

Police Station Committee

Agenda

June 22, 2015
10:00am – noon

Crawford Room, Centennial Hall

1. Call to Order
2. Public Comment (3-5 minutes per person)
3. City Council discussion update (Bart)
4. Review remaining meeting schedule and draft agendas:
 - a. July 6th:
 - i. Committee straw poll (Plan B location)
 - ii. Discussion and vote on final recommendation and “Plan B” recommendation
 - b. July 20th:
 - i. Committee review of draft recommendation
 - ii. Review conceptual design for Plan B (Rangitsch)
 - c. August 3rd: Finalize recommendation for inclusion in Council packet (final meeting)
5. Bill Rangitsch: Plan A conceptual design, including programming, square footage, concerns and rough cost estimate
6. Approval of Minutes
 - a) 6/1/15 Police Station Committee meeting
7. Other Business
8. Adjournment

Agenda Item # 3

To: Police Station Committee

From: Walter/Bart

Items taken up by Council

- Walter and I gave an update to the Council at our June 2nd meeting. At the meeting a motion was made and direction given to committee to along with moving forward with the joint site with the county, to pick the best site alone site also.
Motion: Ask county to discuss a shared police facility at the July joint City Council –Board of County Commissioners meeting. Friendly Amendment: Staff to continue working with County Staff to work out preliminary details. Committee to also include an alternate, standalone site in their recommendation. Amendment accepted. **Magill/Kounovsky; passed 6/1 (Macys opposed).**
To hear the discussion at the City Council meeting, go to approx. 5:02:10 of the meeting recording.
- Requested a joint meeting with County Commissioners, through City Manager- Looks like they will be available in August for a meeting to discuss. See City Manager report from June 16 (excerpt attached hereto as Exhibit A).
To hear the discussion at the City Council meeting, go to approx. 3:47:30 of the meeting recording.

See you Monday

Bart

CITY MANAGER REPORT

June 16, 2015

FOLLOW UP ITEMS FROM PRIOR MEETINGS

1. Meeting of City Manager/County Administrator

- ∇ I met with Tom Sullivan regarding a joint meeting of the City and County elected bodies. County Commissioners feel that, depending on the results of tonight's URA plan area decision, a joint meeting might be better held in August rather than July. Mr. Sullivan also indicated that whatever concept drawing/scenario for a possible joint public safety campus the architect designs, it needs to contain the ability for the City to develop now and the County to come along at a later date.

10th and Lincoln Site

elevations

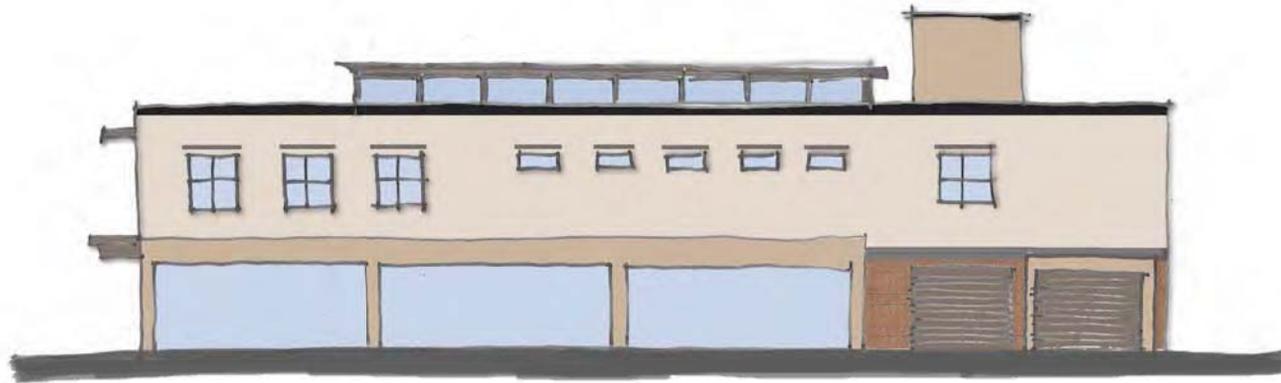


SOUTH ELEVATION (HWY 40/LINCOLN AVE)



