

WHITEFISH FUTURE CITY HALL STEERING COMMITTEE
THURSDAY, MAY 21, 2012, 1:00 – 3:00 P.M.
CITY COUNCIL CONFERENCE ROOM
402 E. 2ND STREET

1) CALL TO ORDER

Mayor John Muhlfeld called the meeting to order. Committee members present were George Gardner, Mike Jenson, Robert Blickenstaff, Toby Scott, Ross Anderson, Ian Collins, Marcus Duffey, Wendy Compton-Ring, Sherri Baccaro, Necile Lorang, and Chuck Stearns. Phil Mitchell arrived at 1:15 p.m. In the audience were Turner Askew, and from city staff, Public Works Director John Wilson and City Attorney Mary VanBuskirk.

2) INTRODUCTIONS

Mayor Muhlfeld asked Committee members to introduce themselves. George Gardner, Mike Jenson, Robert Blickenstaff, Toby Scott are Members at Large. Ross Anderson, Architect. Ian Collins, Heart of Whitefish. Marcus Duffey, Chamber of Commerce. City staff members: Wendy Compton-Ring, Senior Planner from Planning Department; Sherri Baccaro, Assistant to the Public Works Director; Necile Lorang, Administrative Services Director/City Clerk; and Chuck Stearns, City Manager. Phil Mitchell is on City Council. Mayor Muhlfeld said the members were mayoral appointments, ratified by Council; and he felt the new committee was a good diverse, representative group.

3) OVERVIEW FROM MAYOR MUHLFELD

Mayor Muhlfeld reviewed that the Tax Increment Financing Fund (TIF) began in 1987 at the adoption of the Urban Renewal Plan; and since 2000 or 2001, the City has been setting aside \$250,000 TIF dollars annually into the City Hall Construction Reserve Fund. He said he would like to see the committee's work not only result in selecting the new city hall site, but also leveraged into redevelopment of blight and addressing the downtown parking issue.

4) REVIEW RESOLUTION ESTABLISHING COMMITTEE

From Section 4 of Resolution No. 11-57 creating this committee, Mayor Muhlfeld said the committee will be submitting a written report to the Council including recommendations for site, design, and architect along with an explanation of the criteria determined in making the recommendations. The resolution calls for a disband date of January 31, 2015, or earlier if the considerations are completed prior to that date. He said he hopes the committee's work can be completed and recommendations made to the Council earlier than the disband date of January 2015.

5) SELECT CHAIRPERSON

Sherri Baccaro offered to serve as Committee Chair, seconded by Toby Scott. Ian Collins submitted that he thought the Chair should not be a city staff person. Mike Jenson submitted it would be an advantage as a staff person because of the accessibility to office machinery and mailing lists.

The motion was approved with eleven (11) aye votes and one (1) no vote. (Ian Collins voted no).

Robert Blickenstaff asked Sherri about her duties and Sherri said she assists Public Works Director Wilson in the administration of the Public Works Department, among those duties

includes serving on the Site Review Committee. Manager Stearns said the chair of this committee will work with him in setting the agenda for each meeting, and run the meetings.

6) REVIEW AND DISCUSS POWERPOINT PRESENTATION ON CITY HALL LOCATIONS

City Manager Stearns reviewed the power point presentation on city hall locations that was presented at a town meeting in October 2011. The public who attended that presentation had digital remotes that allowed each attendee to respond to questions; and those answers were tabulated and included in the presentation today. The presentation included background on the current city hall and why a new city hall is needed, how a new city hall would be financed along with a brief review of how the TIF works, it sought public input on attributes for a new city hall, questions to the public about where the public thought the best location for a new city hall to be, and what they thought about continuing the 10 pm siren. From there the presentation went to each of 5 specific locations, as recommended by the City's Real Estate Committee. The location, property size, current buildings (if any) and zoning were listed for each site. The public had the ability to vocalize their opinions, attributes and detriments, on each of the 5 sites, and those were reproduced on the report Manager Stearns gave the committee today. During the presentation members of the committee asked questions regarding different issues. One question was regarding the square footage needed for a new city hall; Manager Stearns said that the 18,000 sq. ft. was based on a space needs analysis done in 2003. Toby Scott commented that during the planning for the school project it was determined, with new technology, less storage space is required because now there is electronic storage. Manager Stearns agreed, but said the City does need some paper-storage room for permanent paper archive files that we have to keep unless legislation is changed. He said he would support a new city hall with a basement for storage. George Gardner pointed out a fact brought out during the October presentation was that the TIF dollars dedicated to the new city hall does not conflict with the TIF dollars designated for the school's remodeling project or other TIF projects. Councilor Phil Mitchell asked about contaminated soil on the site north of the library, and Manager Stearns said construction there might have to be slab on grade. Even though the previous Council selected the property north of the Library as their preferred site for a new city hall, Burlington Northern currently owns that land.

The five sites are (1) Current City Hall Location, (2) Professional Arts Building & Calvary Chapel Site across from the Post Office, (3) North of the Library, (4) Block 46 at 3rd & Spokane, and (5) former Mountain West Bank Site. The overall public response last October picked site 1 as 1st choice, site 3 as 2nd, site 2 as 3rd, site 5 as 4th, and site 4 as 5th, and one person voted for a totally different site. 33.33% of the 57 responses chose to keep the 10:00 pm siren at any cost, the remaining 2/3 of the responses had mixed opinions about it.

Public Works Director Wilson recommended a traffic analysis be done on one or more of the proposed sites as most of them are located on busy intersections. Ian Collins wanted a discussion regarding the current city hall – is it the general assumption that it will be torn down? Several of the committee members agreed that was the general assumption due to the condition of the main building – originally constructed in 1917; and adjacent buildings to the alley – all very old construction. Robert Blickenstaff said today's presentation was important background material; he had gotten a lot out of it. Councilor Mitchell said he is concerned about the unknown soil conditions; and he is not sure the cost estimate for each site is correct – he has come up with different numbers. He also suggested the committee all think about the dollars they want to spend, and if that makes a difference to anyone on the site they choose as their preference.

Councilor Mitchell also said he would throw out site 3, north of the Library and thought site 4 – Block 46 – was too expensive. Toby Scott said the committee needs to decide what other information they need to help with the decision; like soil, water, and traffic analyses. Mike Jenson said the committee needs to remember that the decision might not be just where a new city hall is located, but it might also include downtown parking.

