

# MINUTES

## March 14, 2019

### SPECIAL MEETING OF THE CITY COUNCIL

#### CITY HALL, COUNCIL CHAMBERS

#### 1:00 a.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Ron Stephens and Council Members: Jeff Miller, Steve Caraker and Jerry Smith

Staff Present: City Manager John F. Connet, City Clerk Tammie Drake, Police Chief Herbert Blake, Budget and Management Analyst Adam Murr, Communications Director Allison Nock, Assistant City Manager Brian Pahle

**1. Call to Order:** Mayor Volk called the meeting to order at 1:00 p.m. and welcomed those in attendance. A quorum was established with five members in attendance.

The purpose of the special meeting is to review the construction plan for the Police Station, discuss costs and possibly identify cost savings/efficiencies.

**2. ADW Architects:** Mr. Connet introduced Keith Carlyon who began with a recap of how they came up with original schematic design. He reviewed 3d images of the initial design and noted:

- It has the feel of a civic building while being welcoming to community.
- No street parking is proposed.
- Sun-shading will optimize energy use.

Mr. Carlyon explained the process which began with a detailed questionnaire for use. He stated their main goal was to look at current needs and projected future growth while being realistic.

Mr. Carlyon reviewed the layout of the initial floor plan of approximately 26,000 square feet. He proposed a pre-fab canopy over the patrol cars which could be an alternate and bid for potential savings, as well as an outdoor eating space.

Mr. Carlyon showed a video of the design and gave some options about remove masonry walls and presented grading options to save money.

*Design Options:* He stated they looked at many options on the design but there is a point of diminished return on value. The City will still pay for site work. He reviewed an option of shaving off 1,500 square feet without impacting the function and harming the aesthetics. The total square footage would be approximately 24,500 or less. Other options were a roofing canopy as an alternate at the outdoor space, reduced area size in the evidence area and roll call rooms, removing a bay in the garage, removing square footage at the back of the building and the second floor. He estimated the savings to be approximately \$500,000 without impacting the function of the building.

The Council discussed the possible options for savings and their impacts. Discussion from the Council included security and privacy with the proposed masonry wall, the visitor parking lot, the grade, the direction of the stormwater, the use for the garage bay proposed to be eliminated, and the covered area for the patrol cars.

In discussion, Council Member Smith stated the options are not a lot of savings in the overall cost of project. He expressed if this is a 50-year building, the extra square footage brings value. Council Member Smith stated unless it is redesigned, there is not a \$1 million in savings. He stated other options cuts into function. Council Member Caraker voiced support of the original plan because the cost is not extreme. He stated more law enforcement will be needed in the future. He stated this project is a part of the Seventh Avenue revitalization.

Mr. Connet explained a savings of \$500,000 drops the annual payment by \$25,000 to \$35,000 under a 35-year assumption. Discussion followed on financing options.

The Council also discussed construction materials which will make the building viable for many years. **The Council expressed no interest in incurring additional costs to redesign the project.**

Mayor Pro Tem Stephens asked how the cost of the building will affect the taxes. Mr. Pahle stated \$570,000 is approximately 3.5 cents on the tax rate. Council Member Miller noted the cost of the land at approximately \$500,000 will go back into the General Fund once the entire project is financed. Mr. Pahle asked for financing direction.

**Project:** Council Member Caraker moved the City Council to approve the original design of the Police headquarters without the masonry columns in the perimeter fence and include the break area canopy as alternate 1. The vote was four in favor, one opposed (Stephens).

*Financing:* Council Member Caraker moved the City Council to direct staff to pursue a 35-year term on USDA Financing. A unanimous vote of the Council followed. Motion carried.

**3. Adjournment:** Being no further business, the meeting adjourned at 2:01 p.m. upon unanimous assent of the Council.

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Barbara G. Volk, Mayor

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Tammie K. Drake, City Clerk