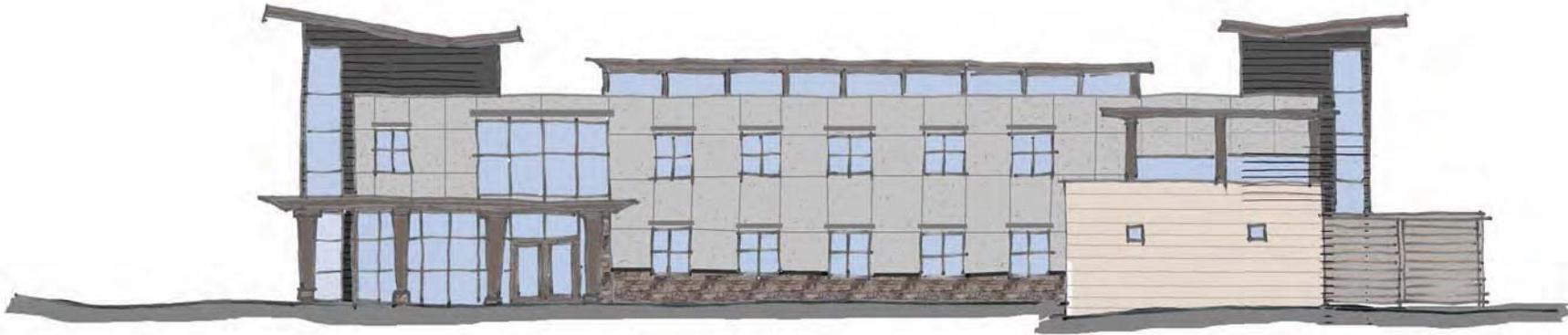
EAST ELEVATION (10TH STREET)

10th and Lincoln Site
elevations



NORTH ELEVATION (ALLEY)

Highway 40 Site
elevations



WEST ELEVATION (RAILROAD)



NORTH ELEVATION (ACCESS ROAD)

