

**ASHLAND CITY COUNCIL
STUDY SESSION MINUTES
Monday, October 14, 2024**

Mayor Graham called the meeting to order at 5:30 p.m.

Mayor Graham and Councilors Dahle, DuQuenne, Bloom, Hansen, and Kaplan were present. Councilor Hyatt appeared via Zoom.

I. Public Input

(15 minutes – Public input or comment on City business not included on the agenda)
None

II. Community Center and Pioneer Hall Construction Update

Public Works Director Scott Fleury spoke that Scott Goings and Ryan DeMello from Outlier Construction, Community Development Director Brandon Goldman, and Building Official Steven Matiaco would also be available for questions. Fleury provided a presentation that covered the following regarding each building (see attached):

- Current Status
- Structural Issues and Mitigation Options
- Facility Rehabilitation
- Fiscal Implications

Hansen thanked Fleury for the detailed fiscal implications. Hansen confirmed with Fleury that with regards to the Community Center, the estimated difference is approximately \$37K between the remodel of the existing structure versus a new building. Fleury noted additional benefits of a new building include enhanced energy efficiency, ADA accessibility, and usability as a community center. Bloom spoke of seeing the building first-hand earlier in the day and commented on the unknowns involved in the remodel. Bloom asked how confident Fleury is in the cost estimate for a new building and Fleury responded that there are still unknowns involved. Kaplan asked for clarification about the cost to finish Pioneer Hall, and Fleury responded that the estimate is \$388,862. Fleury clarified the additional cost to original approved budget is the newly estimated \$531,483 to properly mitigate the Community Center. DuQuenne asked if the \$95K is for Pioneer Hall only. Fleury spoke that the change orders to date is for Pioneer Hall only. DuQuenne asked if it would be possible to film the inside of the Community Center so the community can take a virtual tour. Cotta spoke she could coordinate with Outlier to make that happen. Dahle asked for a review of alternatives considered to make the building structurally sound. Fleury spoke that the mitigation will allow for the building to meet live and dead load demands such as for snow load. Ryan DeMello spoke of the structural fixes needed to make the building safe such as the walls needing to be plumb and additional support for the roof. Graham confirmed with Fleury that the change orders to date pull from the \$250,000 contingency budget. Kaplan spoke that this project is over budget and asked where the funding would come from to finish either scenario. Cotta discussed options include prioritizing these buildings at the expense of other facilities projects

which would impact the next biennium budget. Bloom asked about contingency plans if renovation requires even more after the foundation is stabilized. Cotta spoke this is why the project was paused to have this discussion with Council regarding options to fulfill the community's desire for this space to open.

Fleury spoke that budget considerations related to a remodel could include eliminating the improvements for ADA accessibility and the HVAC system and if a new building is considered, this will run into the next budget cycle with appropriations needed through the budget committee process. Pioneer Hall would be able to be finished in March. Bloom asked if rehabilitation of the Community Center could be completed in March with Fleury confirmed. Kaplan asked if it was possible to stabilize the floor and walls where they are instead of leveling them. DeMello spoke that it is possible but would likely present more issues in five to ten years. Dahle asked if more settling is likely. DeMello spoke that the structural engineers said this is likely due to the continued water infiltration from the hillside. DuQuenne asked if a sump pump could be put in the Community Center. DeMello spoke that this is possible as a temporary solution. DuQuenne spoke that the community wants the building to open, and she would like to know what the expense and sustainability would be to rehabilitate the building. Fleury spoke it will take approximately \$400K of additional funds to rehabilitate the building, which could come from not completing other project components to remain on budget. Bloom spoke that the cost of repair is likely to increase significantly as the project unfolds and asked about the level of confidence that the building won't collapse as repairs occur. DeMello spoke that this has been figured into the presented budget changes. Kaplan asked if some of the historical items such as the floor and windows could be used in a new building. DeMello affirmed, adding it could be built to look just like the existing building. Hansen asked if the new budget numbers include what is necessary to shore the roof structure during renovations, which DeMello confirmed. Hansen asked if zoning would allow for a second story for added meeting space. Community Development Director Brandon Goldman, spoke that the current zoning would allow a rebuild on the existing footprint with a conditional use permit, but adding use as a government facility may require rezoning. Hansen asked how long that process would take. Goldman responded about six months once an application is received, but this would first require the preparation of an application including an architectural design. Graham asked if the new budget numbers include mitigation of the foundation and water issues. DeMello clarified that the water intrusion is unable to be mitigated in the renovation due to a lack of access, with Fleury adding the foundation issue would be mitigated. Kaplan asked how the new construction handles the water issue. DeMello spoke that design of the foundation would be different. Hyatt asked what longevity could be expected with the remediation option. DeMello responded that full remediation will have better longevity than minor fixes. Graham confirmed with DeMello that both options create a structurally sound building for decades to come.

