

WORKSHOP MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
DECEMBER 08, 2011

MEMBERS PRESENT:

Lon Kellstrom Mayor
David Asson Council President
Sharlene Weed Councilor
Pat Thompson Councilor
Wendy Holzman Councilor

STAFF PRESENT:

Eileen Stein City Manager
Pauline Hardie CDD Director
Lisa Young Finance Director
Julie Pieper Office Specialist

GUESTS:

Mike Darling ODOT Project Manager
Adam Klein ODOT Roadway Designer
Matt Arnold SERA Architects
Allison Wildman SERA Architects
Tim Strand GreenWorks Landscape

ABSENT:

Paul Bertagna PW Director
Kathy Nelson City Recorder

The meeting was called to order by Mayor Kellstrom at 5:56 p.m.

A. Old City Hall Site Redevelopment

Director Hardie stated the focus of the discussion would be on the old City Hall site. She reported Director Bertagna was meeting with T-mobile representatives the next day to decide on the location for the temporary tower which would be installed by the end of the year. She stated demolition of the building would occur as soon as the temporary cell tower was completed and that T-Mobile had indicated it would build the new permanent tower in the first quarter of 2012. She stated there were several options for the redevelopment of the old City Hall property which included a mini park as recommended in the adopted Parks Master Plan, a combination of a small green space, restroom facility and parking area, a parking lot or even selling the property. She directed the Council to the attachments with the staff report that provided conceptual designs of these options.

Director Hardie stated recently the Council had asked staff to also identify suitable locations in town for RV parking and there was an attachment to the staff report identifying potential on street RV parking locations. There was also a map identifying vacant lots that could possibly be used for parking. She stated the lots were not necessarily for sale and the dollar value shown was the current real market value (RMV) taken from county records. **Councilor Thompson** stated RMV prices were inflated and didn't reflect what property was actually selling for. **Mayor Kellstrom** agreed.

Mayor Kellstrom directed the Council to the copies of emails from citizens in favor of developing the site into a park. **Councilor Thompson** stated he wasn't surprised that citizens

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would be supportive of a park but there was a lot more to it than saying ‘let’s put in a water park’. He stated funding was needed and whether a park would help downtown businesses also needed to be considered. He stated he did not feel he had enough information to make a decision on how the property should be re-developed.

Mayor Kellstrom asked how long the lot would be used for temporary parking while the Main Avenue parking improvement project took place. **Director Hardie** replied the Main Avenue improvements should be completed prior to the end of May. **Mayor Kellstrom** asked how the \$310,000 amount listed in the Parks Master Plan was determined and what it was based on. **Director Hardie** replied the figure had come from the Cameron McCarthy, the City’s consultant for the parks master plan update and she would find out. **Mayor Kellstrom** voiced concern that maintenance and operational costs would be higher than assumed, noting that had occurred with the City of Redmond when it constructed a splash park.

Manager Stein stated staff was looking for a higher vision for the site from the Council. **Councilor Weed** stated if it was determined a park was to be constructed at the site she envisioned a public process that included input from community and business members to help determine what was feasible. **Councilor Holzman** stated she agreed with the Parks Master Plan that the site should be set aside for a park. She stated it would create a great public space that would benefit businesses. She added she had heard from community members who felt the site was not suitable for RV parking.

Mayor Kellstrom reminded the Council the City had received an inquiry about selling the property a few months prior and at that time the Council had indicated it was not interested in selling the property. He asked if the Council still felt that way. **Councilor Thompson** replied he felt all the options should still be considered including selling or trading all or a portion of the property. **Councilor Weed** asked Councilor Thompson what he wanted to see. **Councilor Thompson** replied he wanted to see a plan for RV parking. He asked if the site were developed as a park with a performance space where the funding would come from. **Mayor Kellstrom** stated the issue of RV parking and development of the site were two separate issues. **Councilor Thompson** stated another concern was he hadn’t seen a plan to mitigate the lost parking spots with the Cascade Avenue streetscape improvements. **Councilor Holzman** responded she felt there was plenty of parking in Sisters with the exception of a few days a year. **Director Hardie** reported she had ODOT and SERA architect look at the streetscape design and determine exactly how many spots would be lost. She reported the net loss was 25 parking spots.

Mayor Kellstrom suggesting looking at the two alternatives for the site; splash park or a park with a parking lot. He asked staff to research some costs to get an idea if either were feasible. **Councilor Weed** suggested going further and consider the cost for a scaled down version of a park without a restroom or splash pad as those elements could be added later. **Mayor Kellstrom** replied he felt restrooms would be essential with the initial development of the site. **Councilor**

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Weed added she expected the City would be able to find grants to help offset the cost of developing the site.

Councilor Thompson stated he felt the City should talk with a realtor about trading the property or what it might be worth if sold. He stated the site would be a good place for a commercial building. He encouraged the Council to look at all the options. **Councilor Weed** replied she had no interest in selling or trading the property since it was a centrally located spot. **Councilor Asson** stated the City should consider priorities for the city and look at all the options. He stated paying to install a splash park that could only be used three to four months a year didn't seem like a wise investment, especially when operational and maintenance costs were added in. **Mayor Kellstrom** stated the site was an attractive spot for a commercial building and suggested the City could always look for another spot for a park.

Mayor Kellstrom directed staff to talk with a realtor about the possibilities of selling or trading the property and to estimate the cost to developing the site with various components. **Mayor Kellstrom** stated with regard to RV parking, having spots where the RV's could pull through would work best so staff should also look at land acquisition costs. **Councilor Holzman** stated she felt this was the first step in moving forward with the Parks Master Plan.

Councilor Thompson voiced his displeasure that some of the elements of Cascade Avenue improvement project were in his mind, extravagant, yet parking was not being addressed. He stated he didn't see where the improvements would pull more customers into local businesses. He stated having designated RV parking would directly help businesses. **Councilor Holzman** replied that the grants funds paying for the elements of the Cascade Avenue improvements were designated for streetscape improvements and could not be used for other purposes such as developing a parking lot.

Manager Stein distributed a sheet outlining some of the possible uses of the City reserves for the Council to consider. She stated the unappropriated funds could be used in whatever way the Council decided. **Councilor Weed** asked if the City could use its own funds for an Urban Renewal loan. **Manager Stein** replied the City could.

The **Council** discussed possibilities for RV parking and identified several sites on Main Avenue and its side streets that could be designated as RV parking. The **Council** noted that many of the spots were already being used for that purpose. **Manager Stein** asked if the Council was interested in a parking study to determine the dimensions and turning radius needs of RV's. The **Council** was interested but advised staff to not spend a lot of time or resources on collecting the information.

B. City Manager Update

Due to lack to time, there was no City Manager update.

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The meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Kathy Nelson, City Recorder

Lon Kellstrom, Mayor