

# **CITY OF HALSEY PROPOSAL**

## **ALL-IN-ONE COMMUNITY CENTER**

**Written by Erika Mecalf**

### **SUMMARY**

The City of Halsey is embarking on a major collaboration to positively affect the quality of life in this rural community. The City is proposing to relocate and renovate a historic train depot and construct a new all-in-one Community Center and new City Hall to meet the growing demands of an underserved rural community, with critically needed health services, activities, education, police protection and cultural art opportunities.

The project is expected to total \$364,568, approximately half of which will be matched by the City of Halsey, including cash, land, administration, equipment, and other in-kind donations. The City hopes to partner with the Grantsmanship Center in the form of funding for construction costs of \$182,284 to bring this exciting project to reality.

### **INTRODUCTION**

The City of Halsey was established October 20, 1876 by William L. Halsey, Vice President, of the Oregon-California Railroad. In June of 1871, William L. Halsey and Ben Holliday, President, Oregon-California Railroad, rode to the City of Halsey in a box car, stopping to auction off plots of land. The town quickly grew into a thriving small community. In the great fire of 1903, the majority of the business district in the City of Halsey was burned down, except for a couple of buildings, including the town's only central meeting place, the Train Depot.

The City of Halsey, nestled between the Willamette River and the Cascade Mountains, is a historic, isolated, rural bedroom community, with a population of 750. The main north-south route through Linn County, Highway 99E, and the railroad played major roles in the development of the City of Halsey. When Interstate 5 was completed in the 1960s, many businesses that supported the community closed due to lost business and revenues.

In the 1980s, citizens of Halsey took several measure to stem the loss, including city infrastructure projects and renovation of the city's historical park. During this process the community discovered a sense of fellowship and pride which gave impetus to the **All-In-One Community Center**.

### **STATEMENT OF NEED**

In April 1998, the City of Halsey conducted a confidential survey of the citizens and asked for their priorities in making Halsey a better place to live. The response was nearly unanimous from these citizens -- not only did respondents want a community center but

over 70% of the responses requested senior services, youth center, and structured activities for the city's youth.

In an effort to involve the community, and respond to the survey, the City of Halsey formed a group of approximately 15 community volunteers for the Community Action Plan Task Force. The Task Force meets monthly and is comprised of local business leaders, local senior, local youth, City Council, and other concerned citizens.

Committee members strategized the prospect of using an existing historical structure for the community center to meet these needs:

- **Law Enforcement Accessibility** -- Currently the City of Halsey contracts with the Linn County Sheriff's Office for one-half of one deputy's time (approximately 84 hours per month). Publicly-accessible office space for the deputy is not available.
- **Senior Access to Preventative Health Care** -- Currently there is no coordinated effort to provide seniors (over 50% of population) with basic preventative health care programs, such as checking for high blood pressure, cholesterol screenings, glaucoma testing, etc.
- **Organized Child and Adolescent Activities and Supervision** -- Currently there are no structured after-school programs for children and youth in the Central Linn community.
- **Women, Infants and Children (WIC) Program Access** -- Currently young mothers and their children must travel a minimum of 40 miles, to gain access to this proven Linn County-sponsored nutrition program.
- **Access to Countywide Transportation** -- Currently there is no public transportation in rural Linn County.
- **Efficiency of/Access to City Services** -- Due to the age of City Hall, major structural work is required to bring the building up to seismic code, and the City of Halsey is committed to providing access under the Americans with Disabilities Act (ADA).

## **PROGRAM OBJECTIVES**

The overall objective of this project is to provide the facility that will house the Community Center. By June 1999, the moving of the train depot and construction of the attached City Hall will be in process, as a result of a collaboration of key community partners. The completion of the new Community Center by January 2000 will provide the means to:

- **Provide accessibility to law enforcement** -- City of Halsey residents will be able to contact law enforcement at the depot's centralized location, as well as receive specialized education and safety training.
- **Provide senior with access to basic preventative health programs and respite opportunities for caregivers** -- Senior will receive monthly screening exams provided by appropriate health care professionals. Special group

activities will be provided.

- **Provide organized and supervised child and adolescent activities --** Children and adolescents will have the opportunity to participate in monthly activities and weekday after school programs offered by various recreational service groups.
- **Provide accessibility to WIC programs --** Young mothers and their children will receive local access to this already established nutrition program.
- **Provide a centralized bus stop for the entire community --** This community center hub allows the Halsey community to participate in a county-wide transportation scheme.
- **Improve efficiency and access to City services --** The new City Hall building will allow access to all citizens by January 2000 and meet future needs of the community as well.