Manager Stearns recommended the committee first start to prioritize each of their own site preferences; possibly review the presentation and answer the questions to come up with their preference. He said each member should decide what is important to them, and start narrowing down the options. Ross Anderson asked if the city wasn't currently contracting with consultants to update their reports on downtown issues. Manager Stearns said yes; Crandall Arambula has been contracted for a limited Master Plan update, the city could ask them for their take on these 5 sites. Robert Blickenstaff agreed that would be good to get. George Gardner wondered if the committee was ready to take a straw vote on preferred sites but Manager Stearns said he thought it was premature; he'd like the committee to review the handout on the presentation and give some thought to each of their preferences. Mayor Muhlfeld asked Manager Stearns to send a copy of the August 5, 2011 memo regarding the work session the Council had then on the city hall location to the committee as more background information.

7) OTHER BUSINESS

No other business.

8) SET DATE AND TIME FOR NEXT MEETING(S)

During committee comments both Mike Jenson and Toby Scott suggested meetings are limited to no longer than 1 or 2 hours. The committee set the next meeting for Thursday, June 7th from 8:30 am to 10:00 am, in the City Council Conference Room.

9) COMMUNICATIONS FROM THE PUBLIC (limit 3 min. per person)

Turner Askew said, so far, he has heard what people liked – but can we afford it? Then there is the question of the current city hall location – will it become a vacant lot? He said no, it will become a landscaped parking lot, just like the lot at 2nd and Spokane Avenue.

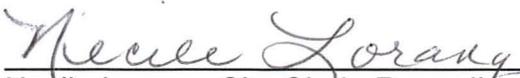
10) ADJOURNMENT

Chairman Baccaro adjourned the meeting at 2:50 p.m.



Sherri Baccaro, Committee Chair

Attest:



Necile Lorang, City Clerk, Recording Secretary



WHITEFISH FUTURE CITY HALL STEERING COMMITTEE

**MEETING OF Monday, May 21, 2012 1:00 – 3:00 P.M.
CITY COUNCIL CONFERENCE ROOM, 402 East 2nd Street**

- 1) CALL TO ORDER
- 2) INTRODUCTIONS
- 3) OVERVIEW FROM MAYOR MUHLFELD
- 4) REVIEW RESOLUTION ESTABLISHING COMMITTEE
- 5) SELECT CHAIRPERSON
- 6) REVIEW AND DISCUSS POWERPOINT PRESENTATION ON CITY HALL LOCATIONS
- 7) OTHER BUSINESS
- 8) SET DATE AND TIME FOR NEXT MEETING(S)
- 9) COMMUNICATIONS FROM THE PUBLIC (limit 3 min. per person)
- 10) ADJOURNMENT

RESOLUTION NO. 11-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITEFISH, MONTANA, ESTABLISHING THE FUTURE CITY HALL STEERING AD HOC COMMITTEE.

WHEREAS, the current City Hall building, located on Block 36, was built in 1917 and renovated in 1958; and

WHEREAS, over time the City Council identified the need for a new City Hall in order for the City to offer services in an effective and efficient manner. By March 1987, the need for a new City Hall was identified as a specific project of the master plan in the City of Whitefish Urban Renewal Plan with findings "that the age and floor plan of the current facility hinders the efficiency of services that the City provides to the public;" and

WHEREAS, in 2003 the City Council established a City Hall Construction Reserve Fund by Resolution No. 03-63 "to be restricted and used at such future time as it becomes necessary to significantly expand City Hall or construct a new City Hall." As directed, the City has deposited annually into the City Hall reserve fund available Tax Increment Funds ("TIF") so that when the time came to expand and/or construct City Hall, the City would have accumulated a significant portion of the necessary revenues; and

WHEREAS, the City conducted a future needs study and space needs analysis for a new City Hall in 2006 which resulted in a 2007 needs assessment calling for a new office space of approximately 18,000 square feet in size to accommodate all departments; and

WHEREAS, because the current City Hall lacked suitable space for all City departments, satellite offices are used for the Parks and Recreation Department and Planning & Building Department. In 2010 the city constructed the new Emergency Services Center for the Police Department, Fire Department; and Municipal Court; and

WHEREAS, the City Council held work sessions on November 1, 2010, and October 17, 2011, to consider projects, including a new City Hall, which could be paid for using TIF monies; and

WHEREAS, the City Council Real Estate Committee has met, researched and identified five locations in town for a possible site for the new City Hall and negotiated options to purchase property for a future City Hall site, which have been considered by the City Council; and

WHEREAS, at a regularly scheduled meeting on September 6, 2011, the City Council held a public hearing and invited public comment concerning the five options identified by the Real Estate Committee, and potential purchase and construction costs for the five options, but were unable to narrow the five proposed options, and as a result delayed making any site decision seeking further public comment; and

WHEREAS, the City sponsored a citizen engagement meeting on October 19, 2011, at the O'Shaughnessy Center, to seek public input and consideration of the need for a new City Hall and polled the participants concerning a suitable location and funding for a new City Hall to be built using TIF monies; and

WHEREAS, at the November 7, 2011 City Council meeting, Councilors discussed the advantages gained from the use of an ad hoc committee to assist the Council in selection of the future site, design, and architect for the new City Hall.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Whitefish, Montana, as follows:

Section 1: There is hereby established a Future City Hall Steering ad hoc Committee (the "Committee").

Section 2: The general purpose of the Committee shall be to study, evaluate and recommend ideas and process for the location, design and architectural selection for the future City Hall to the City Council.

Section 3: The Committee shall consist of thirteen (13) individuals. The Mayor, with the consent and approval of the City Council, shall appoint the Mayor, one (1) City Councilor, four (4) City Hall employees, one (1) representative of the Whitefish Chamber of Commerce, one (1) representative of the Heart of Whitefish, one (1) licensed architect, and four (4) citizens of the City of Whitefish. City staff may be appointed as ex officio members. The Committee members shall select a Chairperson from the members of the Committee. The Committee shall appoint one member as Secretary of the Committee, who shall provide public notice, and keep minutes of all meetings and submit them to the City Clerk. Seven (7) members shall constitute a quorum. The Committee shall meet as often as necessary to accomplish its mission as described herein. The Committee shall cease to exist as provided in Section 4.

Section 4: The Committee shall begin its deliberations as soon as practical after creation of the Committee. The Committee shall formulate and submit to the City Council a written report, which report shall include recommendations and ideas for a new City Hall, identification of the recommended site, design, and architect with an explanation of the Committee's criteria in making its recommendations. The Committee shall be disbanded as of January 31, 2015, or earlier if the City Council completes its consideration of the Committee's report prior to that date.

Section 5: A member of the Committee may be removed by the City Council, after a hearing for misconduct or nonperformance of duty. Absences from three (3) consecutive meetings, including regular and special work sessions, or absences from more than fifty percent (50%) of such meetings held during the calendar year shall constitute grounds for removal. Circumstances of the absences shall be considered by the City Council prior to removal. Any person who knows in advance of his or her inability to attend a specific meeting shall notify the Chairperson of the Committee at least twenty-four (24) hours prior to any scheduled meeting.

