 5.2 Transfer of Employees. County employees of the Oak Lodge Public Library may be transferred to the employ of the City pursuant to ORS 236.605-640. No later than ninety (90) days before the opening of the new public library both parties agree to enter into a separate agreement regarding the transition of materials, resources and labor from the Oak Lodge Public Library to the new Public Library.
- 5.3 Transfer of Assets. The County will transfer or assign, as appropriate, to the City all assets of the Oak Lodge Public Library desired by the City as agreed by

March 2011

the parties. No later than ninety (90) days before the opening of the new public library both parties agree to enter into a separate agreement regarding the transition of materials, resources and labor from the Oak Lodge Public Library to the new Public Library.

[Signature Page Follows]

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Exhibit A

Disbursement Schedule

	Year 1 2009/10	Year 2 2010/11	Year 3 2011/12	Year 4 2012/13	Year 5 2013/14	TOTAL
Annual Distribution	3,500,000	3,000,000	2,500,000	2,000,000	1,250,000	12,250,000
Prior Year Carryover	--	1,350,000	350,000	850,000	--	
Total Funds Available	3,500,000	4,350,000	2,850,000	2,850,000	1,250,000	
Library Cities:						
<i>Canby</i>				1,000,000		1,000,000
<i>Estacada</i>	1,000,000					1,000,000
<i>Gladstone</i>		2,500,000				2,500,000
<i>Happy Valley</i>		2,000,000				2,000,000
<i>Lake Oswego</i>			1,000,000			1,000,000
<i>Milwaukie</i>				1,000,000		1,000,000
<i>Molalla</i>	150,000			850,000		1,000,000
<i>Oregon City</i>		1,000,000				1,000,000
<i>Sandy</i>			1,000,000		250,000	1,250,000
<i>West Linn</i>	1,000,000					1,000,000
<i>Wilsonville</i>					1,000,000	1,000,000
Total						13,750,000
Carryover:	1,350,000	350,000	850,000	--	--	

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers or representatives as of the day and year first above written.

THE CITY OF GLADSTONE	CLACKAMAS COUNTY
By: <u>Wade Byers</u> Title: Mayor	By: <u>Charlotta J. La</u> Title: Chair
ATTEST: <u>[Signature]</u>	ATTEST: <u>Mary Raetke</u> 4-7-11 D.i

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Beery Elsner
& Hammond LLP

MEMORANDUM

TO: Honorable Mayor and Gladstone City Council

FROM: Heather R. Martin, Office of the City Attorney

SUBJECT: Proposed Library Site – Disposition of Property

DATE: October 1, 2013

The property where the new library is proposed to be built—approximately 10.55 acres located near the intersection of Webster and Oatfield Roads (Property)—was acquired by the City through condemnation in a Clackamas County Circuit Court in January 2000. At that time, the City followed the condemnation procedures set out in ORS Chapter 35 and adopted a “resolution of necessity” (Resolution 800) which identified the public uses to which the Property could be used: open space, park and library purposes. No other uses for the Property were identified in the resolution.

When no agreement on compensation could be reached with the then owner of the Property, the City filed a condemnation action in April 1999. In January 2000, the City and the Property’s owners settled the litigation by way of a Stipulated Judgment; in that document, the City was awarded title to the entire property in return for payment of \$3.1 million as just compensation.

The complaint filed in the condemnation suit also referenced Resolution 800 and the public purposes identified therein – open space, park and library purposes. Those same uses were identified again in the Stipulated Judgment the parties signed and which the Court approved. Given the language in all the critical documents at issue, it is clear that the Property can only be used for those identified purposes. To expand on those uses or abandon them altogether through a sale of the Property, the City should follow the process set forth in ORS Chapter 35.

Property Acquired through Eminent Domain

The City should follow these steps before it can sell the Property:

1. Offer the former owners of the Property – Ken and Donna Leahy and KCL, Inc. – the option to repurchase the property for \$3,100,000 million plus 7% interest per annum

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October 1, 2013

Page 2

pursuant to ORS 35.390(2). This is approximately \$6,029,500 (7% interest for 13.5 years is \$2,929,500 added to the original cost).

2. If the former owners have a known address, notice of the right to repurchase should be mailed by certified mail and the former owners have 60 days to respond. If the former owners cannot be located, then notice must be published in a newspaper in Clackamas County at least once a week for four weeks.
3. If the former owners do not want to repurchase the Property after the above mentioned time has passed, the City may sell the Property as it would any surplus property (see below).

Disposition of Surplus Property

If the Property is not purchased by the former owners, the City will need to follow the procedure outlined in ORS 221.725 for the sale of real property:

1. When the Council considers it necessary or convenient to sell real property or any interest therein, the City shall publish notice of the proposed sale in a newspaper of general circulation in the City, and shall hold a public hearing concerning the sale prior to the sale.
2. The notice shall be published at least once during the week prior to the public hearing. The notice shall state the time and place of the public hearing, a description of the property or interest to be sold, the proposed uses for the property and the reasons why the Council considers it necessary or convenient to sell the property. Proof of publication of the notice may be made as provided by ORS 193.070.
3. Not earlier than five days after publication of the notice, the public hearing (which may occur at any regular or special meeting) concerning the sale shall be held at the time and place stated in the notice.
4. The nature of the proposed sale and the general terms thereof, including an appraisal or other evidence of the market value of the property, shall be fully disclosed by the City at the public hearing. Any resident of the City shall be given an opportunity to present written or oral testimony at the hearing.

If Council desires to sell the Property, our office can begin this process as set forth above.

HRM/sb

cc: Pete Boyce, Gladstone City Administrator

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Clackamas County Library Service District Estimate
Clackamas County Staff Estimates

Estimated Population of combined service areas: 39,007

FY 1012-2013	City AV Based	Unincorporated Pop Served	Total Library District Revenue
Gladstone Current	\$ 272,505	\$ 314,881	\$ 587,386
	46%	54%	100%
Oak Grove Current	\$ -	\$ 1,051,477	\$ 1,051,477
	0%	100%	100%
Gladstone + 70% Share of Oak Grove	\$ 272,505	\$ 1,050,914.90	\$ 1,323,419.90
	21%	79%	100%

	\$
\$ Increase to Gladstone	736,033.90
% Increase to Gladstone	125%

Clackamas County Library Service District Estimate

Fiscal Year	FY 11-12	FY 12-13	FY 12-13
Gladstone Service Area Population**	20,567	19,985	39,007
Milwaukie Service Area Population**	33,288	39,126	46,881
	Distribution Formula Estimate*	Distribution Formula Estimate**	Estimate**
	TC closed & Sunnyside Village Library Open only 3 months April 1, 2012	No New Gladstone Library Open Sunnyside Village Library Open 12 months	New Gladstone Library Open & Oak Lodge Closed
Gladstone Distribution*	\$547,476	\$586,738	\$1,271,032
Milwaukie Distribution*	\$1,036,609	\$1,335,437	\$1,606,603

*Distribution Formula Estimate updated November 2012 AV

**Estimate based on Census 2010 data

Note: Gladstone and Milwaukie both received additional revenue due to TC Library Closing on April 1, 2012.

Note: This is an Estimate only and calculated with the information available at the time.

4000

Oak Lodge Library

Sunday Noon-6:00 p.m.
 Monday 10:00 a.m.-6:00 p.m.
 Tues-Thurs Noon-8:00 p.m.
 Friday & Sat. 10:00 a.m.-6:00 p.m.

Open Hours: 54 per week

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:45-5:15	Aide temp	8:00-2:30 Aide temp					
11:45-6:15	LA1 temp	9:45-6:15 LA1 temp	11:45-8:15 LA1 temp	11:45-8:15 LA1 temp	11:45-8:15 LA1 temp	9:45-6:15 LA1 temp	9:45-6:15 LA1 temp
11:45-6:15	Ref temp	11:45-6:15 Ref temp	1:45-8:15 Ref temp	11:45-8:15 Ref temp	1:45-8:15 Ref temp	9:45-6:15 Ref temp	11:45-8:15 Ref temp

Total Hours per week:

- Library Aide 42
- Library Assistant 1 54
- On-Site Reference 46

(Full-time LA 1 and Reference staff are shared with Sunnyside. Benefits and salary are allocated according to hours worked at Oak Lodge)

The following are shared positions with Sunnyside. A percentage of their time is allocated to Oak Lodge.

