

NOTICE OF SPECIAL COUNCIL MEETING

Notice is hereby given that a special meeting of the Alamosa City Council will be held on Wednesday September 23, 2009 at 7:00 p.m. for the following purpose:

- A. Decision Regarding City Complex Facility.
 - a. Public Comment – limited to 3 minutes per person.
Groups are encouraged to designate a spokesperson.
 - b. Decision

Said meeting will be held in the Council Chambers at the Alamosa Family Recreation Center, 2222 Old Sanford Road, Alamosa, CO

A handwritten signature in cursive script that reads 'Judy A. Egbert'.

Judy A. Egbert, City Clerk

Date of Notice: September 11, 2009
Revised September 16, 2009

ALAMOSA CITY COUNCIL

Special Meeting Agenda
Alamosa Family Recreation Center
2222 Old Sanford Road
September 23, 2009

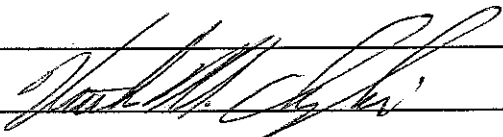
7:00 p.m.

- I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
- II. ROLL CALL

- A. Decision Regarding City Complex Facility.
 - a. Public Comment – limited to 3 minutes per person. Groups are encouraged to designate a spokesperson.
 - b. Decision

ADJOURNMENT

COUNCIL COMMUNICATION

DATE: September 23, 2009	AGENDA NO.	SUBJECT: Selecting location for potential municipal complex.
Department Head:		
City Manager: 		
Nathan M. Cherpeski		
PRESENTED BY: Nathan M. Cherpeski		

Recommendation

It is the recommendation of staff that the Council select a location for a new municipal complex. And further direct staff to take the necessary steps to move that project forward.

Background

The need for improvements to City Hall and an expanded Library has been discussed since at least 1984. Additionally, a need to find a permanent home for the City's Police Department has also been an issue for the City. Changes in modern fire fighting equipment require that the existing fire station be expanded. With these needs pressing upon the City, the City embarked on looking at potential for a new municipal complex. The City's first step was to task a group of citizens to examine existing facilities. This included representatives from the planning commission, from the construction community, from the disabled community, and other interested parties. This group went through all of the existing facilities at that time and made their recommendations to Council. Based on their recommendations, the City worked with students from CSU to determine if the three and a half acres where the existing City Hall sits would be sufficient to house these services without impacting Cole Park. After their initial evaluation, it was determined that the City Complex could fit in that location without impacting the park.

Earlier this year Council directed staff to formally contract with an architect to look at options. The City received numerous proposals from architects and design build contractors. A Citizens panel was created to interview applicants and determined to hire Reynolds and Associates. Reynolds and Associates was tasked with creating a conceptual design and providing conceptual cost estimates for the new facility. In July, Council determined to look one more time at the K-Mart facility. The City has looked at the K-mart facility several times over the past few years as a potential municipal complex. In each of the previous instances, the City had determined not to move forward with that location.

The issue before the City Council is how do we proceed? If the Council wishes to move forward with a project, at what location do we focus our efforts? Regardless of the site selected, the next step would be as follows: 1) finalize the architectural work, 2) Release the project for bid, 3) While out to bid prepare the financing mechanism. 4) Once the bids are received, the City would have to make a decision on whether to move forward or not.

As we proceed with this project, there will be numerous times that Council will have to decide whether to stop or continue forward. While we do not have sufficient cash to pay for construction we do have sufficient cash flow to pay the debt service for the City Hall and Library. The City has already submitted grants to the federal government for an expanded fire station and we have submitted grants to DOLA for the whole complex. The DOLA monies are currently frozen due to the States budget crisis. If the Council chooses to move forward with finalizing the construction drawings then staff will move forward with the

final financing plan. The most likely finance method will be a lease purchase model.

Issue Before the Council

Does the council desire to select a site and continue moving forward with the replacement of the existing City Hall and an expanded Library and a permanent home for the Police Station with the new expansion of a fire station as well?