Section 6: Any vacancy occurring on the Committee shall be filled in the same manner that the initial position was filled.

Section 7: The Committee shall not have authority to make any expenditure on behalf of the City or disburse any funds provided by the City or to obligate the City for any funds.

Section 8: The Committee shall have no authority to direct City staff with respect to any matter, but may request information and assistance from City staff.

Section 9: This Resolution shall take effect immediately upon its adoption by the City Council, and signing by the Mayor thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WHITEFISH, MONTANA, ON THIS 21ST DAY OF NOVEMBER, 2011.



Michael Jenson, Mayor

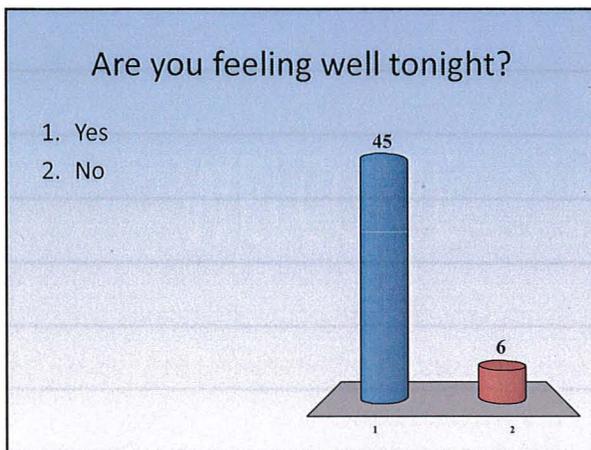
ATTEST:



Necile Lorang, City Clerk



AGENDA	
7:00	Welcome & Introduction of Topic
7:15	Site-by-Site Discussion
8:30	Polling Preference
8:40	Additional Questions



WHY A NEW CITY HALL?

- Current City Hall was built in 1917
- Made of the "soft" Whitefish bricks
- No earthquake structural stability
- Façade was re-faced in 1958
- City bought Whitefish Credit Union buildings as add-on

WHY A NEW CITY HALL?

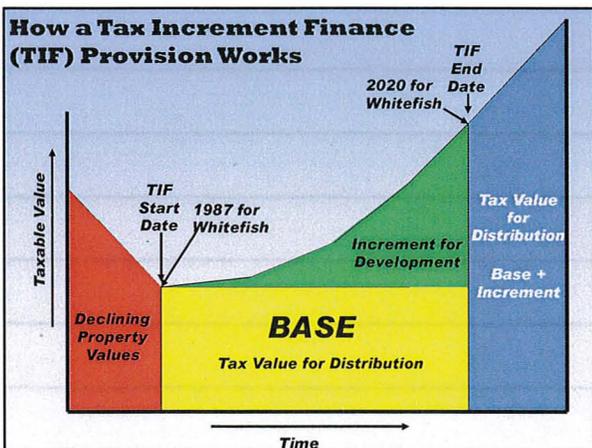
- Planning, Building, and Parks/Recreation Departments currently separated:
 - *prevents one-stop shopping for citizens*
 - *inhibits departmental efficiency*
- Buildings are worn out; past their useful life
- The corner of the building on Baker and 2nd needs to be removed for the turning radius of the highway

WHY A NEW CITY HALL?

- Planning for a new City Hall began at least as early as 1987 with the adoption of the Urban Renewal Plan
- Downtown Master Plan began in 2003 and was adopted in 2006
- March 2006, City Council designated site north of Library as the future site and negotiations began with BNSF to acquire the property

HOW?

- A new City Hall was specifically envisioned when the Urban Renewal Plan was adopted in 1987
- It was always anticipated, since 1987, that Tax Increment Funds would be used to build a new City Hall
- Using Tax Increment Funds will allow City Hall to be built without a bond issue or tax increase



WHAT?

Attributes Important to Citizens for a New City Hall

- One stop shopping for permits, licenses, water bills, questions
- When is cost an important issue? When will more detailed cost estimates be done?
- 10:00 p.m. siren?
- Public restrooms
- Parking
- Additional parking – site specific
- Easily accessible for seniors
- An attractive building
- Is there a need to move it?
- Proximity to downtown

WHAT?

Attributes Important to Citizens for a New City Hall

- Low long-term maintenance costs
- Space for visitor information services
- A welcoming and comfortable entry foyer
- Natural lighting
- Energy efficient
- Emergency alert system
- Sufficient staffing for good facility maintenance
- Op for public-private partnership

What is the most important attribute of City Hall location for citizens ?

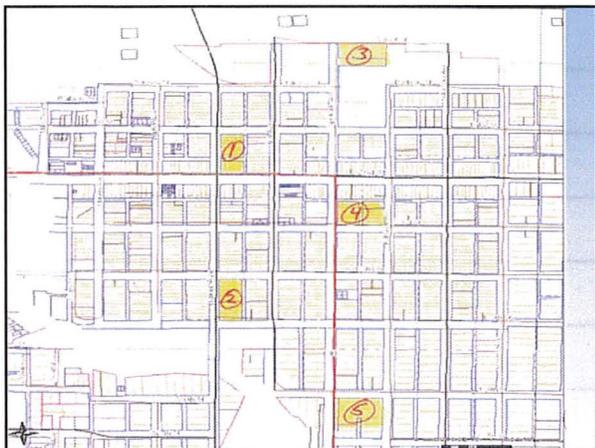
1. One stop shopping
2. Downtown location
3. Convenient traffic access
4. Convenient and ample parking
5. Pedestrian/bicycle access
6. Cost
7. Other

Attribute	Count
1. One stop shopping	11
2. Downtown location	38
3. Convenient traffic access	1
4. Convenient and ample parking	3
5. Pedestrian/bicycle access	3
6. Cost	7
7. Other	5

How about the 10:00 p.m. siren – how important is it to keep that?