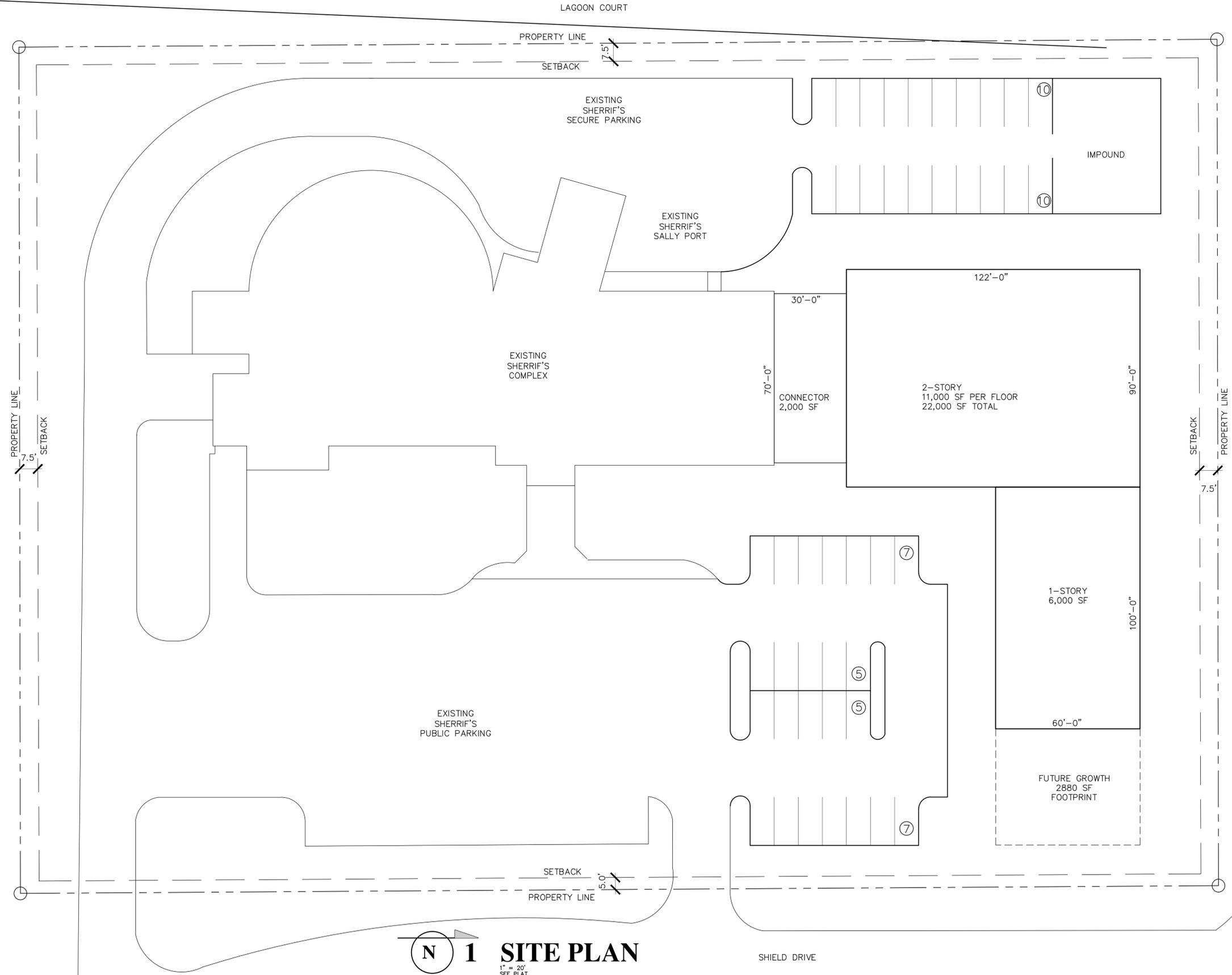
Highway 40 Site
elevations



EAST ELEVATION (HWY 40)



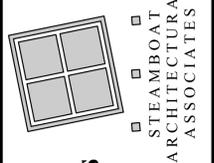
SOUTH ELEVATION



1 SITE PLAN
 1" = 20'
 SEE PLAT

THESE DRAWINGS
 DO NOT INCLUDE
 THE COMPONENTS
 NECESSARY FOR
 CONSTRUCTION
 SAFETY.
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A New Police Facility for
City of Steamboat Springs
 ROUTT COUNTY SHERIFF'S COMPLEX
 Steamboat Springs, CO

PRELIMINARY SITE OPTION
 18 JUNE 15
 (NOT FOR CONSTRUCTION)

Police Station Committee

*** DRAFT *** Minutes

June 1, 2015
10:30am – noon

Crawford Room, Centennial Hall

1. Call to Order

Co-Chair John Kerst called the meeting to order at 10:31am.

Committee members present: John Kerst, Tom Leeson, Judy Tremaine, Gary Cogswell, Nancy Kramer, Charlie MacArthur, Tyler Goodman

Committee members absent: Steve Sehnert (alternate)

Council Members present: Bart Kounovsky, Walter Magill (arrived at 10:45am)

City Staff present: Anne Small, Director of General Services; Anja Tribble, Executive Assistant

John announced that he'll have to leave early due to another commitment.

2. Public Comment

There was no public comment.

3. Discussion of Police Station Committee's draft recommendation

- John read the directive of the committee as a reminder: "This Committee's directive is a scope review of the approved size and budget and a cost effective site location; to explore partnerships with other entities as the Committee determines on relocations; and to look at financing mechanisms and bring back pros/cons and a recommendation. The deadline for this Committee to report back to City Council is August 1, 2015."

Tyler

- OK with Option A; noted that there's lots to add per the direction.
- Would like to consult an architect.
- Clearly for a "Plan B" suggestion.

Nancy

- OK with Option A
- Option A, Requirement 4: two to five years is a broad range; suggesting changing it to "within two years" or "concurrently". General consensus.

