

**CITY OF KALAMA  
CITY COUNCIL WORKSHOP  
SEPTEMBER 19, 2007**

**City Facilities Plan Workshop**

Mayor Pete Poulsen opened the meeting at 5:40 pm. Councilmembers present were Adam Smee, Dominic Ciancibelli, and Bud Gish. City staff present were Director of Public Works Carl McCrary, Police Chief Bruce Hall and Clerk/Treasurer Coni McMaster. Architect Rob Barrantine was also present. Members in the audience are listed on the sign in sheet.

Police Chief Bruce Hall opened the workshop with a brief overview of the meetings staff and Mr. Barrantine held and the approach to tonight's presentation. He provided a "road map" for reference and an outline to be used as a guide toward the necessary policy decisions. Director of Public Works Carl McCrary briefly reviewed the priorities that the committee has drafted and asked if the Council agrees with the priorities. The consensus was that the priorities are correct, even though the sequence of events could affect the actions and therefore the meeting of those priorities. The Council also agreed that all the departments have immediate needs to be addressed, and the funding is a big issue.

Clerk/Treasurer Coni McMaster reviewed the different options for funding. There are certain funds available within the City that could be used for funding any improvements. These include capital improvement and general reserve funds, funds from water and sewer reserves either out right for a portion of the costs or as an interfund loan, and a small amount of funding from the garbage fees. Mayor Poulsen stated that he would prefer that any water/sewer reserve funds be used to buy down the debt and possibly reduce rates. He believes this might help to get public support for the improvements. Ms. McMaster explained the outside sources for funding. These include general obligation bonds, which would include loans that can be approved by the Council or those that have to go before the public for a vote, grant funding and private donations. Another option would be to raise revenues which could include implementing a B&O tax, a levy lid lift which would have to be voter approved, or by selling city property. These are just funding sources which can be used in any combination, without any specific recommendations.

Mr. Rob Barrantine explained the possible costs for improving or replacing some of the facilities. He discussed ranges of costs understanding that there are limited funds available, and the budget matters. In order to work within funding limits, controlling the costs is required. There are limited ways to control costs. The square footage of the space can be controlled, and whether we build new or remodel is controlled by the decisions the Council will make. Mr. Barrantine suggested that a budget be set, rather than cost estimates, as nothing is designed yet. He explained that besides the "hard" costs of construction, there would be various "soft" costs to include. These are sales taxes, contingency costs, professional fees, permit fees, testing costs, and other reimburseable expenses. There are a couple of other costs that would be separated from the hard costs. This would include the technology costs and new furniture or equipment that would be needed. None of the estimates he is presenting include any site costs, nor addressing any of the parking issues that expanding the existing facilities would require. One of the factors to consider would be whether to build new for a longer life or continue the ongoing maintenance of the older buildings.

Police - This would be the most expensive facility due to the code requirements for "essential facilities." As an essential facility it has to be built stronger, plus as a police department it has to have certain security features and meet fire ratings which will add to the costs. If built as a two-story, it may require an elevator. There would also be the matter of relocation costs if the City builds on the current police station site. The shell of new building could cost anywhere from \$110 to \$130 per square foot, while the interior improvements are estimated from \$40 to \$60 per square foot. This calculates to an estimated range of \$150 to \$190 per square foot. If built as a two-story, the upstairs could be unfinished or finished depending upon use.

Library - A library is very open, so the shell could be from \$100 to \$110, and the interior without the shelving, would be \$40 to 450 per square foot.

Community Building - This would be to remodel a portion of the building for use as a library or temporary location. The City Public Works crew may be able to complete some of the work, provided it stays below the threshold of \$45,000. It is possible that when all the costs are totaled, the overall cost could be as much as \$90,000.

City Hall - Assuming that there would be no work in the Council Chamber, the interior remodel could be between \$45 to \$60 per square foot. Other considerations would be the upgrading of the heating/air conditioning in the building and the shell maintenance that needs done. It was asked about putting a second story on the building, but this would be prohibitive due to seismic code requirements. The whole building could be renovated for other uses including the police station.

Chief Hall reported on the meeting with the Library Board where he, Carl and Coni provided a brief overview of what the City is doing and got some feedback from the Board. The Board has set a workshop to look at the Community Building option and review the ideas. They don't like the idea of moving to the Community Building due to parking, access and security issues, but also realize that it is an option to obtain more space at least temporarily.

The discussion would need to be continued to a future date. The Council would like to see all avenues explored to find what is or isn't possible. It was suggested that a public poll be taken. Mr. Doug Sessions, a local citizen asked about property behind the City Hall, but it is owned by Kalama Telephone Company. He also asked about leasing space for the Library. That would be rather expensive for the Library's limited budget.

## **ADJOURNMENT**

The meeting adjourned at 6:50 p.m. These minutes are not verbatim. A copy of the tape can be made available for listening.

---

**Pete Poulsen - Mayor**

---

**Coni McMaster - Clerk/Treasurer**