1. Please keep at any cost
2. Keep it as long as cost is less than \$10,000
3. Keep it as long as cost is less than \$1,000
4. I don't care
5. I prefer to get rid of it
6. Please – whatever you do, get rid of it

Option	Percentage
1. Please keep at any cost	33%
2. Keep it as long as cost is less than \$10,000	23%
3. Keep it as long as cost is less than \$1,000	19%
4. I don't care	12%
5. I prefer to get rid of it	7%
6. Please – whatever you do, get rid of it	5%



Current City Hall Site

Legal Description	Current City Hall Site
Street Address	Lots 13-24 Block 36
Size of land	402 E. 7 th Street
Zoning	39,260 sq. ft. total
Zoning Compliant for City Hall?	WB-3
Ability to site an 18,137 sq. ft. building on site?	Yes
	Yes

Current City Hall Site

ATTRIBUTES	DETRIMENTS
Site is available	Debatable, but probably not highest and best use of land
Site is in downtown; traffic generator for downtown; convenient for citizens	City Hall doesn't need to be on busiest streets
Ability to provide extra parking	Demolition costs – however, City will incur demolition costs on this site regardless
Accessible for pedestrians and bicyclists	What is opportunity cost of something else being built here?
Public accustomed to City Hall at this site	
Can build to suit	

Current City Hall Site

ATTRIBUTES	DETRIMENTS
Can build a basement – no groundwater problems	
Current site already paid for; no additional acquisition costs	
Centrally located; very visible	
Eliminates possibility of vacant site	
Potential for creating an easy connection (retail) of 1 st St. to railway district	
Historic site since 1917	
Possibility of having a parking structure with City Hall	

Current City Hall Site

ATTRIBUTES	DETRIMENTS
City Hall parking lot used during day and open at night	Possibility of increased traffic congestion, especially for a parking structure
Support of downtown businesses by city employees and attendees of public meetings	Taking down an historic building
Possibility for views	
With Big Mountain as background view, part of Whitefish's ?	
2 nd St. is not great retail, therefore City Hall ?	
Stable anchor for downtown	



SITE #2
Professional Arts Bldg & Calvary
Chapel Site across from Post Office

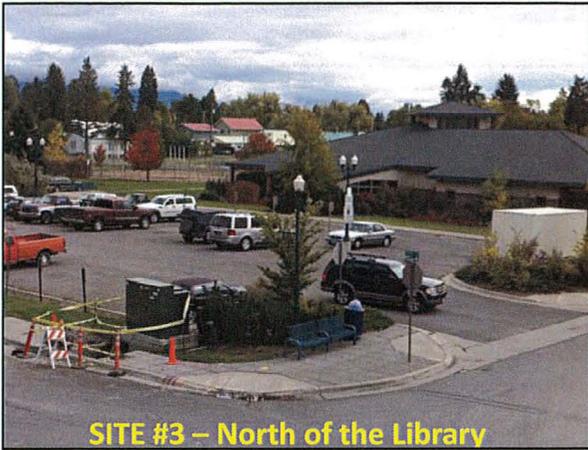
Legal Description	Block 60 - JCCS Church
Street Address	Lots 13-24 Block 60
Size of land	401 Baker Avenue
Zoning	39,000 sq. ft.
Zoning Compliant for City Hall?	WB-3
Ability to site an 18,137 sq. ft. building on site?	Yes
	Yes

SITE #2
Professional Arts Bldg & Calvary
Chapel Site across from Post Office

ATTRIBUTES	DETRIMENTS
Good accessibility	Demolition Costs
4 th and Baker intersection may get stop signs in future anyway	4 th Street and Baker intersection may need four-way stops
Can provide extra parking for post office and events in park	Somewhat expensive site
With Post Office, a very good "southern" anchor for Central Avenue as long as an entrance is provided from Central	
Might stretch downtown down to 5 th ?	

SITE #2
Professional Arts Bldg & Calvary
Chapel Site across from Post Office

ATTRIBUTES	DETRIMENTS
Terrain might allow two levels of parking without need for a ramp	Adds to PO congestion
Proximity to green space/park	Stretches downtown to 5 th
Gets away from busiest intersections in town	High ground water
Adjacent to PO; ensures current location	Leap frogs to residential and Central
	Possibility of vacant lot at current City Hall site
	Possible impacts of traffic and congestion on adjacent residential neighborhood



SITE #3
North of the Library

Legal Description	North of Library
Street Address	Lot 3 Depot Square
Size of land	5 Spokane Ave 47,880 sq. ft. (20,124 from BNSF)
Zoning	WI - Industrial
Zoning Compliant for City Hall?	Yes - publicly owned/operated buildings
Ability to site an 18,137 sq. ft. building on site?	Yes

SITE #3
North of the Library
Attributes & Detriments

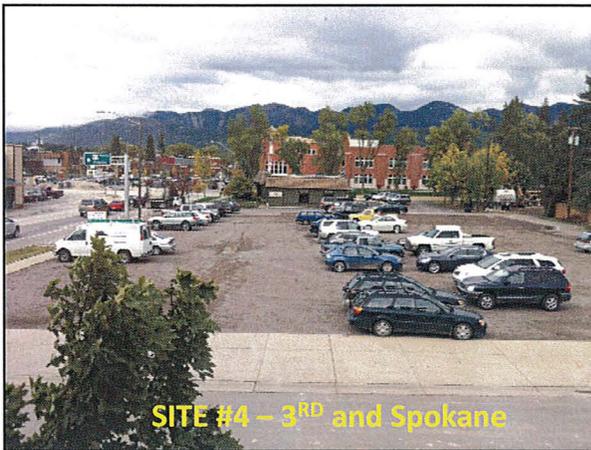
ATTRIBUTES	DETRIMENTS
One of two original locations in adopted Downtown Master Plan	Underground diesel plume prevents a basement - can only build slab on grade
BNSF will indemnify and hold City harmless for any clean-up or remediation costs	Long-term specter of building on a polluted site for employees
Combines with library and Depot for nice complex	A little remote
Can add parking for depot, transportation hub, and school	

SITE #3
North of the Library
Attributes & Detriments

ATTRIBUTES	DETRIMENTS
Can build to suit	Not centrally located
Ability to add town square (with surrounding buildings)	Train whistle interruptions
Best views in town	Potential for hazardous spills
Close to shopping	Nearby diesel pollution
Can also be used for overflow parking for Depot Park	
Feel like a lodge in the Park	
Employees are downtown (close to shopping)	
City-owned snow storage lot a block away	

SITE #3
North of the Library
Attributes & Detriments

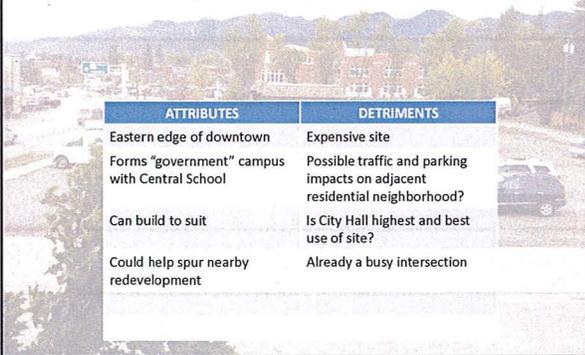
ATTRIBUTES	DETRIMENTS
Close to library for city employees	Definite loss of parking
Additional parking for downtown	School, library so close by—all that traffic a risk to children
	Loss of views from Depot Park
	Current City Hall site might remain as vacant lot
	Might add traffic to residential areas close by
	Possible loss of outdoor classroom space