- Library Director 35%
- Circulation Supervisor 35%
- Administrative Assistant 35%
- Reference/programming 10%
- LA 2 Cataloger 35%
- Library Aide (processor and mending) 35%

**Clackamas County Library District
Fiscal Year 2013 - 2014 Distribution Formula
FY 2014 - 2015 Estimate**

Total Current Year Tax Receipts	\$14,949,610	100.00%	Prior Year
City Assessed Value	\$7,817,151	52.29%	\$213,881
Unincorporated Population Served	\$7,132,459	47.71%	\$192,119

Prior Year Fund Balance	\$100,000
Interest Earned	\$11,000
Delinquent Tax & Interest/Penalties	\$205,000
Total	\$406,000
Total Library District Revenues	\$15,355,610

	Assessed Value	Unincorporated Population Served	Assessed Value Prior Interest & Delinquent Tax	Unincorporated Prior Interest & Delinquent Tax	Tualatin Distribution	Total Distribution	%
Canby	\$443,232	\$286,124	\$12,234	\$7,656		\$749,246	4.88%
Estacada	\$78,172	\$542,210	\$2,267	\$14,438		\$637,087	4.15%
Gladstone	\$279,854	\$335,282	\$7,700	\$8,928		\$631,763	4.11%
Happy Valley	\$718,396	\$1,373,022	\$19,100	\$37,228		\$2,147,745	13.99%
Lake Oswego	\$2,146,590	\$214,864	\$59,609	\$5,765	\$40,942	\$2,467,769	16.07%
Milwaukie	\$674,620	\$742,907	\$18,330	\$19,818		\$1,455,675	9.48%
Molalla	\$181,358	\$543,797	\$4,983	\$14,481		\$744,619	4.85%
Oregon City	\$934,931	\$891,969	\$25,452	\$24,045		\$1,876,396	12.22%
Sandy	\$254,057	\$578,189	\$6,973	\$15,501		\$854,700	5.57%
Tualatin	\$0	\$202,553	\$0	\$5,299	\$81,884	\$207,948	1.36%
West Linn	\$1,203,841	\$140,236	\$33,002	\$3,860	\$8,188	\$1,389,128	9.05%
Wilsonville	\$742,629	\$163,228	\$19,934	\$5,234	\$32,754	\$963,779	6.28%
Oak Lodge	\$0	\$17,096	\$0	\$29,773		\$147,369	0.96%
Total	\$7,817,151	\$7,132,459	\$213,881	\$192,119	\$0	\$15,355,610	100.00%

Tualatin Assessed Value & Prior Year Distribution	Assessed Value	Prior Year Interest and Delinquent Tax	Total	
Tualatin	50%	\$79,735	\$2,150	\$81,884
Lake Oswego	25%	\$39,867	\$1,075	\$40,942
Wilsonville	20%	\$31,894	\$860	\$32,754
West Linn	5%	\$7,973	\$245	\$8,188
Total	100%	\$159,470	\$4,299	\$163,769

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Oak Lodge Budget

Prior to FY 2012/2013, the County Library budget was a combined Clackamas Corner/Oak Lodge budget. Therefore, we accounted for the expenditures at each location internally. In 2012/2013 we separated the budget. This allowed us to show expenditures for both locations clearly and easily. Included are the 2012/2013 actual expenditures and the 2013/2014 appropriation. I have also provided an estimate of the expected expenses for 2013/2014.

Currently, the annual distribution from the Library District exceeds the annual expenses to operate the Oak Lodge Library. Per the IGA, the excess funds are kept in trust with the Library District for constructing a new library facility. In addition, the Library District is currently holding the \$500,000 initially given to Gladstone which was subsequently returned. Including the \$500,000, the District is currently holding a total of \$936,933 for construction. The County is also holding Oak Lodge's \$1 million construction contribution.

Clackamas County

Financial Management System

Statement of Encumbrances and Expenditures

Fund: 212 To 212
 DeptID: 5530 To 5530
 Program: 00005 To 00005

Business Unit: CLACK

Budget Period: 2013

As of Accounting Period: 12 - June

Report ID: GL001Z

Run Date: 2/19/2014

Run Time: 3:15:59 PM

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Account

Expenditures

FUND: 212
 DEPT: 5530

PROGRAM: 00005 Gladstone/Oak Lodge Library

Personal Services

411100	Regular Full Time Employees	210,598.83
413000	Temporary Workers	115,974.90
414030	Overtime	19.21
415000	Fringe Benefits	165,382.21
415020	Worker Compensation	1,137.00
415030	Unemployment	583.00

Total Personal Services 493,695.15

Materials & Services

421100	General Office Supplies	2,928.67
421110	Postage	232.11
421120	Book Processing Supplies	10,229.33
425310	Small Software Purchases	870.75
425320	Small Hardware Purchases	1,143.54
431000	Professional Services	3,227.07
431050	Library Expense - State Aid	2,505.77
431420	Legal Fees	1,345.40
431900	Contracted Services	460.36
431918	Internal County Contracted Svc	16,432.88
432100	Telephone	2,842.00
433100	Travel & Mileage	1,010.32
434100	Printing & Duplicating Service	2,440.47
435180	Casualty Insurance	1,303.00
437100	Building Repairs & Maint	1,161.94
437260	Office Furn & Equip Non-Capita	15,873.67
438110	Office Rental	75,990.00
439420	Book Purchases	138,536.86
442015	Library Board Expenses	5.50
450005	Miscellaneous Program Expense	2,166.33

Total Materials & Services 280,705.97

Cost Allocation Charges

478101	Finance Allocated Costs	6,103.00
478102	Technology Services Alloc Cost	1,859.00
478103	Building Maintenance Allocated	42,495.00
478104	PGR Allocated Costs	2,297.00
478105	Records Management Allocated C	275.00
478106	Purchasing Services Allocated	4,898.00
478107	County Courier Allocated Cost	352.00
478111	Personnel Administration Alloc	4,479.00
478112	County Administration Allocate	1,187.00
478117	Mailroom Overhead	634.00
478201	Electric Utility Allocation	15,637.00
478202	Natural Gas Utility Allocation	3,918.00

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Fund: 212 To 212 DeptID: 5530 To 5530 Program: 00005 To 00005	Clackamas County Financial Management System Statement of Encumbrances and Expenditures Business Unit: CLACK Budget Period: 2013 As of Accounting Period: 12 - June	Report ID: GL001Z Run Date: 2/19/2014 Run Time: 3:15:59 PM Page 2 of 2
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<u>Account</u>	<u>Expenditures</u>
Total Cost Allocation Charges	84,134.00
Total PROC 00005	858,535.12
Total DEPT 5530	858,535.12
Total FUND 212	858,535.12
Report Total	858,535.12

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Clackamas County Financial Management System Statement of Encumbrances and Expenditures			Report ID: GL001Z Run Date: 2/19/2014 Run Time: 3:09:06 PM Page 2 of 2
Fund: 212 To 212 DeptID: 5540 To 5540 Program: 00 To 00	Business Unit: CLACK Budget Period: 2014 As of Accounting Period: 1 - July		

<u>Account</u>	<u>Appropriation</u>
Total Reserve - Future Expenditures	100,051.00
Total PROG 00	1,169,695.00
Total DEPT 5540	1,169,695.00
Total FUND 212	1,169,695.00
Report Total	1,169,695.00

2013/2014 Estimated Expenditures used to prepare the 2014/2015 budget

Personal Services	\$ 542,805
Materials & Services	\$ 304,306
Cost Allocation Charges	\$ 75,697
Estimated Total Expenditures	\$ 922,808

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Oregon Public Library Data for FY 11-12 as of 12/31/2012		Population Served	City	Square footage of main library	Total square feet of all facilities	Total square feet per capita
Library Information Network of Clackamas County						
Estacada Public Library	19,675	Estacada	12,060	12,060	0.61	
Wilsonville Public Library	19,900	Wilsonville	28,677	28,677	1.44	
Gladstone Public Library	20,465	Gladstone	5,100	5,100	0.25	
Molalla Public Library	22,695	Molalla	10,000	10,000	0.44	
Sandy Public Library	24,763	Sandy	11,620	13,370	0.54	
Canby Public Library	25,142	Canby	11,000	11,000	0.44	
West Linn Public Library	29,619	West Linn	28,000	28,000	0.95	
Ledding Library	31,283	Milwaukie	12,250	12,250	0.39	
Lake Oswego Public Library	37,477	Lake Oswego	27,100	27,100	0.72	
Oregon City Public Library	58,560	Oregon City	5,000	5,000	0.09	
Clackamas County Library	88,901	Sunnyside	18,300	27,022	0.30	
	28,390	Oak Grove	8,722	8,722	0.31	

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Oregon Public Library data for FY 11-12 as of 12/31/2012														
Library Information Network of Clackamas County	Population Served	City	County	System affiliation	Boundary change	Congressional district	Registered borrowers	Libraries with ALA/MIL	Other librarian	Total librarian	Other paid staff	Total paid staff	Total staff per 1000 pop. served	City revenue
Library Information Network of Clackamas County	0	Oak Grove	Clackam	LINCC	No	5	59	4.00	0.00	4.00	7.48	11.48		\$0
Estacada Public Library	19,676	Estacada	Clackam	LINCC	Yes	3	8,441	2.75	0.00	2.75	5.69	8.44	0.43	\$0
Wilsonville Public Library	19,900	Wilsonville	Clackam	LINCC	No	6	17,585	4.72	0.00	4.72	11.54	16.26	0.82	\$502,377
Gladstone Public Library	20,465	Gladstone	Clackam	LINCC	No	5	7,833	1.80	0.00	1.80	6.60	8.40	0.41	\$214,060
Molalla Public Library	22,695	Molalla	Clackam	LINCC	No	5	9,000	0.00	2.00	2.00	4.72	6.72	0.30	\$0
Sandy Public Library	24,763	Sandy	Clackam	LINCC	No	3	15,566	2.00	1.75	3.75	11.80	15.55	0.63	\$0
Carby Public Library	25,142	Carby	Clackam	LINCC	No	6	11,898	2.00	1.00	3.00	6.15	9.15	0.36	\$113,265
West Linn Public Library	29,619	West Linn	Clackam	LINCC	No	5	17,976	8.20	1.00	9.20	7.43	16.63	0.56	\$830,009
Lodding Library	31,283	Milwaukie	Clackam	LINCC	Yes	3	19,562	5.15	1.00	6.15	12.55	18.70	0.60	\$1,057,297
Lake Oswego Public Library	37,477	Lake Oswego	Clackam	LINCC	No	5	29,947	11.46	1.18	12.63	22.49	35.12	0.94	\$883,090
Oregon City Public Library	58,560	Oregon City	Clackam	LINCC	No	5	20,983	3.30	0.00	3.30	8.04	11.34	0.19	\$0
Clackamas County Library	88,904	Sunnyside	Clackam	LINCC	Yes	3	38,970	2.40	0.00	2.40	14.00	16.40	0.18	\$0

County revenue	District revenue	Total local government revenue	State government revenue	LESTA grants	E-rate discount	Other federal funds	Total Federal government revenue	Other revenue	Total library revenue	Local capital revenue	State capital revenue	Federal capital revenue	Other capital revenue	Total capital revenue
\$1,429,981	\$0	\$1,429,981	\$0	\$0	\$0	\$0	\$0	\$25,370	\$1,455,351	\$0	\$0	\$0	\$0	\$0
\$0	\$581,900	\$581,900	\$2,830	\$0	\$0	\$0	\$0	\$41,348	\$626,078	\$0	\$0	\$0	\$0	\$0
\$0	\$840,058	\$1,342,435	\$2,789	\$0	\$0	\$0	\$0	\$87,334	\$1,432,558	\$9,851	\$0	\$0	\$0	\$9,851
\$0	\$534,000	\$748,060	\$2,500	\$0	\$0	\$0	\$0	\$26,440	\$777,000	\$0	\$0	\$0	\$0	\$0
\$0	\$620,343	\$620,343	\$3,188	\$0	\$0	\$0	\$0	\$35,205	\$658,734	\$30,000	\$0	\$0	\$0	\$30,000
\$0	\$926,260	\$926,260	\$4,379	\$0	\$0	\$0	\$0	\$79,219	\$1,009,858	\$1,500,000	\$0	\$0	\$1,397,000	\$2,897,000
\$0	\$695,064	\$808,330	\$3,373	\$56,675	\$0	\$0	\$56,675	\$89,301	\$937,679	\$0	\$0	\$0	\$0	\$0
\$0	\$1,382,000	\$2,212,000	\$3,840	\$0	\$0	\$0	\$0	\$75,000	\$2,280,840	\$1,000,000	\$0	\$0	\$0	\$1,000,000
\$0	\$1,036,609	\$2,093,906	\$4,157	\$0	\$0	\$0	\$0	\$62,396	\$2,160,459	\$0	\$0	\$0	\$0	\$0
\$0	\$2,171,888	\$3,054,878	\$5,081	\$0	\$0	\$0	\$0	\$128,235	\$3,188,294	\$0	\$0	\$0	\$0	\$0
\$0	\$1,775,511	\$1,775,511	\$7,022	\$0	\$0	\$0	\$0	\$42,190	\$1,824,723	\$202,029	\$0	\$0	\$0	\$202,029
\$0	\$2,964,731	\$2,964,731	\$8,921	\$0	\$0	\$0	\$0	\$59,110	\$3,032,762	\$0	\$0	\$0	\$0	\$0

4-210

Salaries and wages	Employee benefits	Total staff expenditure	Books and other print materials	Periodicals	Total expenditure on print materials	Total electronic materials expenditure	Audio visual materials	Other material expenditure	Total expenditure on other materials	Total expenditure on collection	% of operating expenses on collection	All other operating expenses	Total library expenditure	Total operating expenses per capita
\$650,556	\$327,013	\$977,571	\$0	\$0	\$0	\$48,271	\$0	\$0	\$0	\$48,271	2.97%	\$601,688	\$1,627,530	\$29.34
\$322,525	\$132,886	\$455,410	\$27,370	\$4,325	\$31,695	\$0	\$3,052	\$300	\$3,352	\$35,047	6.07%	\$88,751	\$577,208	\$71.64
\$747,640	\$357,829	\$1,105,469	\$105,938	\$7,334	\$113,272	\$13,940	\$40,718	\$0	\$40,718	\$167,930	11.78%	\$152,307	\$1,425,706	\$11.64
\$414,687	\$194,382	\$609,049	\$49,500	\$1,600	\$51,100	\$800	\$32,200	\$50	\$32,250	\$84,150	10.82%	\$84,190	\$777,389	\$37.99
\$262,567	\$90,446	\$353,013	\$42,700	\$4,007	\$46,707	\$2,497	\$14,241	\$0	\$14,241	\$63,445	11.71%	\$125,266	\$541,714	\$23.87
\$501,759	\$190,967	\$692,726	\$55,280	\$4,917	\$60,197	\$2,844	\$14,974	\$0	\$14,974	\$77,815	8.47%	\$148,637	\$918,178	\$37.12
\$463,760	\$170,090	\$633,850	\$83,402	\$2,487	\$85,889	\$1,411	\$38,074	\$0	\$38,074	\$125,374	12.12%	\$274,980	\$1,034,204	\$41.13
\$878,504	\$512,093	\$1,390,597	\$74,000	\$10,482	\$84,482	\$3,268	\$56,000	\$0	\$56,000	\$143,750	6.09%	\$827,000	\$2,361,347	\$79.72
\$628,688	\$436,944	\$1,065,632	\$85,619	\$8,647	\$94,266	\$0	\$29,548	\$0	\$29,548	\$124,014	5.45%	\$786,138	\$2,275,784	\$22.75
\$1,674,384	\$915,094	\$2,589,478	\$184,190	\$18,500	\$202,690	\$57,263	\$105,029	\$8,275	\$113,304	\$373,257	11.67%	\$235,081	\$3,197,816	\$85.33
\$619,516	\$327,283	\$946,799	\$39,560	\$5,171	\$44,731	\$9,671	\$23,931	\$4,519	\$28,450	\$82,852	7.32%	\$102,362	\$1,132,013	\$19.33
\$781,885	\$417,503	\$1,199,388	\$99,885	\$11,024	\$110,889	\$4,074	\$49,008	\$0	\$49,008	\$163,969	8.61%	\$541,956	\$1,905,313	\$21.43

4-21

Library construction expenditures	Capital equipment expenditures	Other capital outlay	Total capital outlay	Print serial subscriptions added	Other library materials added	Total print items	Print items per capita	Total books added	Total downloadable audio units	Total downloadable units	Total download added	Total physical and download added	Total physical and download added	Total items per capita	
\$0	\$36,048	\$0	\$36,048	0	0	0	0.00	0	0	24	1	24	1	0.00	
\$0	\$0	\$0	\$0	9	59	55,044	2.80	30,174	17,882	19,065	50,559	21,423	105,603	24,545	5.37
\$0	\$0	\$9,851	\$9,851	3	359	129,429	6.50	30,174	17,882	19,065	50,564	21,422	179,993	35,113	9.04
\$0	\$0	\$0	\$0	2	54	64,706	3.16	30,374	17,932	19,065	50,758	21,475	115,464	29,031	5.64
\$0	\$0	\$0	\$0	0	89	64,580	2.85	30,174	17,882	19,065	50,590	21,422	115,140	26,867	5.07
\$2,723,885	\$52,883	\$2,734	\$2,776,768	0	2	74,872	3.02	30,174	17,882	19,065	50,558	21,423	125,430	28,182	5.07
\$0	\$0	\$0	\$0	12	12	63,324	2.52	30,174	17,882	19,065	50,558	21,423	113,882	34,032	4.53
\$203,000	\$0	\$0	\$203,000	26	600	117,445	3.97	30,304	18,012	19,065	50,688	21,552	169,133	33,407	5.68
\$34,515	\$0	\$0	\$34,515	5	5,982	122,108	3.90	30,174	17,882	19,065	50,558	21,422	172,666	34,912	5.52
\$0	\$0	\$0	\$0	12	151	211,521	5.64	30,174	17,882	19,065	50,566	21,424	262,087	38,797	6.99
\$1,710	\$0	\$0	\$1,710	12	86	101,937	1.74	30,477	18,125	19,065	50,801	21,665	152,738	26,406	2.61
\$2,642,099	\$0	\$0	\$2,642,099	7	272	144,401	1.62	30,174	17,882	19,296	51,855	21,423	186,256	36,885	2.21

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Total main library hours in a typical week	Annual public service hours for main library	Weeks main library was open	Total annual public service hours	Total library visits	Total circulation of adult materials	Total circulation of children's materials	Total circulation	Total circulation per capita	Total reference questions	Total reference per capita	Number of children's programs	Children's program attendance	Number of young adults programs	Young adults program attendance	Number of adult programs	Adults program attendance	Adults program number	Total number of programs
52	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0	0	0	0	0
50	3,380	52	3,380	n.c.	198,273	64,145	262,418	13.34	14,400	0.73	70	2,652	19	56	4	337	0	93
61	3,085	52	3,085	n.c.	330,531	197,248	527,779	26.52	15,988	0.80	359	27,355	42	2,125	103	2,005	504	504
53	2,611	52	2,611	76,000	234,889	80,077	314,946	15.39	4,650	0.23	48	1,184	0	0	4	30	52	52
54	2,808	52	2,808	100,567	346,052	99,622	445,674	19.64	5,675	0.25	126	1,860	20	450	24	240	170	170
56	2,856	51	5,156	160,000	353,043	101,348	454,391	18.35	n.c.	n.c.	114	2,401	3	26	47	297	184	184
51	2,600	52	2,600	105,000	235,281	110,268	345,549	13.74	n.c.	n.c.	306	5,440	14	104	157	1,807	477	477
53	2,669	52	2,669	229,569	405,015	305,188	710,203	23.98	15,085	0.51	346	12,631	42	1,251	110	1,818	498	498
68	3,338	52	3,338	265,332	440,688	364,588	705,276	22.55	31,626	1.01	366	9,365	14	422	97	2,014	477	477
65	3,304	52	3,304	334,056	944,699	333,152	1,277,851	34.10	63,332	1.69	284	9,816	31	294	320	13,224	635	635
58	2,756	52	2,756	194,590	344,746	157,337	502,083	8.57	22,302	0.38	151	3,564	12	149	23	519	186	186
52	2,654	52	5,310	n.c.	870,573	286,048	956,621	10.76	19,580	0.22	142	6,975	8	65	3	331	153	153