Judy

- Not at all comfortable with the recommendation, based on Jerry Stabile's comments and concerns on how to best serve the community.
- Feels that recommendation as currently drafted is a short term solution to a long term problem.
- Can't see it working financially.
- Craig/Moffat County's joint facility is looked at as a great example, but they're already out of space, and the City is looking to build their own station elsewhere.
- 15,00 sq ft foot print on two levels would leave only about 5,000 sq ft. for future expansion. Adding on toward the Klein property would require a remodel/redo in about 15-20 years. Judy is convinced the committee could find a "forever" location within the other limited options; this isn't it.
- Announced that she will write and submit a formal dissent if the committee goes with the current recommendation.

Tom

- Current format too open; should clearly read "our recommendation is...".
- Mention something like "if this is not possible, we suggest Option B".
- Agrees with certain ones of Judy's concerns; is for the current recommendation, but only conditional on the mentioned requirements. Feels that the recommendation encompasses that.
- Intangible value of a shared facility outweighs the value of a central location in his mind.
- Would retract his pro-vote if it doesn't look likely to be a long-term solution after all.

Gary

- Agrees with Tom's clarification suggestion ("the/our recommendation...")
- Wants to go West only if requirements are met; more central location if not.
- Would find it helpful to have Bill Rangitsch attend a meeting for Q&A.
- Anne explained why it would make more sense to have Rangitsch do a feasibility presentation rather than a conceptual design.
- Anne asked whether the committee had considered adding a time frame for implementation to the recommendation.
- Tyler thinks adding an implementation timeline is necessary. General consensus for need, regardless of what option ends up being the official recommendation.

Charlie

- Needs study doesn't call for substation(s).

- Purchase of the Klein property not necessary; would require strategic planning on City Council's part.
- Agrees needs to be a long term solution; thinks joint facility out West would provide that.

John

- Feels that the current suggestion is a long term solution, cooperatively designed.
- Based on his calculations, current Sheriff's site would provide about 8,000 sq ft. of extra room for future expansions.
- Would like to send the message to City Council that this is the committee's recommendation; Council should start moving and talk to the Board of County Commissioners.

Substation

- Judy raised the question of options for substations. Noted that banks are secure; could provide secure underground parking, etc. (I.e. NE corner in the downtown Wells Fargo bank.)
- John mentioned that while banks are secure, they're not Essential Buildings and therefore not built to that code.
- Anne explained that depending on what's there, a substation may not have to be built to Essential Building Code. For example, if all of the gear is stored elsewhere (in the patrol car or the main station), no evidence is stored there, and arrestees are not brought there, doesn't need to be.
- If non-essential, John thinks a substation would be easy to accommodate.

Bart

- Brought issue with timing and process to the committee's attention. Not good to provide much "last-minute" info from today's meeting; too late to include in Council's packets. Council will talk about Police Station tomorrow. (Meeting timing under "other business".)
- Included the draft Minutes from the May 18 meeting in his Council report.

Walter

- Talked to some of the County Commissioners
- City would have to buy some of the space in a "condominium-style" process (County owns the land at the current Sheriff's station). Can't "condominium-ize" till we have a building.
- Would be a good topic for a joint City-County meeting.

There was discussion about parking, not value-engineering (is the 15,000 sq ft need already downsized from what it really is?), the idea of saving money by not building shared space twice and staffing shared services twice (i.e. "check-in"), safety of non-patrol officers, response time, staffing. Tyler noted that he shares many of Judy's

concerns, and that it will take a lot of "pro"s to outweigh negative effects on response time in his mind.