SITE #4
3RD and Spokane

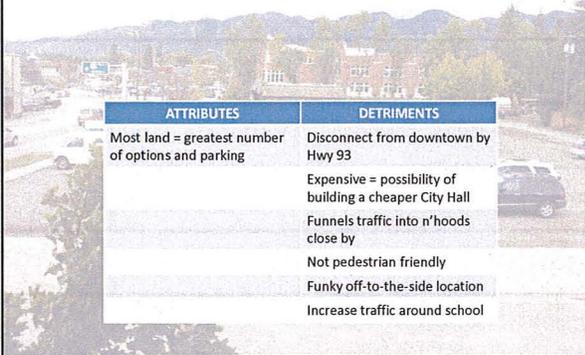
Legal Description	Block 46 3 RD and Spokane
Street Address	Lots 12-25 Block 46 205 Spokane Avenue
Size of land	45,500
Zoning	WB-3 and WR-4
Zoning Compliant for City Hall?	Yes, but WR-4 land would need to be rezoned
Ability to site an 18,137 sq. ft. building on site?	Yes

SITE #4
3RD and Spokane



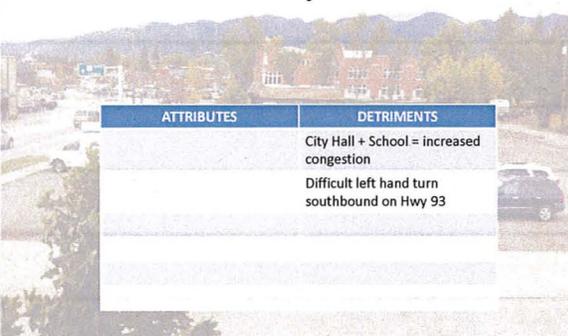
ATTRIBUTES	DETRIMENTS
Eastern edge of downtown	Expensive site
Forms "government" campus with Central School	Possible traffic and parking impacts on adjacent residential neighborhood?
Can build to suit	Is City Hall highest and best use of site?
Could help spur nearby redevelopment	Already a busy intersection

SITE #4
3RD and Spokane



ATTRIBUTES	DETRIMENTS
Most land = greatest number of options and parking	Disconnect from downtown by Hwy 93
	Expensive = possibility of building a cheaper City Hall
	Funnels traffic into n'hoods close by
	Not pedestrian friendly
	Funky off-to-the-side location
	Increase traffic around school

SITE #4
3RD and Spokane

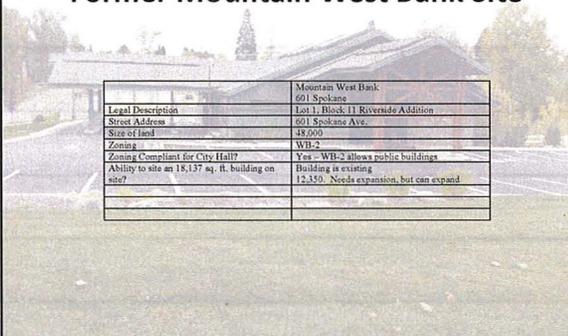


ATTRIBUTES	DETRIMENTS
	City Hall + School = increased congestion
	Difficult left hand turn southbound on Hwy 93



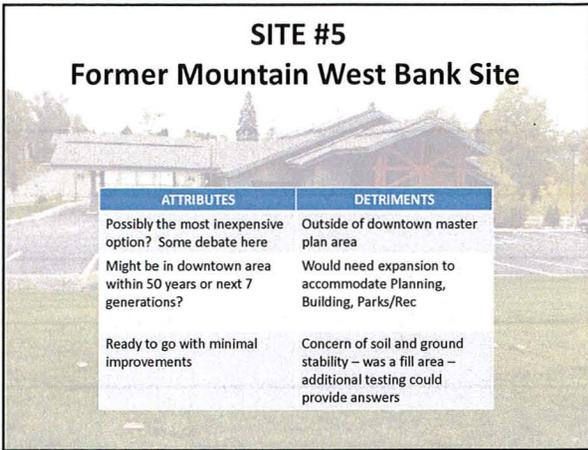
SITE #5
Former Mountain West Bank Site

SITE #5
Former Mountain West Bank Site



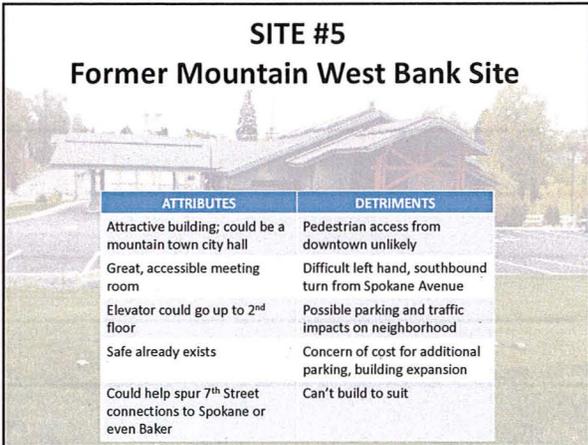
Legal Description	Mountain West Bank 601 Spokane
Street Address	Lot 1, Block 11 Riverside Addition 601 Spokane Ave.
Size of land	48,000
Zoning	WB-2
Zoning Compliant for City Hall?	Yes - WB-2 allows public buildings
Ability to site an 18,137 sq. ft. building on site?	Building is existing 12,350. Needs expansion, but can expand

SITE #5
Former Mountain West Bank Site



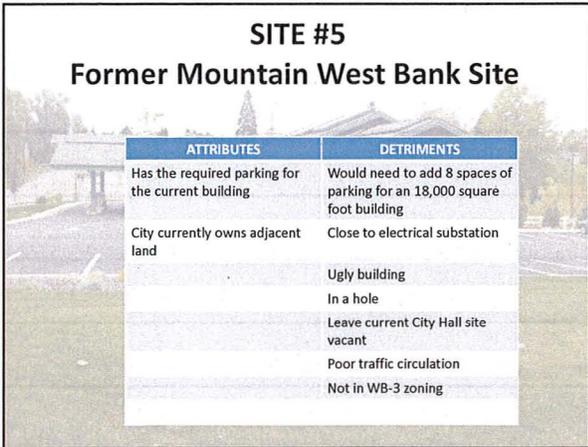
ATTRIBUTES	DETRIMENTS
Possibly the most inexpensive option? Some debate here	Outside of downtown master plan area
Might be in downtown area within 50 years or next 7 generations?	Would need expansion to accommodate Planning, Building, Parks/Rec
Ready to go with minimal improvements	Concern of soil and ground stability – was a fill area – additional testing could provide answers