Public Comments

Mitzi Loftus/Ashland –Loftus asked what happens if voters want something different from Council's decision.

Sam Whitford/Ashland – spoke that he has served on the Ashland Historic Preservation Advisory Committee (HPAC) for over 20 years and spoke in favor of renovation.

Dale Shostrom – spoke that he has served on the HPAC for 26 years, spoke in favor of renovation, and suggested an ad-hoc committee could guide this process.

Judy Kennedy – Spoke in support of continuing to work on either solution that will allow the community center to open back up to the public but favored keeping the existing building.

Graham noted that the future of the Community Center will not go before citizens for a vote. Graham asked if the Council decided to rebuild, would the formal process prior to demolition include an in-depth public hearing to engage the community in expressing concerns, support, or alternatives and consideration for compliance with historic preservation standards. Goldman confirmed, adding it would also come before the HPAC to as part of their charge to advise Council, who would then make the decision to rebuild or renovate. Dahle asked Fleury how long it would take for an ad-hoc committee to be formed and decide on how to advise Council. Fleury anticipated it would take three to six months to receive a recommendation. Graham asked when the contractor would need a decision on the Community Center to benefit from work already being done at Pioneer Hall. Cotta responded by mid-November. Hansen spoke of the cost to downtown businesses due to further delays. Graham summarized that staff is requesting direction from Council to either continue with renovation or to begin the public hearing process to consider demolition and rebuild. DuQuenne spoke in favor of forming an ad hoc committee. Graham about what notice is required for Council to consider demolition. Goldman clarified this is not a land use decision that would require notice, but a Council decision. Goldman spoke that if Council wanted to pursue inquiry on demolition, staff could schedule a HPAC on November 6th, with a potential recommendation to Council for their November 19th meeting. Kaplan clarified with Goldman that an HPAC meeting would seek public input. Kaplan asked if a virtual tour could be made available to the public in the timeframes discussed, which DeMello confirmed.

Graham polled Councilors for their preference regarding renovation or pursuing a rebuild option. Hansen spoke in favor of a new building that could last for another 100 years and might include more options for the community. An ad hoc would not be of benefit as options have already been explored. DuQuenne spoke in favor of a public hearing to consider both pathways and in support of forming an ad-hoc committee. Kaplan spoke of concerns that staying on the current path would lead to more delays and in favor of a public hearing regarding options. Dahle spoke in favor of forming a Management Advisory Committee (MAC) to better inform the Council how to best preserve the building's historic nature. Bloom spoke in favor of forming a MAC along with engaging the community in this decision. Hyatt asked Fleury if he could arrive at a decision from a MAC in four weeks, which Fleury confirmed was feasible. Fleury continued that the MAC would want to include the HPAC and could

compile recommendations to Council at the first meeting in December. Hyatt asked if the MAC would clarify the budget numbers. Fleury spoke it would help with that and also clarify the risks and liabilities with any decisions. Graham spoke in favor of a MAC process that might help the community come closer to a consensus. Kaplan agreed. Hansen spoke that he did not think any new relevant information would come out of a MAC and did not support taking more time on that. Graham asked Fleury if he could come back with a recommendation from a MAC by early December so Council could make the bigger pathway decision, which Fleury confirmed. Graham confirmed staff had what they needed to move forward.

III. Adjournment of Study Session

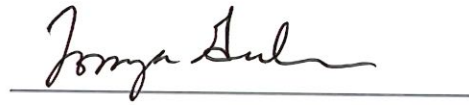
The meeting was adjourned at 7:27 p.m.

Respectfully Submitted by:

A handwritten signature in blue ink, appearing to read 'Alissa Kolodzinski', written over a horizontal line.

City Recorder Alissa Kolodzinski

Attest:

A handwritten signature in blue ink, appearing to read 'Tonya Graham', written over a horizontal line.