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Program Name	Total program attendees	Sum of Reading program provided	Outreach to children & families provided	Early literacy training provided	Total number of volunteers	Total number of hours	Number of circulations made without charge to non-residents	Annual number of users of public internet computers	Number of internal network general public	Type of internet connection (main branch/library)	Speed of internet connection (min/hrs)	All facilities have minimum internet connection	Vendor of automated system	Name of automatic system	Square footage of main library	Total square feet of all facilities	Total square feet per capita
	0	0.00	No	No	0	0	0	0	0	Fiber Opt	11M-100	Yes	Srs/Dvnl	LINCC	0	0	0
	3,245	16.49	Yes	Yes	10	312	220,006	26,226	26	Cable	11M-100	Yes	Srs/Dvnl	LINCC	12,060	12,060	0.61
	31,485	158.22	Yes	Yes	276	12,929	194,210	40671	19	Fiber Opt	11M-100	Yes	Srs/Dvnl	LINCC	28,677	28,677	1.44
	1,214	5.93	Yes	Yes	75	2,411	140,000	13,000	4	Cable	11M-100	Yes	Srs/Dvnl	LINCC	5,100	5,100	0.25
	2,550	11.24	Yes	No	17	628	219,028	13,684	8	Fiber Opt	11M-100	Yes	Srs/Dvnl	LINCC	10,000	10,000	0.44
	2,824	11.40	Yes	Yes	25	1,349	197,480	30,050	17	Fiber Opt	Greater	Yes	Srs/Dvnl	LINCC	11,620	13,370	0.54
	7,351	29.24	Yes	Yes	45	3,265	116,692	13,173	6	Cable	11M-100	Yes	Srs/Dvnl	LINCC	11,000	11,000	0.44
	16,700	63.01	Yes	Yes	136	5,588	238,081	24,032	19	Fiber Opt	11M-100	Yes	Srs/Dvnl	LINCC	28,000	28,000	0.95
	11,801	37.72	Yes	Yes	1,507	8,679	423,487	35,769	9	Fiber Opt	11M-100	Yes	Srs/Dvnl	LINCC	12,250	12,250	0.39
	23,334	62.26	Yes	Yes	502	13,457	474,676	66,508	33	Cable	11M-100	Yes	Srs/Dvnl	LINCC	27,100	27,100	0.72
	4,622	7.89	Yes	No	58	4,608	234,319	17,289	10	Leased	11M-100	Yes	Srs/Dvnl	LINCC	5,000	5,000	0.09
	7,371	8.29	Yes	Yes	35	3,292	228,169	40,103	17	Other	11M-100	Yes	Srs/Dvnl	LINCC	18,300	27,022	0.30

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GROUP MACKENZIE

June 24, 2013

City of Gladstone
Attention: Peter Boyce, City Administrator
525 Portland Avenue
Gladstone, OR 97027

Re: **Gladstone Library**
Preliminary Cost Analysis
Project Number 2120509.01

Dear Mr. Boyce:

On your request, we have prepared the following high level cost projections for two possible scenarios for construction of a new 9,000 or 13,000 square foot library. Note that these scenarios are preliminary in scope and reflect Group Mackenzie's professional experience with comparable facilities. These preliminary costs have been projected as a low and high range for each option to allow for construction, design, and unforeseen project variations and are being provided for preliminary planning only.

As it pertains to the Options 1-A/B and 2-A/B, the following assumptions have been taken into account in the development of each option:

Construction Cost:

- Scope includes construction for the building and site improvements.
- General conditions, bonds and insurance, overhead and profit, and design contingencies are included in the general construction cost. Reflected construction costs additionally include a 5% owner's construction contingency.
- Construction duration is anticipated to take 8 to 10 months, plus an additional 1 to 2 months for demolition of the existing building and relocation to temporary facilities.
- Construction type for each option is anticipated to consist of a masonry or stone veneer skin, structural steel framing, high performance glazing and roofing systems, and high efficiency mechanical, plumbing, and electrical systems.
- If co-development of a new City Hall and Police Facility were developed at the Webster Site, it is envisioned that economy of development could result in cost reductions due to shared amenities, parking, etc.

Consultant Cost:

- Scope includes Architectural and Engineering (A/E) design and construction fees, owner's project manager fees, and allowances for marketing materials, topography, and boundary surveys, special inspections, and geotechnical services.

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- A/E fees are assumed at 10-12% of construction costs and include reimbursables at 10% of the design fees.
- Environmental services, hazardous material surveys, commissioning, and arborists services are excluded.

Owner Cost:

- Scope includes fixtures, furniture and equipment, library shelving, compact shelving, moving allowance, and/or temporary facilities costs.
- Furniture, Fixtures, and Equipment includes costs for furniture, appliances, and signage.
- Permit fees have been excluded.
- LEED, commissioning, environmental impact charges, Bond fees, and off-site improvements are excluded.

Land Cost:

- Both options are on City owned property resulting in no additional cost.

The Low / High Estimate assumptions include:

- 10 % | 15% design contingency
- 5% | 5% owner's construction contingency
- 2 % | 4% of construction cost for the owner's project manager
- 4 % | 6% contractor general conditions
- 1 % | 2% construction escalation

Option 1-A/B: Existing Library Site

Option 1 revolves around the evaluation of the existing 5,100 square foot, split level Gladstone Library located on a 0.21 acre site at 135 East Dartmouth Street. Built in 1961, the building has undergone a number of renovations and expansions in 1972, 1977, and 1981. The site itself is limited to the building footprint and seven surface parking stalls (including one accessible stall) currently located within a shared parking lot. Staff and the public are required to primarily utilize street parking to meet parking capacity needs.

As requested, we are evaluating the site for two scenarios, Option 1A - 9,000 square foot dedicated Gladstone Library and Option 1B - 13,000 square foot combined library housing the Gladstone and Oak Lodge Libraries. Due to the site constraints, the new facility would comprise of either a two to three story structure in order to house the required square footage needs. In addition, due to city zoning restriction for height allowances, exceeding 35 feet would require a variance or exception. According to your indication, City Planning would likely not require installation of additional parking for the new facility based on its existing use.

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As part of this option the existing building would be demolished to allow for new construction. Due to the age of the existing facility it is highly probable that hazardous construction materials exist and would require remediation at the time of demolition. In addition, during demolition and construction of the new facility, library staff and operations would be required to relocate and operate out of temporary facilities for a duration of approximately 10 to 12 months.

Advantages to maintaining library services at the existing site include the following.

- The site is City owned.
- Maintaining public library services within the downtown core.
- Preserving community way finding for library and City services.
- Site is flat and requires minimum site development.
- Site contains required utilities necessary.

Disadvantages to maintaining library services at the existing site include the following.

- The site is limited in size and cannot support the required parking needs of Staff or the public.
- Site restraints will require construction of a two or three story facility to accommodate projected square footage growth, which increases construction cost.
- Library staff and operations would have to relocate and operate out of temporary facilities during demolition and construction. This will increase owner expenditures, while also disrupting public interaction.

Option 1A - 9,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$2,509,373	\$3,138,663
Consultant Costs:	\$428,433	\$633,994
Owner Costs:	\$325,510	\$433,795
Land Costs:	\$0	\$0
Total Project Costs Range:	\$3,263,316	\$4,206,452

Option 1B - 13,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$3,519,577	\$4,351,699
Consultant Costs:	\$545,111	\$802,121
Owner Costs:	\$431,571	\$566,319
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,496,259	\$5,720,139

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Option 2-A/B: Webster Site

Option 2 revolves around the evaluation of the City owned 11 acre property located North of 18275 Webster Road. The site itself appears to be large enough to support a single story facility with surface parking if independently sited or a two story facility with surface parking if co-located with a new City Hall and Police facility. Dependent on continued development investigations, there may be opportunities to co-locate said facilities within the single site and share staff and public parking demands.

As with Option 1, this option evaluates two scenarios, Option 2A - 9,000 square foot dedicated Gladstone Library and Option 2B - 13,000 square foot combined Library housing the Gladstone and Oak Lodge Libraries. Due to the available site it is recommended that a single story facility with surface parking be evaluated to reduce development costs. It is recommended that the site, if further considered, be master planned to house the City Hall, Police Department, and Library on a single site. As part of this option, development of a new building on the Webster site would allow existing library operations to continue uninterrupted during construction.

Advantages to development on the Webster site include the following.