SITE #5
Former Mountain West Bank Site



ATTRIBUTES	DETRIMENTS
Attractive building; could be a mountain town city hall	Pedestrian access from downtown unlikely
Great, accessible meeting room	Difficult left hand, southbound turn from Spokane Avenue
Elevator could go up to 2 nd floor	Possible parking and traffic impacts on neighborhood
Safe already exists	Concern of cost for additional parking, building expansion
Could help spur 7 th Street connections to Spokane or even Baker	Can't build to suit

SITE #5
Former Mountain West Bank Site



ATTRIBUTES	DETRIMENTS
Has the required parking for the current building	Would need to add 8 spaces of parking for an 18,000 square foot building
City currently owns adjacent land	Close to electrical substation
	Ugly building
	In a hole
	Leave current City Hall site vacant
	Poor traffic circulation
	Not in WB-3 zoning

SITE #5

Former Mountain West Bank Site

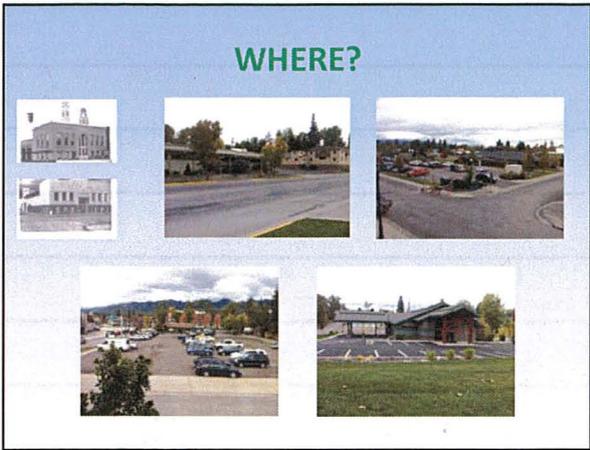
ATTRIBUTES	DETRIMENTS
Better connect 93 S businesses to City Hall	If there is a 7 th St. to Baker, it would cause additional congestion
Relieves current traffic congestion at 2 nd and Baker	Further to downtown for city employees
	Adjacent wetlands limit expansion
	Adds to congestion on busy artery
	East side of Hwy 93 difficult to access
	Shoe-horning an existing building into new use difficult

WHEN?

- Before July of 2020 in order to use Tax Increment Funds
- Depot Park Master Plan can't proceed until Planning, Building, and Parks/Recreation Departments find a new home
- Construction costs are currently lower than in past
- Citizen perspectives???

WHEN?

As soon as possible



Do you feel that the Professional Arts/Calvary Chapel site across from the Post Office is a "downtown" site?

1. Yes
2. No

0%
10
Countdown

0%	0%
1	2

Do you feel that the Mountain West Bank site is a "downtown" site?

1. Yes
2. No

0%
10
Countdown

0%	0%
0102	

Do you feel that the Mountain West Bank site would be considered to be in the downtown area within the next 50 years?

1. Yes
2. No

0 of 30

10 Countdown



Please choose your preferred location for a future City Hall

1. Current location
2. Professional Arts/Calvary Chapel site
3. North of the Library
4. Block 46 – 3rd and Spokane
5. Mountain West Bank
6. Other

0 of 30

15 Countdown

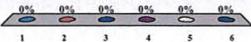


Please choose your preferred location for a future City Hall;
choose in order of importance your top 3 sites

1. Current location
2. Professional Arts/Calvary Chapel site
3. North of the Library
4. Block 46 – 3rd and Spokane
5. Mountain West Bank
6. Other

0 of 30

45 Countdown



Did you learn something tonight?

1. Yes
2. No

0%
0%

10 Countdown

0 1 2

Did you change your mind on your preferred location of City Hall tonight?

1. Yes
2. No
3. Still unsure

0%
0%
0%

10 Countdown

0 1 2 3

Citizen generated question?

1. Yes
2. No

0% 0%

1 2

10 Countdown

What is your age?

1. Under 21 years of age
2. 21-30 years of age
3. 31-40 years of age
4. 41-50 years of age
5. 51-60 years of age
6. Above 61 years of age
7. Abstain

10
Countdown

0:00
30



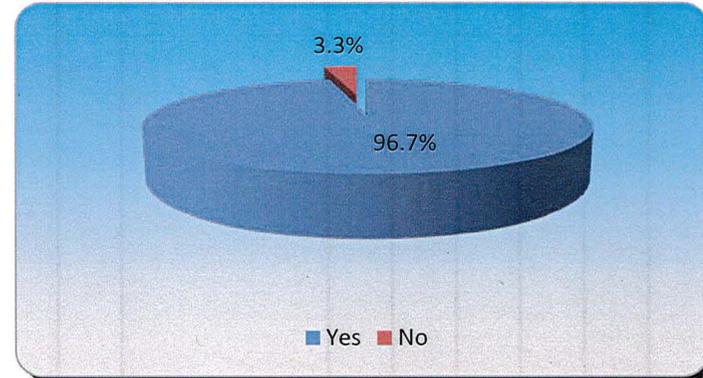
THANK YOU

Photo by Bob Schmitt

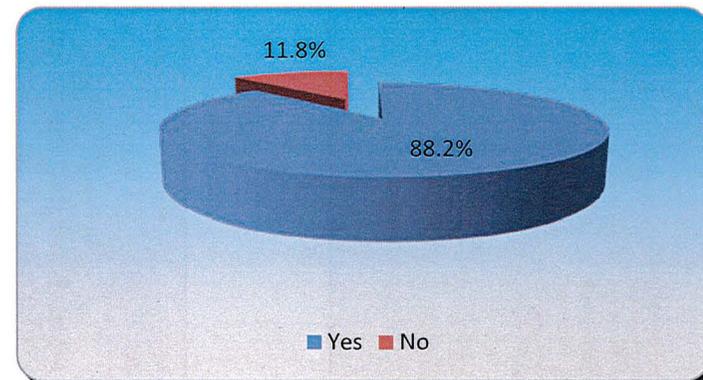
Turning Graphical Results by Question

Session Name: New Session 10-19-2011 9-06 PM
Created: 10/25/2011 8:41 AM

<u>1.) Are you feeling well tonight? (multiple choice)</u>	<u>Responses</u>	
Yes	29	96.67%
No	1	3.33%
Totals	30	100%