Alternatives

Alternative 1. Adopt the attached resolution for the Cole Park site.

Alternative 2. Adopt the attached resolution for the K-Mart site with the understanding that the City would still negotiate a purchase price.

Alternative 3. Decline to act at this time and give staff further directions.

Fiscal Impact

Selecting a site in and of itself has no fiscal impact while moving forward with the architect will. Council has seen our architects estimated costs for finishing the project at either location. While we might realize savings over the estimates due to the competitive market, at this stage it is safer to use higher estimates. The cost of the architect has always been included in staff's estimates to Council. Selecting the K-Mart site would have a direct financial impact. The City would have to determine how to purchase its portion of the building.

Legal Opinion

The City Attorney will be present for any comments.

Conclusion

The need for a City Hall or improvements to a City Hall has been discussed since at least 1984. The current City Hall is now 49 years old, and in need of significant renovation to continue to function as a public facility. The building does have value and could serve as a Public Safety complex with less renovation than it would require by remaining a City Hall. This is due to the more public City Hall environment as opposed to the secure environment of a Police Station. If Council selects a site, Staff will work with the architect to develop cost for his services to finalize construction documents. Once those are finalized, the City could place the actual construction out to bid, sometime between December and February. At any point prior to awarding a bid, the City could suspend the project.

K-Mart Option

Resolution No. 29, 2009 Draft A

A RESOLUTION DETERMINING TO CONSTRUCT THE ALAMOSA CITY COMPLEX WITH A NEW LIBRARY, POLICE STATION, AND CITY HALL AT THE K-MART SITE.

WHEREAS, the City Council of the City of Alamosa, Colorado, recognizes that after 50 years the existing City Hall is inadequate for that continued function and that the Library needs to be expanded to meet the needs of the citizens; and

WHEREAS, the City Council of the City of Alamosa, Colorado, has determined that a new police station needs to be constructed to remove the Police from rented commercial space; and

WHEREAS, the City Council of the City of Alamosa, Colorado, has determined that the municipal complex need not be located in the Downtown; and

WHEREAS, the City Council of the City of Alamosa, Colorado, recognizes the opportunity to house these services at the K-MART location subject to successful negotiations and purchase.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO:

Section 1: The City Council of the City of Alamosa, Colorado, hereby directs staff to negotiate for the purchase of a portion of K-Mart for use by the City subject to guidelines established by the City Council.

Section 2: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 23rd DAY OF SEPTEMBER 23, 2009.

ATTEST:

CITY OF ALAMOSA, COLORADO

By: _____
Judy A. Egbert, City Clerk

By: _____
Farris J. Bervig, Mayor

A RESOLUTION DETERMINING TO CONSTRUCT THE ALAMOSA CITY COMPLEX WITH A NEW LIBRARY, POLICE STATION, FIRE STATION, AND CITY HALL AT THE COLE PARK SITE.

WHEREAS, the City Council of the City of Alamosa, Colorado, recognizes that after 50 years the existing City Hall is inadequate for that continued function and that the Library needs to be expanded to meet the needs of the citizens; and

WHEREAS, the City Council of the City of Alamosa, Colorado, has determined that a new public safety complex needs to be constructed for expanded fire service and to remove the Police from rented commercial space; and

WHEREAS, the City Council of the City of Alamosa, Colorado, recognizes that keeping the City office in the historic downtown location is preferable; and

WHEREAS, the City Council of the City of Alamosa, Colorado, recognizes the opportunity to improve parking and infrastructure for Cole Park by locating the Municipal Complex on the existing City Hall site.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO:

- Section 1: The City Council of the City of Alamosa, Colorado, hereby formally chooses the Cole Park Location for its new Municipal Complex.
- Section 2: The City Council of the City of Alamosa, Colorado, hereby directs staff to proceed with these efforts.
- Section 3: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 23rd DAY OF SEPTEMBER 23, 2009.

ATTEST:

CITY OF ALAMOSA, COLORADO

By: _____
Judy A. Egbert, City Clerk

By: _____
Farris J. Bervig, Mayor