- The site is City owned.
- Site is undeveloped and allows for optimized design and site development options.
- Size of site can allow for a single story facility with surface parking, which reduces development costs.
- If the library is maintained on the site and co-located, there would be an opportunity to create a civic center with shared parking.
- Library operations can be maintained during the construction duration at its current location.

Disadvantages to development on the Webster site include the following.

- Relocation of Library functions to the Webster site removes city functions from the city core, however, opens up commercial development opportunities if the City elected to sell the properties.
- Prior library design development has progressed to a level that will require design modifications to allow for reduced square footage and co-location of City Hall and Police Department onsite.
- Based on preliminary data provided on the site, the site will present construction challenges and potential cost premiums due to existing bedrock.
- The site is home to areas of substantial topography, which will limit development opportunities and potentially increase construction costs.

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Option 2B - 9,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$3,278,334	\$4,036,319
Consultant Costs:	\$519,877	\$763,659
Owner Costs:	\$258,067	\$350,738
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,056,278	\$5,150,716

Option 2B - 13,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$4,288,538	\$5,280,067
Consultant Costs:	\$636,551	\$936,042
Owner Costs:	\$337,878	\$430,794
Land Costs:	\$0	\$0
Total Project Costs Range:	\$5,262,967	\$6,646,903

We are pleased to provide continued assistance to the City of Gladstone. If you have any questions or require further assistance please don't hesitate to request our services.

Sincerely,



Jeff R. Humphreys, Architect
Associate Principal

**GROUP
MACKENZIE**

January 15, 2013

City of Gladstone
Attention: Peter Boyce, City Administrator
525 Portland Avenue
Gladstone, OR 97027

Re: **Gladstone City Hall and Police Department**
Preliminary Cost Analysis
Project Number 2120509.01

Dear Mr. Boyce:

Following completion of the Gladstone City Hall and Police Department Needs Assessment Report, and upon your request, we have prepared and provided the following high level cost projections for two possible scenarios for new construction of an approximately 18,000 square foot City Hall and Police Department facility. Note that these scenarios are preliminary in scope and reflect Group Mackenzie's professional experience with comparable facilities completed within the past ten years. These preliminary costs have been projected as a low and high range for each option to allow for construction, design, and unforeseen project variations and are being provided for preliminary planning only.

As it pertains to the Options A and B, the following assumptions have been taken into account in the development of each option:

Construction Cost:

- Scope includes construction for the building and site improvements.
- General conditions, bonds and insurance, overhead and profit, and design contingencies are included in the general construction cost.
- Construction duration is anticipated to take 10 to 12 months for Option A, 8 to 10 months for Option B.
- Construction type for each option is anticipated to consist of a masonry exterior envelope, structural steel framing, high performance glazing and roofing systems, and high efficiency mechanical, plumbing, and electrical systems.

Consultant Cost:

- Scope includes Architectural and Engineering (A/E) design and construction fees, owner's project manager fees, and allowances for marketing materials, topography, and boundary surveys, special inspections, and geotechnical services.
- A/E fees are assumed at 8-10% of construction costs and include reimbursables at 10% of the design fees.

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- Environmental services, hazardous material surveys, commissioning, and arborists services are excluded.

Owner Cost:

- Scope includes fixtures, furniture and equipment, Police duty lockers, compact shelving, moving allowance, and/or temporary facilities costs.
- Furniture, Fixtures, and Equipment includes costs for furniture, appliances, and signage.
- Permit fees have been excluded at the request of the City.
- LEED, commissioning, environmental impact charges, Bond fees, and off-site improvements are excluded.

Land Cost:

- Both options are on City owned property resulting in no additional cost.

The Low / High Estimate assumptions include:

- 10 % / 15% design contingency
- 1 % / 2% of construction cost for the owner's project manager
- 4 % / 6% contractor general conditions
- 1 % / 2% construction escalation

Option A: Existing City Hall and Police Department Site

Option A revolves around the evaluation of the existing 9,918 square foot, two-story City Hall and Police Department located at 525 Portland Avenue. The site itself is limited to the building foot print and five adjacent surface parking stalls currently utilized for police patrol vehicles. City Staff, Police, and the public are required to utilize street parking.

Based on the January 2, 2013 Needs Assessment Report, this option has been evaluated for a 18,000 square foot combined facility that would consist of demolition of the existing building and construction of a new facility. Due to the site constraints the new facility would comprise of a two and a half to three story structure over one level of surface parking that would be utilized to provide secure parking for police patrol and operations vehicles. Due to city zoning restriction for height allowances to exceed 35 feet would require a variance or exception. Based on the approximate size of the site and dependent on design developments, it is anticipated that the site could potentially house 15 to 20 parking stalls.

As part of this option the existing building would be demolished to allow for new construction. Due to the age of the existing facility it is highly probable that hazardous construction materials exist and would require remediation at the time of demolition. In addition, during demolition and construction of the new facility, City and Police staff and operations would be required to relocate and operate out of temporary facilities for duration of approximately 10 to 12 months.

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Advantages to maintaining City services at the existing site include the following.

- The site is City owned
- Maintaining City services within the downtown core
- Preserving community way finding for City services
- Site is flat and requires minimum site development
- Site contains required utilities necessary
- Site is located on a corner and is visually prominent
- Police emergency facilities are directly adjacent the Fire Department

Disadvantages to maintaining City services at the existing site include the following.

- The site is limited in size and cannot support the required parking needs of Police, City Staff, or the public without building on top of parking.
- Site restraints will require construction of a two and a half story facility to accommodate projected square footage growth, which increases construction cost.
- In order to accommodate and secure a portion of Police operational vehicles, the ground level will need to consist of below structure parking. This would begin to segregate Police and City functions with the upper stories and reduce effective public engagement, while increasing construction costs.
- The available floor plate size would require that the Police Department be split between floors, which can negatively affect operations.
- City staff and police operations would have to relocate and operate out of temporary facilities during demolition and construction. This will increase owner expenditures, while also disrupting public interaction.

Option A: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$5,535,799	\$6,518,432
Consultant Costs:	\$603,234	\$931,241
Owner Costs:	\$381,188	\$542,344
Land Costs:	\$0	\$0
Total Project Costs Range:	\$6,520,221	\$7,992,017

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Gladstone City Hall and Police Department
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Option B: Webster Site

Option B revolves around the evaluation of the City owned property located at North of 18275 Webster Road. The site itself appears to be large enough to support a single story facility with surface parking. Dependent on continued development for the library, there may be opportunities to co-locate facilities within the single site and share staff and public parking demands.

As with Option A, this option has been evaluated for 18,000 square foot combined facility that would consist of new construction of a new City Hall and Police Department. Due to the available site it is recommended that a single story facility with surface parking be evaluated to reduce development costs. It is recommended that the site, if further considered, be master planned to house the City Hall, Police Department, and Library on a single site. As part of this option, development of a new building on the Webster site would allow existing City Hall and Police Department operations to continue uninterrupted during construction.

Advantages to development on the Webster site include the following.

- The site is City owned
- Site is undeveloped and allows for optimized design and site development options
- Size of site can allow for a single story facility with surface parking, which reduces development costs.
- If the library is maintained on the site and co-located, there would be an opportunity to create a civic center with shared parking
- City and Police operations can be maintained during the construction duration at current location

Disadvantages to development on the Webster site include the following.

- Relocation of City Hall and Police Department functions to the Webster site removes city functions from the city core.
- Prior library design development has progressed to a level that may require design modifications to allow for co-location of City Hall and Police Department onsite.
- Based on preliminary data provided on the site, the site will present construction challenges and potential cost premiums due to existing bedrock.
- The site is home to areas of substantial topography, which will limit development opportunities and potentially increase construction costs.

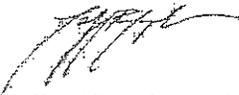
City of Gladstone
Gladstone City Hall and Police Department
Project Number 2120509.01
January 15, 2013
Page 5

Option B: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$4,329,446	\$5,198,726
Consultant Costs:	\$481,725	\$756,351
Owner Costs:	\$311,672	\$443,834
Land Costs:	\$0	\$0
Total Project Costs Range:	\$5,122,843	\$6,398,911

We are pleased to provide continued assistance to the City of Gladstone. If you have any questions or require further assistance please don't hesitate to request our services.

Sincerely,



Jeff R. Humphreys, Architect
Associate Principal

4-224

Peter Boyce

From: Ed Gronke <gronkee@msn.com>
Sent: Wednesday, February 19, 2014 9:45 AM
To: Tami Bannick; Brian Boronat; Craig Seghers; Elizabeth Bentley; Greg Zuffrea; H.L. Jack Elder; Jerry LaBash; Jim Martin; Julie Fulkerson; Kari Koller; Kathryn Krueger; Lisa Halcom; Michele Kremers; Malachi deAElfweald; Maria Mitchell; Michael Umbras; Nancy Turner; Peggy Soliday; Rose Johnson; Sarah Wylder; Steven Heckert; Sunny Graham; Susan Joyce; Susan Nielsen; Tammy Stempel; Thomas Mersereau; Tina Berry-Hansen; Veronica Reichle
Cc: Peter Boyce; Jolene Morishita; Fisher Lynn; Rogalin Ellen; Gorman Kyle; Robbins Leah; Foy Jerry; Jones Dick; Wild William; Hunter Eleanore; Russell Pat; Harding Jennifer; Wilson Susan; Sawyer Fred; Cartmill Barbara; Giddings Colin; Olson Brad; Burton Nathan; Gibson Terry; Kemper Barbara; Lewis-Wolfram Cyndi; Magnuson Pete; Savas Paul; Ludlow John; Mastronarde Carol; Haggemiller Thelma; Howard Dan
Subject: Re: Library Advisory Committee
Attachments: Draft letter to Gladstone Library Advisory Committee v 3 2-19-14 (emb edits).doc

To the Library Advisory Committee and others:

Enclosed is a message from the Oak Grove/Jennings Lodge members of the committee. We hope that you will have a chance to read this before our meeting next Monday. It expresses some of our concerns and interests.

