

**WHITEFISH FUTURE CITY HALL STEERING COMMITTEE  
THURSDAY AUGUST 23, 2012 8:30 A.M. TO 11:30 A.M.  
CITY COUNCIL CHAMBERS  
402 E. 2<sup>ND</sup> STREET**

**1. CALL TO ORDER**

Chairman Baccaro called the meeting to order at 8:30 a.m. Committee members present were John Muhlfeld, Robert Blickenstaff, Toby Scott, Ian Collins, Ross Anderson, George Gardner, Wendy Compton-Ring, Necile Lorang, City Manager Chuck Stearns and Vanice Woodbeck. Also attending were George Crandall, Don Arambula from Crandall Arambula and Dennis, Brian and Kevin from Kimley-Horn and Luke from MMW. In the audience were Rich Knapp, Rhonda Fitzgerald, John Kramer and Heidi from the Pilot.

**2. APPROVAL OF MINUTES FROM LAST MEETING**

**Necile Lorang made a motion, 2<sup>nd</sup> by Chuck Stearns, to approve the July 18, 2012 minutes.**

Necile Lorang had two corrections on page 3, 6<sup>th</sup> paragraph the word "sell" should be sale and in the 8<sup>th</sup> paragraph "would" should be wouldn't.

**The motion passed unanimously as amended.**

**3. DISCUSSION WITH CRANDALL ARAMBULA AND KIMLEY-HORN**

George Crandall said they are here to update the Downtown Master Plan. George Crandall went over his presentation for the meeting tonight in which he said the City Hall should be within a ¼ mile of the downtown area which both locations are. He said the current location would be the better of the two because it would be closer to the downtown and the Baker site would be disconnected from Central Avenue.

City Manager Stearns asked George Crandall if he had an opinion on which site would be better. George Crandall said he really has not had much time to compare the two sites and they are both close to downtown and within the ¼ mile radius.

John Muhlfeld said the letter they received in September 2011 from Crandall Arambula where it said the Baker site is disconnected from the Central shopping street and this site might work if Central retail already extended two blocks south of where it exists today and the City Hall door was on Central. This scenario is unlikely to occur because of the expense associated with acquiring the half block between the Baker site and Central and the cost associated with building four additional retail blocks facing on Central. John Muhlfeld asked George Crandall if he still felt the same way and he said he does.

Robert Blickenstaff said why go through with the Baker site as their letter has a lot of pros for the current site. The Baker site would work fine but does not work well for the downtown retail and it would be more expensive.

Necile Lorang said with the new city hall it will be bringing all the departments together. This will require a lot of parking spaces for the employees plus the public works people who are in and out of the office all day. This current site will have an impact for the employees for the downtown businesses plus their customers. Necile Lorang is also concerned about building a 3 story building and taking away the view. She feels the Baker site would work better than the current site.

City Manger Stearns said one area they are looking at is building a parking structure above where BNSF employees park which would allow parking for people who work downtown; and for people who would be taking the snow bus up the mountain.

George Crandall said putting city hall in the current location with parking still will not solve all the parking issues downtown; they would still need to look at other options.

Ian Collins does not feel there should be a parking structure on Baker Avenue if the City Hall was to be built there just for the employees.

- 4. REVIEW COMMITTEE MEMBERS COMMENTS AND QUESTIONS ON CITY HALL LOCATIONS**
  - a. Any attributes or Detriments to Add to two location (Current City Hall site, JCCS Building)**
  - b. Discuss/Decide to narrow to one site.**

Ian Collins made a motion, 2<sup>nd</sup> by Toby Scott, to keep City Hall at its current location and to forward the recommendation on to the council for their September 4, 2012 meeting.

Necile Lorang would like to wait until after the public meeting tonight to see if they receive any more comments. City Manager Stearns said they have had 3 public meetings and the people say they favor the current location.

**The motion passed with a 9 to 1 vote with Necile Lorang voting in opposition.**

- 5. SOIL/TRAFFIC ANALYSES OF LOCATIONS**
  - a. When/if to do soil and traffic analyses?**

City Manager Stearns suggested waiting on doing any soil or traffic analyses at this time until after the council have made a decision on the location.

- 6. OTHER BUSINESS**

Ross Anderson said that the JCCS site is still a good site and maybe the city could think about buying it for future use. City Manager Stearns feels the public would not support this.

## 7. COMMUNICATIONS FROM THE PUBLIC

John Kramer wanted to thank the committee for coming to this conclusion and listening to the people.

Rhonda Fitzgerald is happy that the committee also decided on this site. She is happy to see Crandall and Arambula and Kimley-Horn here for parking structures. She said they were to build a parking structure at 2<sup>nd</sup> and Spokane but ended up with just surface parking instead. She said that between 3<sup>rd</sup> & 4<sup>th</sup> Street it is not full of retail and between 4<sup>th</sup> & 5<sup>th</sup> Street is residential so the current location is the best for the community.

## 8. SET DATE AND TIME FOR NEXT MEETING

Chairman Baccaro said she would probably set up a meeting for the 1<sup>st</sup> or 2<sup>nd</sup> week in October as they should have a report from Crandall and Arambula and Kimley-Horn on the parking structures.

## 9. ADJOURNMENT

The meeting was adjourned at 11:10 a.m.

  
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Sherri Baccaro, Chairman

  
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Vanice Woodbeck, Assistant City Clerk



## WHITEFISH FUTURE CITY HALL STEERING COMMITTEE

MEETING OF Thursday, August 23, 2012 8:30 – 11:00 A.M.  
CITY COUNCIL CONFERENCE ROOM, 402 East 2<sup>nd</sup> Street

- 1) CALL TO ORDER
- 2) APPROVAL OF MINUTES FROM LAST MEETING
- 3) DISCUSSION WITH CRANDALL ARAMBULA AND KIMLEY-HORN
  - a) Discuss Downtown Master Plan Update and Parking Structure.
- 4) REVIEW COMMITTEE MEMBERS COMMENTS AND QUESTIONS ON CITY HALL LOCATIONS
  - a) Any Attributes or Detriments to Add to two locations (Current City Hall site, JCCS Building).
  - b) Discuss/Decide to narrow to one site.
- 5) SOIL/TRAFFIC ANALYSES OF LOCATION(S)
  - a) When/if to do soil and traffic analyses?
- 6) OTHER BUSINESS
- 7) COMMUNICATIONS FROM THE PUBLIC (limit 3 min. per person)
- 8) SET DATE AND TIME FOR NEXT MEETING(S)
  - a) Week of September 10th, 2012
- 9) ADJOURNMENT