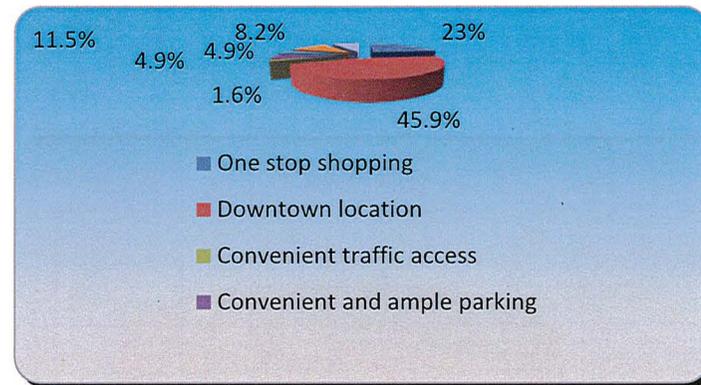


<u>2.) Are you feeling well tonight? (multiple choice)</u>	<u>Responses</u>	
Yes	45	88.24%
No	6	11.76%
Totals	51	100%



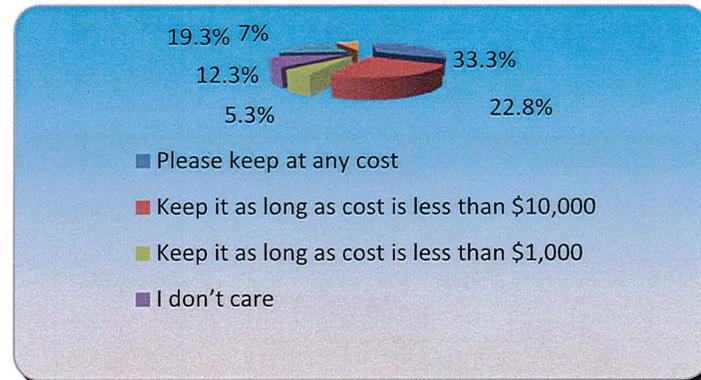
3.) What is the most important attribute of City Hall location for citizens ? (multiple choice)

	Responses	
One stop shopping	14	22.95%
Downtown location	28	45.90%
Convenient traffic access	1	1.64%
Convenient and ample parking	3	4.92%
Pedestrian/bicycle access	3	4.92%
Cost	7	11.48%
Other	5	8.20%
Totals	61	100%



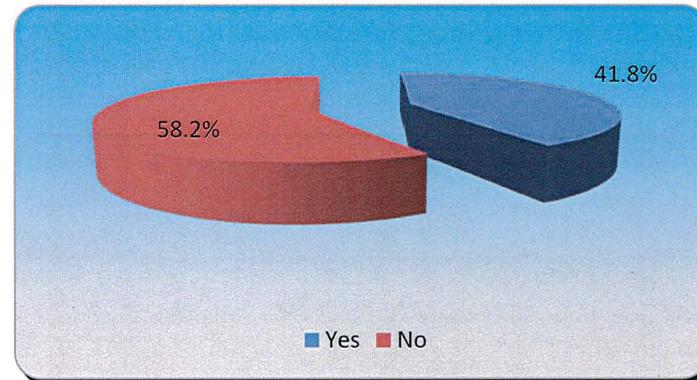
4.) How about the 10:00 p.m. siren – how important is it to keep that? (multiple choice)

	Responses	
Please keep at any cost	19	33.33%
Keep it as long as cost is less than \$10,000	13	22.81%
Keep it as long as cost is less than \$1,000	3	5.26%
I don't care	7	12.28%
I prefer to get rid of it	11	19.30%
Please – whatever you do, get rid of it	4	7.02%
Totals	57	100%



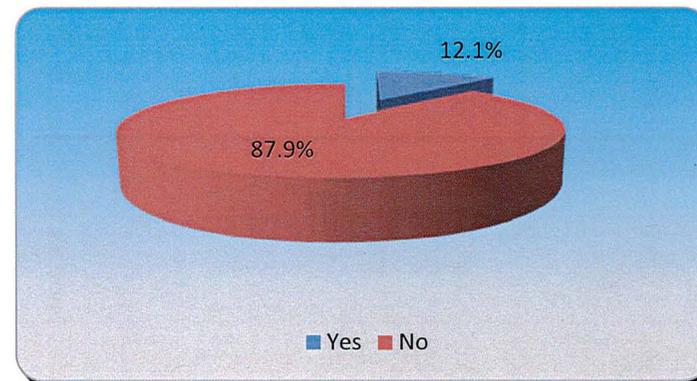
5.) Do you feel that the Professional Arts/Calvary Chapel site across from the Post Office is a “downtown” site?
(multiple choice)

	Responses	
Yes	23	41.82%
No	32	58.18%
Totals	55	100%



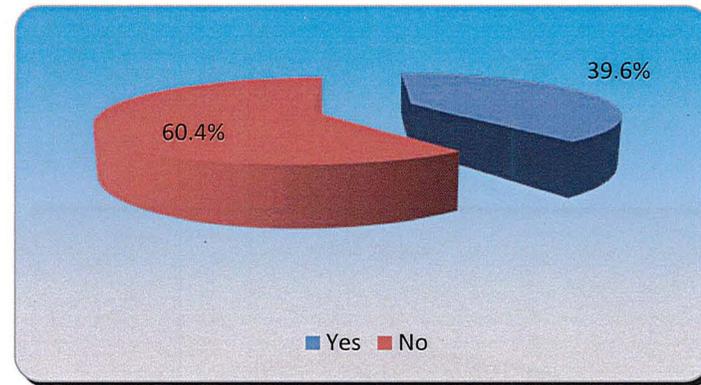
6.) Do you feel that the Mountain West Bank site is a “downtown” site? (multiple choice)

	Responses	
Yes	7	12.07%
No	51	87.93%
Totals	58	100%



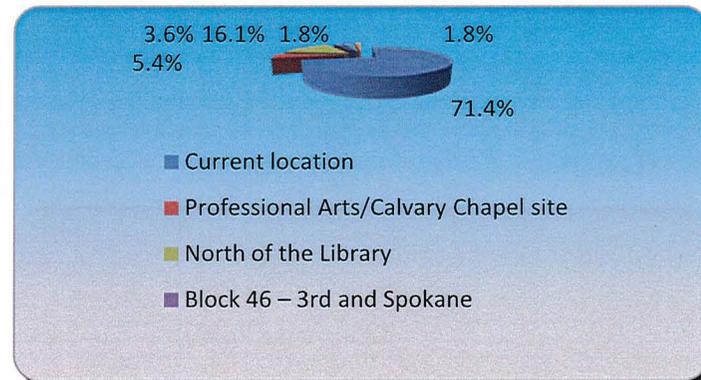
7.) Do you feel that the Mountain West Bank site would be considered to be in the downtown area within the next 50 years? (multiple choice)

	Responses	
Yes	21	39.62%
No	32	60.38%
Totals	53	100%



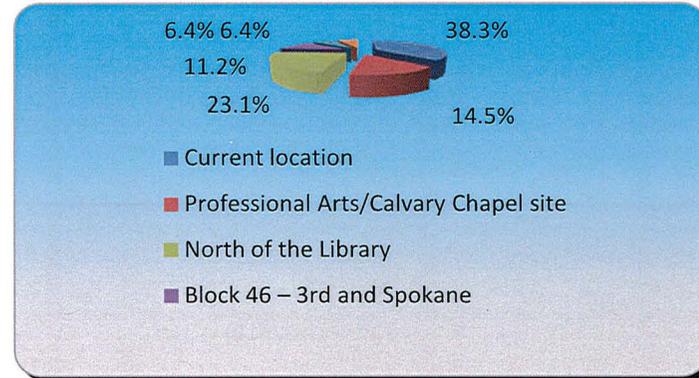
8.) Please choose your preferred location for a future City Hall (multiple choice)

	Responses	
Current location	40	71.43%
Professional Arts/Calvary Chapel site	3	5.36%
North of the Library	9	16.07%
Block 46 – 3rd and Spokane	1	1.79%
Mountain West Bank	2	3.57%
Other	1	1.79%
Totals	56	100%



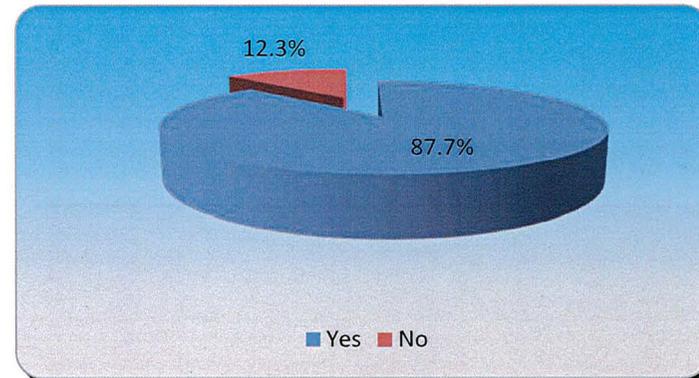
9.) Please choose your preferred location for a future City Hall; choose in order of importance your top 3 sites (priority ranking)

	Responses	
Current location	467	38.34%
Professional Arts/Calvary Chapel site	177	14.53%
North of the Library	281	23.07%
Block 46 – 3rd and Spokane	137	11.25%
Mountain West Bank	78	6.40%
Other	78	6.40%
Totals	1218	100%



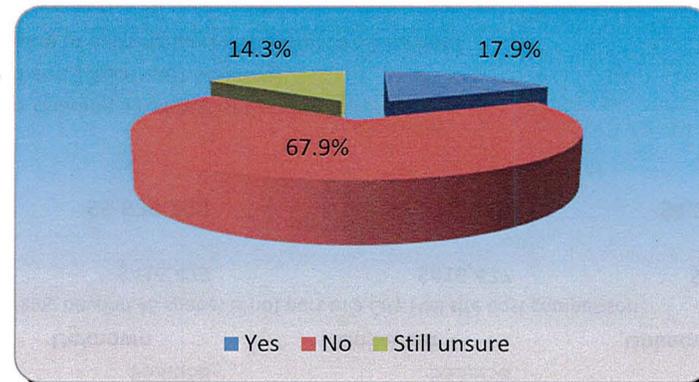
10.) Did you learn something tonight? (multiple choice)

	Responses	
Yes	50	87.72%
No	7	12.28%
Totals	57	100%



11.) Did you change your mind on your preferred location of City Hall tonight? (multiple choice)

	Responses	
Yes	10	17.86%
No	38	67.86%
Still unsure	8	14.29%
Totals	56	100%



City Hall Comparisons (est.)

Prepared by Rich Knapp

10/27/2011

Present Bld. Infor.

	Current city hall				
	Park Side Cr. Un.	Block 60-JCCS/Church	North of Library	Block 46 3rd & Spokane	Mt. West Bank
Sq. Footage	13,400	0	0	0	12,350
parking spaces	24	0	will lose parking w/ building unless parking is added	0	34

Estimated Costs of each site

	Current City Hall	Block 60-JCCS/Church	North of Library	Block 46 3rd & Spokane	Mountain West Bank
Building	a \$3,173,975	\$3,173,975	\$3,173,975	\$3,173,975	\$1,012,725
Land	b \$750,000	\$1,940,000	\$1,000,000	\$3,185,000	\$2,100,000
	\$3,923,975	\$5,113,975	\$4,173,975	\$6,358,975	\$3,112,725
Other Costs:					
Remodel existing	c				\$345,800
Demolition of Building & Fill	d \$100,000-\$200,000	\$100,000-\$200,000	N/A	N/A	N/A
Off street parking	e \$216,000	\$216,000	\$216,000	\$216,000	\$52,800
Architectual/Engineering Design Fees	f \$317,398	\$317,398	\$317,398	\$317,398	\$101,273
Landscaping	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Geotechnical investigation, Surveys	\$15,000	\$15,000	\$15,000	\$15,000	\$8,000
Soils, concrete, & construction inspector	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Technology & Security System	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Furniture, Fixtures, & Equipment	f \$317,398	\$317,398	\$317,398	\$317,398	\$267,398 g
Building Permits/Impact Fees	\$53,958	\$53,958	\$53,958	\$53,958	\$17,216
Unforseen site conditions	h Unknown	Unknown	Unknown	Unknown	Unknown
Parking Structure	Not included as the decision to provide additional public parking beyond 45 spaces is not part of a City Hall site cost comparison				
10% Contingency (land not in calculation)	\$431,477	\$431,477	\$416,477	\$416,477	\$186,020
Total Estimated Cost	\$5,550,205	\$6,740,205	\$5,635,205	\$7,820,205	\$4,216,231

a 18,137 sq ft at \$175.00/ft. (based on needs assessment 2007)

Mt. West=18,137 minus 12,350 times \$175.00 (maybe a high est. for Mt. West Bank as building already is set up for 3 story)

b option-purchase price (Mt West Bank price includes furniture \$50,000 and includes land and 12,350 sqft building)

(Current City Hall includes Coldwell Building purchase (already spent) --- \$750,000 + value of existing land \$3 million to \$4 million)

c remodel of present space \$28.00/sq. ft.

d used \$150,000 in the total

e \$4,800 per space @ 45 spaces; parking not required downtown, but City planned to provide extra public parking at any site

f 10% of building cost

g Using \$75k for existing furniture, fixtures, & equipment

h This comparison does not indentify & quantify all potential expenses related to each site, some sites may have more extra costs than others

When sites are narrowed down, these unknowns perhaps can be identified and quantified