We look forward to seeing you all next Monday.

Ed Gronke
Jennings Lodge

From: Tami Bannick
Sent: Wednesday, January 29, 2014 12:32 PM
To: Brian Boronat ; Craig Seghers ; Edward Gronke ; Elizabeth Bentley ; Greg Zuffrea ; H.L. Jack Elder ; Jerry LaBash ; Jim Martin ; Julie Fulkerson ; Kari Koller ; Kathryn Krueger ; Lisa Halcom ; Michele Kremers ; Malachi deAElfweald ; Maria Mitchell ; Michael Umbras ; Nancy Turner ; Peggy Soliday ; Rose Johnson ; Sarah Wylder ; Steven Heckert ; Sunny Graham ; Susan Joyce ; Susan Nielsen ; Tammy Stempel ; Thomas Mersereau ; Tina Berry-Hansen ; Veronica Reichle
Cc: Peter Boyce ; Jolene Morishita
Subject: Library Advisory Committee

Congratulations -

At it's meeting on January 28, 2014 the Gladstone City Council appointed you to the Library Advisory Committee. The Committee will provide a recommended course of action to the Gladstone City Council regarding a library facility. Citizens appointed will serve with members from the Gladstone City Council, Gladstone Public Library Foundation, Gladstone Library Board, Clackamas County Library District and Gladstone School District.

The Library Advisory Committee's first meeting is scheduled for Monday, February 10, 2014 at 7:00 pm at the Gladstone Senior Center, 1050 Portland Avenue, Gladstone.

Thank you for your interest in serving on this important citizen committee.

Tami Bannick
City of Gladstone
525 Portland Ave

4-225

February 19, 2014

Dear Fellow Committee Members:

On behalf of the residents of the Oak Grove/Jennings Lodge (Oak Lodge) area who are also paying taxes into the County Library District, we take this means of communication to let you know of our interests and our concerns about any new library for our combined community. Hoping to make the best use of everyone's time during our committee meetings, we send this message beforehand.

As you probably know, just five members of this committee of 34 are not residents of Gladstone or of the current Gladstone Library District [other than the Library District's representative].

As was mentioned on February 10, serving the Oak Lodge area will add 28,000 users to the current Gladstone Library District of 20,000 residents.

Constructing an adequate facility for the expanded area will also bring, in addition to the \$500,000 currently allocated to Gladstone under the Library District levy, an added annual operating income of \$750,000. There would also be a one-time County grant of \$1.5 million to assist with construction costs of the new facility.

According to what was presented at our meeting on February 10, the current size of the Gladstone Library is approximately 5000 square feet; the present size of the Oak Lodge library is approximately 7500 square feet. Together, these equal 12,500 square feet. There seemed to be general agreement that both libraries are currently inadequate. A new library, at a bare minimum, would require the combined square footage of both existing facilities. American Library Standards suggest that, for our combined communities, we should have at the very least 34,000 square feet. This need not all be in one building.

We realize that Gladstone may not be able to afford a 34,000 square foot library, but Oak Grove/Jennings Lodge residents expect the new facility(s) to, at the very least, improve upon the present (substandard) combined size of our two libraries.

We also realize that compromise on location of a new library(s) may be required. Finding land with sufficient parking and accessibility won't be easy. Even if our first choice remains a site on or near McLoughlin Blvd, we are ready to discuss other options, providing they meet both communities' needs. This could involve a larger facility in central Gladstone with a satellite somewhere in or near the Oak Grove/Jennings Lodge area.

We will have much to cover and resolve in our next and future meetings. We hope that they lead to a successful outcome.

Ed Gronke, Jennings Lodge

Lisa Bentley, Jennings Lodge

Jim Martin, Oak Grove

4-226

Peter Boyce

From: Ed Gronke <gronkee@msn.com>
Sent: Wednesday, February 19, 2014 3:25 PM
To: Barbara Kemper; Patrick Russell
Cc: Tami Bannick; Brian Boronat; Craig Seghers; Elizabeth Bentley; Greg Zuffrea; H.L. Jack Elder; Jerry LaBash; Jim Martin; Julie Fulkerson; Kari Koller; Kathryn Krueger; Lisa Halcom; Michele Kremers; Malachi deAElfweald; Maria Mitchell; Michael Umbras; Nancy Turner; Peggy Soliday; Rose Johnson; Sarah Wylder; Steven Heckert; Sunny Graham; Susan Joyce; Susan Nielsen; Tammy Stempel; Thomas Mersereau; Tina Berry-Hansen; Veronica Reichle; Peter Boyce; Jolene Morishita; Fisher Lynn; Rogalin Ellen; Gorman Kyle; Robbins Leah; Foy Jerry; Jones Dick; Wild William; Hunter Eleanore; Harding Jennifer; Wilson Susan; Sawyer Fred; Cartmill Barbara; Giddings Colin; Olson Brad; Burton Nathan; Gibson Terry; Lewis-Wolfram Cyndi; Magnuson Pete; Savas Paul; Ludlow John; Mastronarde Carol; Haggemiller Thelma; Howard Dan
Subject: Re: Library Advisory Committee

Barbara, Pat et al:

These are all valid points. We will certainly keep them in mind as this discussion continues.

Ed Gronke

From: Barbara Kemper
Sent: Wednesday, February 19, 2014 1:22 PM
To: Patrick Russell; Ed Gronke
Cc: Tami Bannick; Brian Boronat; Craig Seghers; Elizabeth Bentley; Greg Zuffrea; H.L. Jack Elder; Jerry LaBash; Jim Martin; Julie Fulkerson; Kari Koller; Kathryn Krueger; Lisa Halcom; Michele Kremers; Malachi deAElfweald; Maria Mitchell; Michael Umbras; Nancy Turner; Peggy Soliday; Rose Johnson; Sarah Wylder; Steven Heckert; Sunny Graham; Susan Joyce; Susan Nielsen; Tammy Stempel; Thomas Mersereau; Tina Berry-Hansen; Veronica Reichle; Peter Boyce; Jolene Morishita; Fisher Lynn; Rogalin Ellen; Gorman Kyle; Robbins Leah; Foy Jerry; Jones Dick; Wild William; Hunter Eleanore; Harding Jennifer; Wilson Susan; Sawyer Fred; Cartmill Barbara; Giddings Colin; Olson Brad; Burton Nathan; Gibson Terry; Lewis-Wolfram Cyndi; Magnuson Pete; Savas Paul; Ludlow John; Mastronarde Carol; Haggemiller Thelma; Howard Dan
Subject: Re: Library Advisory Committee

Thank you, Pat, for taking the time to gather these taxing district maps. The new library should be positioned to consider service to ALL those who pay into it, not just one or two factions

Barbara Kemper
barbkemper@yahoo.com
503-380-3544 Cell phone

On Wednesday, February 19, 2014 11:00 AM, Patrick Russell <ppeartrussell@gmail.com> wrote:

Hi all,

Ed, thanks for including the Clackamas CPO leadership.

You might want to keep in mind the No. Clackamas School District Board's decision to close Concord Elementary this June. Although the building has generated Board concern about seismic safety and the Board has not committed to any sale or use at this time, I encourage the community to advocate for the historical building's preservation and reuse as a civic resource. The seismic issue is not an overwhelming factor to tear it down. Certainly, meeting space and library use fits into such civic means. As I recall from the history presentations about the school, its the first in the community still standing from the 1800s. Considering the outpouring of support for the other school complex (downtown Oak Grove) to be preserved and used, this recommendation is certainly not original.

Some may remember the morning community celebration a few years ago during the McLoughlin Area Plan efforts held at this historic civic structure. I would much rather use a neat old school building than an in-line rental space in a strip mall, albeit more attention to HC needs (some of which I believe are accommodated in the existing structure, including an elevator).

PS: the area east of Oatfield Ridge also pays into the Gladstone area resources, pretty much over to I-205, including the SE 82nd Drive commercial/residential corridor.

Here's the link to the service area maps for the library district:

<http://www.clackamas.us/librarydistrict/documents/oaklodgema.pdf> (Oak Grove area)

The balance of the unincorporated area in the eastern portion of the MAPIT area is within the City of Gladstone's tax collection area:

4-228

<http://www.clackamas.us/librarydistrict/documents/gladstonemap.pdf>

For some in the northern area of MAPIT, the City of Milwaukie's taxing area includes some unincorporated lands toward Park Avenue, as far south as Courtney. The two large senior housing communities are in Milwaukie's taxing area. They may have their own feelings about library services and satellite facilities. Here's the taxing map:

<http://www.clackamas.us/librarydistrict/documents/ledding-milwaukiemap.pdf>

I think its critical that the taxing area mapping be front and center when discussing financial resources (who pays and who benefits), along with the geography. We also should not overlook our educational resources, especially our needs in our High School libraries. If we don't start with the next generation, the concept of libraries may be lost to indifference.

