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**City Council Work Session Minutes
Police Station Update**

**Monday, May 11, 2020
5:30 p.m., Community Auditorium**

***Minutes are unofficial until approved by Council.
Council approved minutes as presented May 26, 2020.***

1. ROLL CALL:

Mayor Peter Truax called the Work Session to order at 5:30 p.m. via Webex Video Conference.

ROLL CALL: COUNCIL PRESENT ATTENDED BY WEBEX REMOTELY: Kristy Kottkey; Timothy Rippe; Elena Uhing; Mariana Valenzuela; Adolph “Val” Valfre; Malynda Wenzl, Council President; and Mayor Peter Truax.

STAFF PRESENT ATTENDED BY WEBEX REMOTELY: Jesse VanderZanden, City Manager (Webex remotely); Paul Downey, Administrative Services Director (Webex remotely); Henry Reimann, Interim Police Chief (Webex remotely); Michael Kinkade, Fire Chief (in the Community Auditorium); and Anna Ruggles, City Recorder (in the Community Auditorium).

2. WORK SESSION: POLICE STATION UPDATE

Downey and VanderZanden facilitated the above-noted work session, noting the purpose of the work session was to provide an update on the status of the police station project and seek direction from Council on the next steps. Downey presented a PowerPoint presentation overview recapping the following police station project progress, noting the project started in 2015 with a needs assessment that reviewed the conditions of the current facility and the long-term space needs of the Police Department. The City signed a design contract with the architect in July 2016. The contract was for program approval and design and divided into three major phases, each requiring City approval to move to the next phase. Downey noted the City has completed Phase I and has put the next phase on hold until construction funding is available. In addition, an outside polling consultant did a focus group process in April 2018 with the objectives of assessing community attitudes, determining current perception of the police facility and need for facility improvements, and assess reaction to a bond measure. In April and June 2018, the City purchased two lots on the corner of 19th Street and Birch Street for the location of a potential new police station. One lot is being used to house volunteer firefighters. In November 2018, City had a poll of likely voters conducted to determine potential support for a bond measure. The poll showed a bond measure would likely not be successful. Staff developed and conducted an extensive, ongoing public education effort about condition of current facility and why a new facility is warranted. Staff completed schematic design (30%) in early 2020 and a revised cost estimate for the proposed facility, which was designed to meet the space needs of the department for the next forty

to fifty years. The current total cost estimate is \$20,000,000 to complete the design, construct, and equip the new facility. The design has been the subject of several Council work sessions and has undergone extensive value engineering to reduce the overall footprint and cost. Downey advised a new Police Facility would require a General Obligation Bond to finance. The current completion date is estimated at the end of 2023 if placed on the May or November 2021 ballot and if the election is successful. Staff estimated the first year costs of a \$20 million, 20-year bond would be \$155 for a homeowner with assessed value of \$230,000, which is the average assessed value of a single-family residence in the City. Downey noted in January 2020, there was Council consensus to not place the proposed facility on the May 2020 ballot and to discuss the viability of conducting another poll to reassess voter attitudes. Staff is making the assumption that a ballot measure will not be submitted for the November 2020 election based on the current economic conditions of the unknown effects of COVID-19 pandemic. In conclusion of the above-noted staff report, Downey and VanderZanden posed the following questions for Council consideration:

1. Does the Council see a future \$20 million bond measure (or higher depending on the timing of the ballot measure) as a realistic option to submit to the voters at a future election or should a different planning horizon be looked at?

If the answer to the second question is yes, what would Council see as the potential timing for a ballot measure?

- Recommend a May or November election to avoid the double-majority approval requirement.
- Does the City do another poll to gauge voter attitudes? If so, the poll should be timed to the potential election date and will cost ~\$30K.
- Other tax measures may affect timing of potential bond measure:
- The renewal or increase of the City's Local Option Levy (LOL); targeted for May, 2022.
- Potential for a Fire District and establishing a permanent tax rate.

If the answer to the second question is no, what are the alternatives?

- Hold the completed schematic design until the time the Council may want to submit a bond and have Police manage with their current facility.
- Determine if there are other alternatives that could address critical needs over a shorter time period. For example:
 - Hire new Chief and stabilize staffing.
 - Refocus time horizon and initiate planning for a 20-year strategy instead of 50-year strategy. This would likely include an annex behind the current station and remodeling of some of the interior. It could involve shifting parking around on the block to maintain some secured parking for the Police.

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued as Council recapped the public education efforts and speaking engagements and the need for communication improvements to reach the diverse community and community perception of reasons why there is a need warranting a new facility as well as needing to hire a new Police Chief. Staff and Council discussed the economic effects of COVID-19 pandemic on the overall

economy, noting how long the actual economic effects will last and how voter perception of tax measures will be affected is not known. In addition, Downey and VanderZanden responded to various Council inquiries pertaining to conducting another poll and potential timing for submitting a ballot measure to the voters, to which Council collectively concurred to not conduct another poll because a new poll would not be viable at this time and concurred waiting to submit a bond measure at a later date, i.e., May or November 2021 ballot. Council instead emphasized to proceed with hiring a new Police Chief as soon as practical and begin refocusing on the alternatives, such as an annex building, to which VanderZanden concurred.

Council took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT

Mayor Truax adjourned the work session at 6:00 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder