

Police Station Committee

Agenda

July 27, 2015
10:30am – noon

Crawford Room, Centennial Hall

1. Call to Order
2. Public Comment (3-5 minutes per person)
3. Vote on final recommendation
4. Approval of Minutes
 - a) 7/13/15 Police Station Committee meeting
5. Other Business
6. Adjournment

Agenda Item # 3
***** DRAFT *****

MEMORANDUM

DATE: 8/3/15

TO: Steamboat Springs City Council

FROM: Police Station Citizens Committee

RE: Recommendation

The Police Station Citizens Committee was tasked by the Steamboat Springs City Council on March 17, 2015 to provide a recommendation for a location of a new police station by August 1, 2015.

It is the committee's recommendation that the facility be shared with the Routt County Sheriff's department on the existing county-owned property currently housing the Sheriff and jail. This shared facility will create a location that will cost effectively serve the public safety needs of not only the City of Steamboat Springs (City), but also Routt County (County). A joint facility will create shared common areas and also improve communication and cooperation between the two law enforcement agencies in Routt County.

The scenarios below were discussed in-depth, and the committee agreed on the following conclusions:

- Option A: SHARED FACILITY (RECOMMENDED): The committee has determined that maximum value would be realized with a shared facility with the Routt County Sheriff in West Steamboat, provided the following requirements are met:
 1. The facility is designed co-operatively between the County and City both at the staff and elected official levels.
 2. Shared facility is defined as a facility that promotes significant interaction between the agencies and enhances both Police and Sheriff operational efficiencies. The facility needs to be designed with interaction, communication and cooperation as a primary goal.
 3. Site of shared facility is large enough to accommodate existing and future needs of both the Sheriff and Police. This needs to be part of the plan and may require acquisition of additional land. The project should not be value engineered to the significant detriment of requirements 1-3.
 4. The City should explore opportunities for a sub-station located in the mountain area to enhance operational efficiencies and response time. The need for a substation should be evaluated after two to five years of operation in the new facility.

The Committee has been communicating with Bill Rangitsch, the architect used by both the City and County in designing the new police and existing Sheriff's office. Rangitsch indicated that the existing Sheriff's office site has enough room to accommodate a two-story building with a 15,000 square foot footprint . This size building would accommodate both agencies for both their current and future needs (21,000 sq ft currently needed, with 36,000 sq ft available). Rangitsch

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also indicated that secure parking could be located on the West side of this structure for Officers and staff, and public parking could be located on the East side of the facility. Finally, it should be noted that the Klein property, which is located immediately West of the current Sheriff's Office location, is available to purchase if the City desires additional land for law enforcement campus expansion.

- Option B: The committee was further requested to evaluate a "Plan B" option in the event that the design and construction of a shared facility with the County could not be realized. The committee voted ___ - ___ in favor of the following recommendation: That City Council negotiates for the purchase of property known as "Steamboat 40" (along Highway 40, next to Hampton Inn). The "Steamboat 40" site should be used for construction of a stand-alone police facility. The site was selected for its optimal location, size, and reasonable access to Highway 40.
- ~~Option C: CURRENT YAMPA STREET FACILITY: Given the additional costs associated with renovation, we do not think the existing facility should be remodeled to accommodate a new station, nor do we think a new station should be located on Yampa Street. The additional costs and logistical issues associated with moving the police facility to a temporary facility during construction make this option too costly. Furthermore, we believe building a new facility outside of the downtown area allows the City to realize other goals related to Yampa Street. Finally, the highest use of the current facility is as a commercial/retail center. The City should begin the process of selling the existing facility on the open market as soon as a construction timeline can be established for the new facility. No costs for temporary relocation should be incurred.~~
- ~~Option D: OTHER SITE LOCATIONS: The committee has reviewed the options for construction of a new facility on sites provided by City staff and previously vetted by City Council. Each site has considerable limitations and ultimately led the committee to move in the direction of a shared facility with the Sheriff.~~

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Police Station Committee

*** DRAFT *** Minutes

July 13, 2015
10:30am – noon

Crawford Room, Centennial Hall

1. Call to Order

Co-Chair Charlie MacArthur called the meeting to order at 10:31am.

Committee members present: Steve Sehnert (alternate), Tom Leeson, Judy Tremaine, Gary Cogswell, Charlie MacArthur, Tyler Goodman, Nancy Kramer (arrived at 10:32am)

Committee members absent: John Kerst

Council Members present: Walter Magill, Bart Kounovsky (arrived at 11:02am)

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

2. Public Comment

- Bob Geer brought up the fact that John and Charlie are invited to discuss the draft recommendations at the 7/20/15 joint City Council-Board of County Commissioners meeting, and wondered about timing. Charlie doesn't have the agenda yet. *Anja to e-mail to the committee once it's out*; other committee members may attend as members of the public.
- Discussion commenced regarding the joint meeting.
- Committee would like to know what the cost of the land to the City would be if the joint facility were to be built on County land.
- *John & Charlie to stress the location is not ideal for the City, but acceptable if it's an actual joint location (recommendation is for an actual joint facility, not a PD next to the Sheriff's Office).*
- There was discussion about a timeline, and at what point the committee recommends the City go with a standalone building. General consensus that time is of the essence, but how to get the point across without "holding Option A hostage" as a committee?
- Walter also voiced concerns with taking a confrontational attitude on the timing issue. Recommends starting with design, but if County doesn't want to or can't do it, go

with option B. He sees it as positive that the County is interested in hearing the suggestion; they don't have any direct need for additional space.

- Committee asked Anne about an estimated cost for the design of a joint facility. She explained that Rangitsch really can't design anything without knowing about programming. An architect's portion usually is about 10-12% of the cost of the full building. She suggested the City and County could for example put \$30,000 each toward design and see where it gets us.
- Sheriff is also considering his staff working from remote locations; consider that.
- City Council could ask for a commitment for next steps; i.e. \$15,000 for exploratory design. If County has concerns, or needs to push it into CIP/another budget cycle, City can go with Option B.

3. Committee straw poll (Plan B location)

Update on the Hospital site (Tyler and Steve)

- Met with CEO Frank May. Hospital site is an option at this time.
- Hospital's goal is to move towards fulfilling their mission of serving the community, which includes services to address substance abuse, mental health, rehab, detox, etc. That intermingles with Police services. Not looking for a joint facility but if put a police station there, they would ask us to offer some space to satisfy the community's needs in that regard. Don't want it to be just a real estate transaction.
- Committee could consider the site available "with strings attached". Suggestion to form a subcommittee with reps from hospital and City if putting a Police Station there.
- Overall, it's a good location, and they have 3-4 acres. There are several models for the hospital's need, but no specifics chosen yet.
- Would be up to the City Council members and staff to start the discussion, then involve the attorneys for the transaction/contracts.
- One of the reasons the hospital pulled the site from consideration was that they had no clear vision for the parcel.
- Reminder that the site was controversial within the community when the hospital was built; putting a police station there could create more controversy.

Plan B Preferences

Tyler

- Hampton Inn/Hwy40 first choice. Central, visible, owners considered selling before. Site hits all the pros. Putting a Police Station there would also help with Emerald Park Access and US40.
- Hospital Site is attractive; substance abuse/rehab is a great need in this community. May be able to achieve both goals (Police Station and hospital's needs) without "marrying" them.

Steve

- Hampton Inn/Hwy 40.
- Sees complications in tying in with the Hospital.

Tom

- Hampton Inn/Hwy 40 first choice. Site is at the ideal location.
- Sees potential cost savings and benefit in partnering with the hospital.

Judy

- Hampton Inn/Hwy 40 preferred. Concerns about wetlands, fill, soil. Highly visible police station enhances safety; great location for that.
- Not many choices; not much for sale. (Reminder from Bart that "everything's for sale...")
- Hospital could be good because of the existing infrastructure.

Gary

- Hampton Inn/Hwy 40.
- Hospital site a possibility too, but second choice.
- Suggesting the City buy the Hampton Inn property either way; good investment and may solve ballpark/parking issues. Would also be good to have in case we need it later.

Nancy

- Hampton Inn/Hwy 40.
- Reports say soils are in good shape. Putting in a significant building like a police station could help push CDOT towards US40 improvements at that location.
- Hospital location not great. Too cramped. If concerned with "all in one location" at Sheriff's Office, this would raise the same concerns.

Charlie

- Stockbridge. City already owns land. New development will start to flourish West of town; good site for it.
- Others likes Stockbridge too, but concerns with what happens to use of community center? Parking is full during events at the community center.
- Charlie wouldn't necessarily put Police AND Fire at Stockbridge like some studies suggested. If police station only, wouldn't impact community center negatively.
- Doesn't like Hampton Inn/Hwy 40. Not in favor of land purchase.
- Foresees lots of costs with Hospital site.

- Per Anne, City had an appraisal done for the Hampton Inn/Hwy 40 site, which came out to \$900,000. Owners want \$1.2-1.5 million for it; don't think the appraisal is correct.

Discussion of Straw Poll

- Tom stated that he's confident the growth in the West area will be low density single family, which won't drive calls.

- There was brief discussion about providing a Plan C. Bart confirmed that while plan B is required per the City Council's direction, providing a Plan C is at the committee's pleasure. City Council just wants to make sure they have at least one standalone option (while the committee is already seated, just in case Plan A doesn't work out). Judy thinks Stockbridge should be kept in the committee's mind as a backup option. General consensus Plan C is not necessary.
- There was brief discussion about providing a final recommendation in time for the joint meeting. General consensus that Option A (joint facility) is the only thing the County would care to discuss, so that's enough for that meeting.

4. Discussion and vote on final recommendation and "Plan B" recommendation

- No formal vote was taken, but based on committee members' input under Agenda Item #3., a majority favors the Hampton Inn/Highway 40 site.

5. Upcoming agenda

- City Council's deadline is August 1; July 27 is next Police Station Committee meeting.
- Final recommendation, tweaking of language as needed, voting.
- *Charlie to write recommendation language with Anja's assistance, send to the committee beforehand.*
- Nancy and Tom will be out that meeting. Discussion has already happened, so general consensus that it's OK for them to e-mail their opinion to John and Charlie and vote that way.

6. Other Business

No other business was discussed.

7. Adjournment

The meeting was adjourned at 11:23am.