Also, I don't know whether the dollars noted in the OGCC's letter includes ALL the MAPIT area or just the so-called Oak Grove taxing map area, which area DOES include a significant portion of MAPIT on the east side of Oatfield Ridge.

Again, thanks Ed, and to those on the OGCC committees. I think we all realize, now, that this is just not a Gladstone "problem." Pat R

On Wed, Feb 19, 2014 at 9:44 AM, Ed Gronke <gronkee@msn.com> wrote:
To the Library Advisory Committee and others:

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Jennings Lodge

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Cc: Peter Boyce ; Jolene Morishita

Subject: Library Advisory Committee

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Thank you for your interest in serving on this important citizen committee.

Tami Bannick
City of Gladstone
525 Portland Ave
Gladstone, OR 97027

—
Pat Russell
15989 SE Bilquist Circle
Milwaukie, OR 97267

ppeartrussell@gmail.com
Phone Message: 503-317-6456
Cell: 503-317-6456

4-230

City of Gladstone Library Advisory Committee Meeting 1

February 10, 2014

7:00 – 9:00 pm

AGENDA

Time	Item	
7:00	1. Welcome and Purpose	Mayor Wade Byers
7:05	2. Introductions, Binder Contents	Facilitator, Mary Bosch
7:25	3. Project Background and Information	City Administrator, Pete Boyce
	Q&A Overview of Key Questions for Committee Input	
8:15	4. Understanding the Questions: Small Group Breakout	Mary Bosch
	Evaluation Process Small Group Facilitation Report Out	
8:50	5. Meeting Evaluation and Next Steps	Mary Bosch
9:00	6. Adjourn	

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Participation Agreement

I commit to attend and participate in all of following Library Advisory Committee meetings unless I am sick. All meetings are from 7 to 9 PM at the Gladstone Senior Center.

Monday, February 10, 2014

Monday, February 24, 2014

Monday, March 10, 2014

Monday, March 31, 2014

Monday, April 14, 2014

If I am unable to attend, I will call Tami Bannick before 5 PM on the meeting date and I will follow up with another Advisory Committee member on discussion and information that I may have missed. Further, I commit to be on time and be prepared for the meetings.

I commit to the following Group Groundrules and will demonstrate these behaviors.

1. Everyone participates; do not dominate the discussion
2. Stay on topic
3. Limit side conversations
4. Be Open and Positive: focus on solutions not problems
5. Be Comfortable: take care of personal needs
6. Be Respectful: courteously listen and share differing opinions

Name

Signature

Date

Elizabeth Bentley

Tina Berry-Hanson

Brian Boronat

Don Brown

Linda Cosgrove

Malachi deAElfweald

4-232

Name

Signature

Date

H.L. Jack Elder

Bob Everett

Edward Gronke

Julie Fulkerson

Sunny Graham

Lisa Halcom

Steven Heckert

Rose Johnson

Steve Johnson

Susan Joyce

Kari Koller

Michele Kremers

Kathryn Krueger

Jerry Labash

Jim Martin

Thomas Mersereau

Maria Mitchell

Susan Nielsen

Les Poole

Veronica Reichle

Lani Saunders

Craig Seghers

Natalie Smith

Peggy Soliday

4233

Name

Signature

Date

Tammy Stempel

Nancy Turner

Michael Umbras

Libby Wentz

Sarah Wylder

Greg Zuffrea

4-234

City of GLADSTONE

Date: January 9, 2014
To: Mayor Byers and City Council
From: Pete Boyce, City Administrator *PR*
Re: Library

City Council had previously authorized staff to outline parameters for construction of a new library facility following receipt of a letter from Clackamas County that provided a window of opportunity for the City to recoup the County's capital contribution of \$1.5 million for construction of a new library. This outline was to be used as a starting point for discussion with a citizen advisory committee that would vet and offer suggested changes.

The outline includes:

- Design and construction of a library facility not to exceed 13,000 square feet. Group Mackenzie had been retained by the City and has made estimates as to the cost of construction (see attached). The high estimates for a 13,000 square foot library would be in the range of \$5.7 million to \$6.7 million depending on the location. This estimate does not include the cost of acquiring land if necessary.
- Staff would like to discuss the location of the facility with the citizen advisory committee. The Webster Road property is still under City ownership and could be used as a library location. Other thoughts included relocating public works off of Portland Avenue and using the two acres to site the library. An area to relocate public works has not yet been identified.
- Possible sources of funding for a new facility could include:
 - Clackamas County - \$1.5 million contingent on the facility also serving the Oak Lodge service area.
 - Library District Revenues - If debt is incurred and the facility is serving the Oak Lodge service area the City would receive approximately an additional \$680,000. A portion of this amount could be used to pay debt service. An operating budget for a new facility is currently under development to determine the final amount that could be used for this purpose.
 - Sale of Asset - If the library is located on a site other than the Webster Road property the sale of the land could go toward the construction of the new facility and the relocation of public works if necessary and/or possible. The City has appraised the property and the estimated worth is \$2,570,000.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

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- Urban Renewal – Upon closure of the Library Capital Fund the Urban Renewal Fund will have approximately \$3 million in cash available. If debt is incurred to help fund the project future urban renewal revenues could be used for repayment. Currently the Urban Renewal Fund generates more than \$800,000 per year. There will need to be debate regarding competing projects for the funds.
- General Fund – Not to exceed the current General Fund contribution for library operation. This amount is approximately \$190,000 annually. Operation of the new facility would necessitate that all operational expenses be covered by Library District Revenue and not augmented by the City's General Fund.
- Bond measure. If this funding is used it would increase taxes to pay off the bond.

With the County giving Gladstone until June 2014 to have a final plan in place I would request City Council authorize a citizen advisory committee at this time. Membership recommendations for the citizen advisory committee should at minimum include a city council member, library board member, library foundation member, save Gladstone member and at least two Oak Lodge service area residents. It is suggested that the committee's task include vetting the outlined parameters of a new library facility and make a recommendation back to City Council by its regular meeting in May of 2014. This timeline makes the assumption that Clackamas County will allow the City to obtain voter approval of the project in November of 2014.

4-236

GROUP MACKENZIE

June 24, 2013

City of Gladstone
Attention: Peter Boyce, City Administrator
525 Portland Avenue
Gladstone, OR 97027

Re: **Gladstone Library**
Preliminary Cost Analysis
Project Number 2120509.01

Dear Mr. Boyce:

On your request, we have prepared the following high level cost projections for two possible scenarios for construction of a new 9,000 or 13,000 square foot library. Note that these scenarios are preliminary in scope and reflect Group Mackenzie's professional experience with comparable facilities. These preliminary costs have been projected as a low and high range for each option to allow for construction, design, and unforeseen project variations and are being provided for preliminary planning only.

As it pertains to the Options 1-A/B and 2-A/B, the following assumptions have been taken into account in the development of each option:

Construction Cost:

- Scope includes construction for the building and site improvements.
- General conditions, bonds and insurance, overhead and profit, and design contingencies are included in the general construction cost. Reflected construction costs additionally include a 5% owner's construction contingency.
- Construction duration is anticipated to take 8 to 10 months, plus an additional 1 to 2 months for demolition of the existing building and relocation to temporary facilities.
- Construction type for each option is anticipated to consist of a masonry or stone veneer skin, structural steel framing, high performance glazing and roofing systems, and high efficiency mechanical, plumbing, and electrical systems.
- If co-development of a new City Hall and Police Facility were developed at the Webster Site, it is envisioned that economy of development could result in cost reductions due to shared amenities, parking, etc.

Consultant Cost:

- Scope includes Architectural and Engineering (A/E) design and construction fees, owner's project manager fees, and allowances for marketing materials, topography, and boundary surveys, special inspections, and geotechnical services.

RiverEast Center | 1515 SE Water Avenue, Suite 100 | Portland, OR 97214

P.O. Box 14310 | Portland, OR 97293

Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

Group
Mackenzie,
Incorporated

Architecture

Interiors

Structural
Engineering

Civil Engineering

Land Use Planning

Transportation
Planning

Landscape
Architecture

Locations:

Portland, Oregon

Seattle, Washington

Vancouver, Washington

City of Gladstone
Gladstone Library
Project Number 2120509.01
June 24, 2013
Page 2

- A/E fees are assumed at 10-12% of construction costs and include reimbursables at 10% of the design fees.
- Environmental services, hazardous material surveys, commissioning, and arborists services are excluded.

Owner Cost:

- Scope includes fixtures, furniture and equipment, library shelving, compact shelving, moving allowance, and/or temporary facilities costs.
- Furniture, Fixtures, and Equipment includes costs for furniture, appliances, and signage.
- Permit fees have been excluded.
- LEED, commissioning, environmental impact charges, Bond fees, and off-site improvements are excluded.

Land Cost:

- Both options are on City owned property resulting in no additional cost.

The Low / High Estimate assumptions include:

- 10 % | 15% design contingency
- 5% | 5% owner's construction contingency
- 2 % | 4% of construction cost for the owner's project manager
- 4 % | 6% contractor general conditions
- 1 % | 2% construction escalation

Option 1-A/B: Existing Library Site

Option 1 revolves around the evaluation of the existing 5,100 square foot, split level Gladstone Library located on a 0.21 acre site at 135 East Dartmouth Street. Built in 1961, the building has undergone a number of renovations and expansions in 1972, 1977, and 1981. The site itself is limited to the building footprint and seven surface parking stalls (including one accessible stall) currently located within a shared parking lot. Staff and the public are required to primarily utilize street parking to meet parking capacity needs.