Mayor Tonya Graham



Community Center & Pioneer Hall Update

October 14, 2024

Facility Rehabilitation

Overview

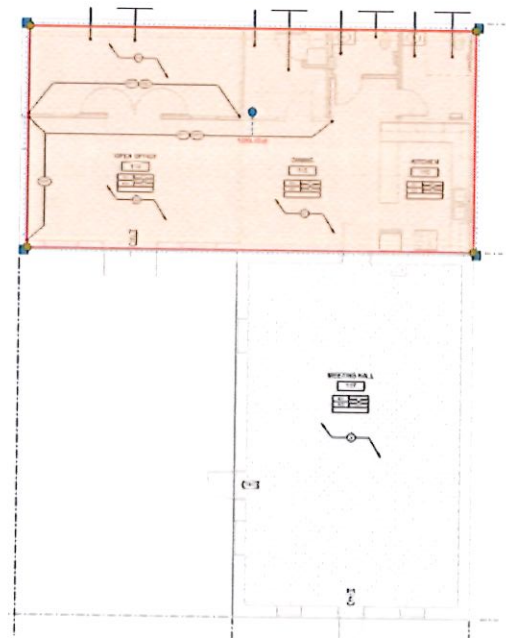
- Current Status
- Structural Issues and Mitigation Options
 - Pioneer Hall & Community Center
- Fiscal Implications
- Next Steps & Schedule





Facility Rehabilitation

- Asbestos Mitigation - Complete
- Structural Framing Main Cabin - Complete
- Current Issues (Kitchen/Office Area)
 - Foundation Settlement
- Causes
 - Soil Composition/Water Damage
 - Initial Inadequate Construction
- Risk
 - Continued Settlement Threatens Structure
- Solution
 - Professional foundation repair and stabilization (18 helical piers). Remove and replace existing floor sheeting, prep, and pour self-leveler (highlighted area)

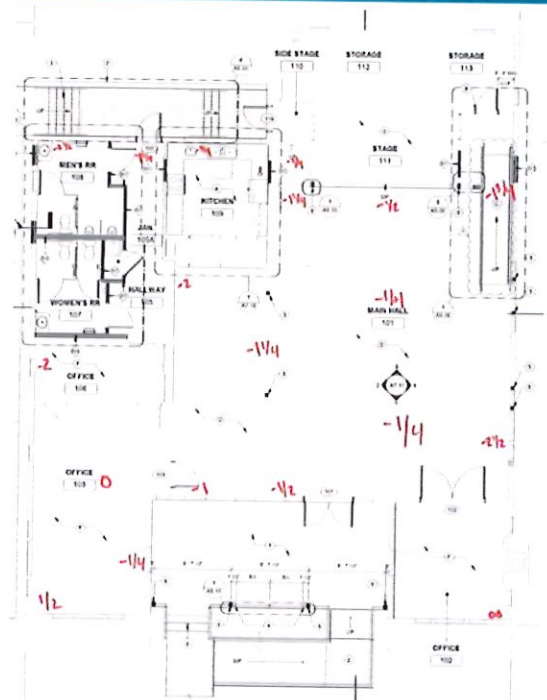


Community Center & Pioneer Hall Update



Facility Rehabilitation

- Asbestos Mitigation - Complete
- Current Issues
 - Structurally Inadequate (Load Paths)
 - Foundation Settlement
- Causes
 - Soil Composition/Water Damage
 - Initial Inadequate Construction
- Risk
 - Continued Settlement Threatens Structure
- Solution
 - Professional foundation repair and stabilization (41 helical piers and adjustable post bases). Remove and replace exterior rim joist beam



Community Center & Pioneer Hall Update

Fiscal Implications

- Estimated Cost Implications

Construction Budget	Spent to Date	Remaining
\$1,722,490	\$214,800	\$1,507,690

Change Orders To Date*

\$ 109,732

Additional Structural Funds Required (Community Center) Total

\$	381,483	\$	531,483
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Plus approximately 95-150K**

***Change order includes additional asbestos mitigation and structural modifications to Pioneer Hall**

**** Estimated additional funds required to repair framing and finishes from jacking and leveling building**

New Project Budget with Additional Structural Mitigations	\$2,191,123
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New Building Costs (Construction)	\$1,500,000
Architectural & Engineering Fees for New Construction	\$ 300,000
Buildings Permit Fees (Placeholder)	\$ 40,000
Remaining Costs for Pioneer Hall	\$ 388,862
Estimated Total Project Cost (New)	\$2,228,862

Community Center & Pioneer Hall Update

Next Steps

- Complete Structural Repairs and Additional Bid Items for Pioneer Hall
- Schedule and Hold Public Hearing for Demolition of Community Center
- Negotiate Change Order with Outlier Construction For:
 - Demolition of Existing Building
 - Design/Construction of New Building
- Process Demolition Permit and Remove
- Design New Building
 - Schematic Design (SD) Phase (30 Days)
 - Design Development (DD) Phase (35 Days)
 - Construction Documents (DC) Phase (55 Days)
- Construct New Buildings (164 Days)
 - Complete in December 2025



QUESTIONS?

Community Center & Pioneer Hall Update