

2 doing a standalone station and remodel. Mr. Cowie stated they are just looking for
direction and a definitive yes or no to proceed on a combined police/fire option. He noted
4 it appears the best use of money is to have the combined facility option.

6 Mr. Cowie pointed out it will be extremely helpful to pay down the site work with
RDA funds but those funds cannot be used for building construction. He noted it is also
8 leveraging quite well and they will have sufficient funds to cover the estimated costs and
end up with a square footage that includes what both the fire chief and police chief think
10 we need to accommodate for buildout. He added this could fluctuate by 10 percent and
they feel that some of the numbers may be high and when it goes out to bid it may come
back lower.

12 Councilmember Broderick asked how to direct the architect to proceed. Mr.
Cowie stated the remodel will be put on hold noting there are a few things we would like
14 to do here but not crucial. He added that Mr. Van Wagenen is looking into grants for an
elevator. Councilmember Broderick stated the decision at hand it is a “no brainer” and to
16 buy more for your buck it is pretty clear we would have to go with option two.
Councilmember Bean agreed with that statement.

18 Councilmember Powell stated she likes the use of the space that the architects
came up with. Mr. Cowie stated it may be tweaked but it was in the general footprint.
20 This exercise has been good to start from the first (city center box) and work within those
limitations with the police and fire departments. He mentioned the first needs assessment
22 from JRCA and pointed out it has been pared back to a good position where the needs are
accommodated including room for buildout. Councilmember Powell pointed out that we
24 have looked at so many options and this fits the budget and fits the needs.
Councilmember Bean stated we have gone through the square footage needs and priced
26 out several revisions fairly good ballpark quote within plus or minus 10%.

28 Mr. Cowie stated we would still have the site plan that would need to be approved
by the Planning Commission and the Council and if we move forward we would have to
make a decision to award the bid. By mid to late December or the second week in
30 January would be the best market for the bond. Councilmember Broderick suggested
checking the bond rates. Mr. Cowie stated he will check with Jason Burningham.
32 Councilmember Lundberg questioned if they are bonding in January so there is time to
wait for bids as we would be looking at construction over the summer (pool season).

34 Mr. Cowie confirmed that statement adding pool parking will be hit one way or
the other and they will prioritize the proposal to include parking solutions as this is just
36 the architectural plans tonight. He feels this is a great time to bid the project and go to
market on the bond and it could fall into place really well. Councilmember Lundberg
38 asked what the timeline is to explore the finished look. Mr. Cowie stated there is no
elevation concept yet. Councilmember Lundberg commented that it would be nice to see
40 the view from Main Street. Mr. Cowie stated they can get that. Councilmember Hoyt
asked if there will there be an interchangeable work out room. Mr. Cowie confirmed that
42 there will be some shared flex space noting there may be a handful of changed items on
the next design.

44 Councilmember Broderick stated from this point on there are things to consider,
like the interest rates on bonding. He would like to see the plans finalized and then
46 consider it as we move forward. He likes the idea of doing the site work done with the
RDA funds and looking at fiscal year maintenance etc. would save \$250,000 per year and

2 if we went 4 years the amount of savings could be 1.3 million. He would be in favor of
4 looking into this as the more cash you put down the better it handles. He would suggest to
6 finalize this tonight and do site work at the first of the year and the construction later.
8 With the contractual obligations, bond rates etc. the more we put down the less burden it
10 is; these are things to consider but he is in favor of getting the plans finalized.
12 Councilmember Lundberg would like to see the spreadsheet. Councilmember Hoyt said
14 he will email his spreadsheet to the council. He would like it to be clear in the minutes
16 that this it to provide the design only and does not lock us in.

18 Mayor Pro Tem Powell called for any further comments or questions from the
20 Council. Hearing none she called for a motion.

22 COUNCILMEMBER LUNDBERG MOVED TO GIVE APPROVAL FOR THE
24 ARCHITECTS TO DO THE DESIGN ON OPTION NUMBER 2 AND DIRECT THEM
26 TO PROCEED ON THE DESIGN OF THE PUBLIC SAFETY BUILDING AND
28 FORGO OPTION 1 THE REMODEL OF THE CITY CENTER BUILDING TO
30 OBTAIN FURTHER INFORMATION FOR A FUTURE PUBLIC SAFETY
32 BUILDING AND MOVE FORWARD WITH THE DESIGN. COUNCILMEMBER
34 BEAN SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 COUNCILMEMBER POWELL AYE
38 COUNCILMEMBER BEAN AYE
40 COUNCILMEMBER BRODERICK AYE
42 COUNCILMEMBER HOYT AYE
44 COUNCILMEMBER LUNDBERG AYE
THE MOTION CARRIED UNANIMOUSLY.

Mayor Pro Tem Powell called for any further comments or discussion from the
Council. Hearing none she called for a motion to adjourn.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 5:45 PM. COUNCILMEMBER BEAN SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 20, 2015

Kathryn Moosman, City Recorder

Randi Powell, Mayor Pro Tem