## **METHODOLOGY**

This project will be accomplished through the mobilization of key partners and collaborators from the area. Partners will collectively move the donated historic train depot from its present location to its new site, where simultaneous construction of the new City Hall and renovation of the train depot will take place. At this point, service providers will implement their programs, which address the key needs of the community as outlined above.

### **Project Milestones:**

- **Establish key collaboratives and partnerships --** Work has already been completed in forging relationships with U.S. Government agencies, Linn County agencies, health care providers, program providers in agencies, recreational service providers, educational agencies, privately-owned companies and corporations, and historic preservation agencies. In addition, key donors are committed to essential donations, in order to move the project forward. -- COMPLETE OCTOBER 1998 --
- **Donation of Historic Train Depot --** A locally owned company, Smith Seeds, has pledged to donate the historic train depot to the City of Halsey, if used as an "all-in-one community center." -- COMPLETE NOVEMBER 1998 --
- **Moving of Train Depot --** A partnership of **Rainbow** Construction (#2 building mover in the U.S.) and the Oregon Army National Guard have agreed to provide services on a reduced-fee basis. A detailed moving plan has been established and is ready for implementation. -- COMPLETE JUNE 1999 --
- **Construction and Renovation --** A formal bid process for general contractor will begin early spring 1999, in order to reach a final decision prior to the beginning of construction. Portions of the subcontracting will be provided as in-kind donations. Linn County will provide a portion of renovation (sheetrock work, painting, cabinetry, etc.) -- BEGIN SPRING 1999 --
- **Implementation of Programs --** Independently operated service providers will

plan and implement programs, designed to address needs as outlined above. -  
 - COMPLETE JANUARY 2000 --

**Project Evaluation** -- By March 2000 regular and systematic surveys will be in place to evaluate the effectiveness of the entire Community Center. In addition, surveys will be taken of overall satisfaction with program planning and appropriateness for the community. -- COMPLETE MARCH 2000 --

**EVALUATION**

The results will be documented and assessed through a variety of City-conducted surveys that are quantitative as well as qualitative. Expected measure included community focus groups being convened to assess overall effectiveness of community center. Some surveys will gather data regarding the number of new activities available to community, number of people participating in community activities, number of residents involved in planning and development of project, number of businesses involved in community, and changes in community's attitude towards community activities and willingness to participate in those activities.

**FUTURE AND OTHER NECESSARY FUNDING**

Few future funding issues exist, since the City of Halsey has pledged ongoing occupancy and other in-kind support in perpetuity. The City's support will include: utilities, space, supplies, equipment, maintenance, staffing, coordination and overall administration of the facility and its concerns. In addition, independently run programs will assess program fees to cover expenses.

**BUDGET**

**July 1, 1999 -- June 30, 2000**

<b>REVENUES</b>	<b>REQUESTED</b>	<b>HALSEY</b>	<b>IN-KIND/OTHER SOURCES</b>
Funding Source	182,284	131,544	66,740
<b>TOTAL REVENUES</b>	182,284	131,544	66,740

<b>EXPENSES</b>	<b>REQUESTED</b>	<b>HALSEY</b>	<b>IN-KIND/OTHER SOURCES</b>
PERSONNEL			
City Recorder @ \$15/hr x .25		7,800	
City Clerk @ \$10/hr x .75		15,600	
Public Works #1 @ \$10/hr x .5		10,400	
Public Works #2 @ \$8/hr x .5		8,320	
SUBTOTAL		42,120	
Fringe Benefits 20%x subtotal		8,424	
Volunteers @ \$13.74/hr x 1000 hr			13,740
City Engineer	4,000	6,000	
City Planner			2,000
Architect			28,000
TOTAL PERSONNEL	4,000	56,544	43,740
NON-PERSONNEL			
Halsey Train Depot donation			5,000
Relocation of Train Depot			16,000
Foundation for Depot	10,000		
New City Hall		75,000	
Excavation of Site	10,000		
Electrical/Plumbing	25,000		
Parking Lot/Landscaping	30,000		

Permits for Construction	8,000		2,000
Renovation/Restorative Work	79,284		
Construction Contingency	16,000		
<b>TOTAL NON-PERSONNEL</b>	178,284	75,000	23,000
<b>TOTAL EXPENSE</b>	182,284	131,544	50,740

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