As requested, we are evaluating the site for two scenarios, Option 1A - 9,000 square foot dedicated Gladstone Library and Option 1B - 13,000 square foot combined library housing the Gladstone and Oak Lodge Libraries. Due to the site constraints, the new facility would comprise of either a two to three story structure in order to house the required square footage needs. In addition, due to city zoning restriction for height allowances, exceeding 35 feet would require a variance or exception. According to your indication, City Planning would likely not require installation of additional parking for the new facility based on its existing use.

City of Gladstone
 Gladstone Library
 Project Number 2120509.01
 June 24, 2013
 Page 3

As part of this option the existing building would be demolished to allow for new construction. Due to the age of the existing facility it is highly probable that hazardous construction materials exist and would require remediation at the time of demolition. In addition, during demolition and construction of the new facility, library staff and operations would be required to relocate and operate out of temporary facilities for a duration of approximately 10 to 12 months.

Advantages to maintaining library services at the existing site include the following.

- The site is City owned.
- Maintaining public library services within the downtown core.
- Preserving community way finding for library and City services.
- Site is flat and requires minimum site development.
- Site contains required utilities necessary.

Disadvantages to maintaining library services at the existing site include the following.

- The site is limited in size and cannot support the required parking needs of Staff or the public.
- Site restraints will require construction of a two or three story facility to accommodate projected square footage growth, which increases construction cost.
- Library staff and operations would have to relocate and operate out of temporary facilities during demolition and construction. This will increase owner expenditures, while also disrupting public interaction.

Option 1A - 9,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$2,509,373	\$3,138,663
Consultant Costs:	\$428,433	\$633,994
Owner Costs:	\$325,510	\$433,795
Land Costs:	\$0	\$0
Total Project Costs Range:	\$3,263,316	\$4,206,452

Option 1B - 13,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$3,519,577	\$4,351,699
Consultant Costs:	\$545,111	\$802,121
Owner Costs:	\$431,571	\$566,319
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,496,259	\$5,720,139

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City of Gladstone
Gladstone Library
Project Number 2120509.01
June 24, 2013
Page 4

Option 2-A/B: Webster Site

Option 2 revolves around the evaluation of the City owned 11 acre property located North of 18275 Webster Road. The site itself appears to be large enough to support a single story facility with surface parking if independently sited or a two story facility with surface parking if co-located with a new City Hall and Police facility. Dependent on continued development investigations, there may be opportunities to co-locate said facilities within the single site and share staff and public parking demands.

As with Option 1, this option evaluates two scenarios, Option 2A - 9,000 square foot dedicated Gladstone Library and Option 2B - 13,000 square foot combined Library housing the Gladstone and Oak Lodge Libraries. Due to the available site it is recommended that a single story facility with surface parking be evaluated to reduce development costs. It is recommended that the site, if further considered, be master planned to house the City Hall, Police Department, and Library on a single site. As part of this option, development of a new building on the Webster site would allow existing library operations to continue uninterrupted during construction.

Advantages to development on the Webster site include the following.

- The site is City owned.
- Site is undeveloped and allows for optimized design and site development options.
- Size of site can allow for a single story facility with surface parking, which reduces development costs.
- If the library is maintained on the site and co-located, there would be an opportunity to create a civic center with shared parking.
- Library operations can be maintained during the construction duration at its current location.

Disadvantages to development on the Webster site include the following.

- Relocation of Library functions to the Webster site removes city functions from the city core, however, opens up commercial development opportunities if the City elected to sell the properties.
- Prior library design development has progressed to a level that will require design modifications to allow for reduced square footage and co-location of City Hall and Police Department onsite.
- Based on preliminary data provided on the site, the site will present construction challenges and potential cost premiums due to existing bedrock.
- The site is home to areas of substantial topography, which will limit development opportunities and potentially increase construction costs.

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City of Gladstone
Gladstone Library
Project Number 2120509.01
June 24, 2013
Page 5

Option 2B - 9,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$3,278,334	\$4,036,319
Consultant Costs:	\$519,877	\$763,659
Owner Costs:	\$258,067	\$350,738
Land Costs:	\$0	\$0
Total Project Costs Range:	\$4,056,278	\$5,150,716

Option 2B - 13,000 SF: Preliminary Costs

	<u>LOW</u>	<u>HIGH</u>
Construction Costs:	\$4,288,538	\$5,280,067
Consultant Costs:	\$636,551	\$936,042
Owner Costs:	\$337,878	\$430,794
Land Costs:	\$0	\$0
Total Project Costs Range:	\$5,262,967	\$6,646,903

We are pleased to provide continued assistance to the City of Gladstone. If you have any questions or require further assistance please don't hesitate to request our services.

Sincerely,



Jeff R. Humphreys, Architect
Associate Principal

4-241

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Library Advisory Committee

Library Parameters

- City is currently considering a library facility 13,000 square feet or less. The high end estimate for construction of a 13,000 square foot building ranges from \$4,288,538 to \$5,280,067 (Group Mackenzie report June 24, 2013).
- Library Service area consolidation with Oak Lodge would result in a onetime \$1.5 million capital contribution from Clackamas County/Library District and an annual increase in Library District operating revenue in the amount of \$736,033.90 (estimate from Clackamas County staff). Gladstone currently receives \$587,386 annually. Total combined annual revenue is estimated to be \$1,323,419.90. The Library District has a formula for determining revenue based on assessed value and population.
- Location is open for consideration. If new property is acquired it would increase the cost of the project. The impact of this increased expenditure could be reduced if the City owned property at Webster Road is sold. It has been appraised at \$2,570,000.
- The available sources to finance the building are as follows:
 - Clackamas County/Library District one time contribution of \$1.5 million.
 - Library District Revenue – The City would receive an additional \$736,000 per year. The City's expenditures will increase to run the new library however the City expects some portion of this additional revenue to be available to repay debt. An estimated operating budget will be available by the next meeting.
 - Urban Renewal Cash- Urban Renewal receives more than \$800,000 per year in revenue and currently has approximately \$3,000,000 in cash. There should be discussion regarding other competing projects.
 - State Revenue Sharing Fund - This is a City fund that has approximately \$800,000 available for any government purpose. Thus far the funds have been earmarked for City Hall/ Police Station maintenance or construction.
 - Urban Renewal Debt
 - General Fund – Not to exceed the current \$190,000 General Fund contribution.

Library Advisory Committee

Library Background

- November, 2008 Clackamas County Library District (Library District) passed by voters.
- City of Gladstone entered into intergovernmental agreements to form the Library District and outline parameters for a consolidated service area with Oak Lodge.
- The City designed a 19,000 square foot library.
- Two citizen sponsored City Charter amendments were adopted by voters requiring construction of any public building over \$1 million be put to a vote and any debt incurred by the City be authorized by voters.
- The City put the last library project on the ballot in November of 2012. Citizens rejected the proposed library project.
- Clackamas County has offered the initial capital contribution of \$1.5 million back to the City of Gladstone if a plan that would include the Oak Lodge service area be in place by June of 2014 and ballot measure paperwork is filed with the County Elections Department by August 2014. This would allow a ballot measure to be considered by voters in November 2014.

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Gladstone Library Advisory Committee Charter

I. The Gladstone Library Advisory Committee ('Committee) is authorized by the Gladstone City Council and will serve at the pleasure of the Council.

II. Purpose and Scope

The Committee is a short term 'task force' and not a standing committee of the City of Gladstone and will operate from February – May 2014. It was created for the purpose of providing the Gladstone City Council a recommended course of action regarding a library facility and shall limit its activities to advising on matters that directly concern the library.

The specific task of the Committee is to provide input three questions:

1. What should the library service area be? Should it serve the current Gladstone Library services area or an expanded service area to include Oak Lodge?
2. What is the most desirable location for the library? Should it be in the Portland Avenue area (downtown), the Webster Property or another location (TBD)?
3. What is the most desirable option to finance the library? (e.g., XXXX)

III. Relationship of Committee to the City Council

It is the role of the City Council to determine the decision making process regarding the future of the library. The advisory committee is expected to offer recommendations for and to provide information relevant to next steps for the public library. Recommendations from the Committee to the Council are nonbinding.

IV. Membership

Composition: The advisory committee shall consist of up to 37 members. Members will be selected and appointed by the Council. Membership shall include representation from the Gladstone Library Board, Gladstone Library Foundation, Gladstone School Board, Clackamas County Library and Gladstone City Council.

No substitution or addition of members is permitted.

All members have equal voice and authority.

VI. Procedural Rules

Meetings: The committee will meet at least five times between February and May 2013. Written notices of upcoming meetings will be e-mailed to members at least ten days before a meeting.

Minutes: Minutes of each meeting will be kept. Copies will be e-mailed to committee membership within two weeks after a meeting.

Recommendations and Reports: Committee recommendations and reports will be submitted in writing to the Council.

Dismissal: Members who are absent without reasonable cause from two meetings will be considered to have resigned their seat.

Public Announcements: While members are expected and encouraged to discuss the instructional program within the community, members shall not report opinions expressed in meetings, nor shall they report independently on committee action.

Public Participation: Members of the public may attend the Library Advisory Committee meetings as observers.

