



Agenda Statement

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Title: Discussion Item: Proposed City Facilities & Related Land Acquisition
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Attachments: 1. Hospital Lot Concept 5.pdf

Date	Ver.	Action By	Action	Result
2/7/2017	1	City Council	received and filed	

ITEM TITLE:

Discussion Item: Proposed City Facilities & Related Land Acquisition

SUBMITTED BY: Lisa Von Bergen, CED Director

FISCAL NOTES:

Expenditure Required: Up to \$50,000 for Formal Fire Station Concept Plan

Unencumbered Balance: \$150,000

Funding Source: 350-0310-55000.1617 Major Maintenance Reserve - Fire Station

RECOMMENDATION:

None. Discussion item only.

SUMMARY STATEMENT:

On January 17th the Council and staff discussed in greater detail maximizing the use of City-owned land for proposed city facilities. Those include: 1) Fire Station; 2) City/Agency storage needs; 3) Police Impound/Storage Facility; and 4) Snow Storage.

Fire Station: The Council provided direction for an updated concept plan of the Fire Station on the Hospital property. The request included: a) elimination of the training areas at the site with the Fire Station, except the tower; b) identification of an out-of-town location for training needs; c) location of the Fire Station on the site that does not require relocation of the Karen Davey Stewart Memorial Community Garden. Jason Miles, Capital Facilities Director, worked with the Department Directors to develop a fifth concept for the property that includes the new Fire Station and tower, the Community Garden, the Dog Park (moved slightly), approximately one acre of snow removal area, and retains the Harborview Monument that has been in place since the mid 1960's. A copy of Concept 5 is attached for the Council's review and comment. Please note, this concept requires the relocation of the one-time proposed Assisted Living Facility that was identified in the Hospital Campus Master Plan. At the

time the Master Plan was completed the Assisted Living Facility was determined not feasible. The likelihood of its development is questionable at best. This concept has been provided to the PVMC Administrator. However, it will also be brought before the Hospital Advisory Board for consideration in the very near future.

Direction from Council Requested: The Major Maintenance/CIP Budget includes \$50,000 for a formal Fire Station concept plan. Provided the Hospital Advisory Board and Hospital Administration have no, or easily addressable concerns, may Capital Facilities move forward with solicitation of a firm to develop the formal Fire Station Concept Plan at the Hospital Site? If the cost of the service is \$40,000 or more it will be brought back to Council for approval.

City/Agency Storage Needs: The type and square footage of the storage needs is still being calculated. When this is complete a concept plan for additional storage on existing City properties will be brought to the Council for consideration and discussion.

Police Impound/Storage Facility: Council provided direction to bring the Loop Road site back for approval. This request was originally brought to the Council last fall and was postponed for further due diligence. This item is before Council for approval at this meeting.

Snow Storage: The Council requested Public Works provide a fiscal note for the additional 40%-50% “push” required to store snow at the Hospital property. Public Works calculated that information and provided it for the January 17th meeting but it was misunderstood to represent the blower time only. The average cost per snowfall for the extra push and blower time (for equipment and operators) is \$455. Using a seasonal average of 10 significant snowfalls, the total, extra, seasonal cost is \$4,550.

Council also directed staff to begin negotiations with Gavora, Inc. on the potential purchase of three acres for snow removal, and a request to continue leasing the property as we have done in the past. The representative from Gavora Inc. anticipated having an initial answer for the City as of January 30th. As of the date this report was written, no answer had been received. Staff continues to communicate on this item and will hopefully have more information at the meeting.

Included in Concept Plan 5 for the Fire Station is a one-acre area for potential snow storage. The snow storage area can be included in the final plan should Council decline to purchase a portion of the Gavora property for that purpose.