Vote on draft recommendation

- As a co-chair, John would like to get to a vote. Tyler doesn't think all of the info is on the table yet; can't vote yet. Discussion about a vote ensued, including but not limited to the following.
- Charlie explained that he thinks it's time to vote on a "baseline recommendation" so the elected officials can keep it moving. The City elected this committee. The County may want more say in the design if go with a joint facility; scope of this committee may change.
- Tom has concerns with meeting the timeline given to the committee by Council.
- Tyler reiterated that he would like to bring in Bill Rangitsch, and for him to provide a rough draft or conceptual design of what a shared facility could look like, with estimated expenses attached. Anne suggested having Rangitsch join the meeting via phone. (Committee also needs to consider ADA and Essential Building Code requirements.)
- Judy would like to look at what could be shared (communications center, training, drying room, lab, etc.). A separate Police Station could be built to house those services and encourage cooperation that way. If move Communications Center out, Sheriff may not need to add any room...
- Walter warned the committee not to go too far into the design; the County may want/need a seat at the table. Conceptual design is not necessary in his opinion. Committee may not be able to meet the deadline. Recommended spending the remaining meeting time on an "Option B".
- John and Nancy would like to see a possible layout and conceptual design to give the elected officials something "to chew on"; otherwise worried they'll wait on a decision till they get it.

MOTION: Committee feels strongly that the City Council should look at a combined facility at Council's earliest convenience. This could or could not have to include the adjacent property. The committee will pursue a conceptual design on said location.
Gary/Nancy

Motion discussion

- (John had to leave the meeting during the discussion, at 11:44am.)
- **FRIENDLY AMENDMENT** by Nancy: add "at the current jail and Sheriff's facilities" after "combined facility". **Accepted.**
- Tyler concerned this is not enough to fulfill the scope; conceptual design will help get there.
- Bart suggested hearing what the City Council says; meet again next Monday. It may help to get feedback from City Council.
- Nancy thinks the motion is a formalization of where we stand.
- Tom wants to make sure it's clear this is not the committee's final recommendation.

- Judy urged the committee to vote to clarify its intent.
- **FRIENDLY AMENDMENT** by Tom: add "preliminary". **Accepted.**
- Judy wants to make sure the Public is informed that no formal vote has been taken, and no formal recommendation has been made by the committee yet (newspaper made it sound like it had).

MOTION and Friendly Amendments withdrawn to allow committee to hear feedback from Council. Gary/Nancy (Tom OK)

- Charlie stated that he feels comfortable not taking a vote on the recommendation at this time.

VOTE: Retain Bill Rangitsch to provide a conceptual design, including programming, square footage, concerns and rough cost estimate. Tyler/Tom; **passed 4/2.** Nancy and Charlie opposed (Nancy doesn't think a formal vote is necessary for this); John had already left the meeting.

- *Anne to get from Bill Rangitsch.*

- Bart confirmed that he understands where the committee is headed, and what the committee would like to get back from City Council. He noted that he will try and steer City Council toward a decision on getting together with the County. The table is set for a discussion on Tuesday (tomorrow) night.

4. "Plan B"

a) Does committee want to provide a second option?

b) If yes, discussion of "Plan B"

- Judy reiterated that she would like the committee to consider shared facilities in a separate Police Station as "Plan B". (See her comment under "Vote on draft recommendation" under Agenda Item #3.)
- Tyler would like to consider an existing building.
- No formal decision on suggesting a "Plan B" was made, and it wasn't discussed as a separate topic.

5. Walter/Bart update: are elected officials at all interested in a joint facility?

- This wasn't discussed separately but rather as part of Agenda Item #3.

6. Approval of Minutes

-5/18/15

- **VOTE:** Approve 5/18/15 Minutes. Tyler/Gary; **passed 6/0.** John had left the meeting.

7. Upcoming Agenda

- Allowing time for Council/County to talk; move next meeting by a week, to 6/22/15. Meetings have been going long, so start earlier, at 10:00am.
- Discuss meeting schedule (see concerns raised under Agenda Item #8; Other Business).

8. Other Business

- Bart raised concerns with the timing of the PSC meetings; it's not ideal if the committee would like feedback from City Council because the meetings are right after each other, which doesn't leave enough time to add information to the Council Agenda Packet. Suggested staggering the meetings differently compared to Council's for quicker turnaround from City Council.

9. Adjournment

The meeting was adjourned at 12:03pm.