

**MEDINA CITY COUNCIL
SPECIAL MEETING MINUTES**
*Medina City Hall Council Chambers
April 17, 2008; 6:30 pm*

CALL TO ORDER

The April 17, 2008 Special Meeting of the Medina City Council was called to order by Mayor Nelson at 6:32 pm.

ROLL CALL

Council Members Present: Drew Blazey, Bret Jordan, Mark Nelson, Robert Rudolph, and Shawn Whitney

Council Members Absent: Lucius Biglow (*excused*), Jim Lawrence (*excused*)

City Staff Present: Mike Caldwell, Interim City Manager; Robert Grumbach, Director of Development Services; Joe Willis, Director of Public Works; and Pam Greytak, Administrative Assistant

Mayor Nelson led the Council, staff and audience members in the Pledge of Allegiance.

OTHER BUSINESS

City Hall Facility Discussion and Review (6:37 pm)

Willis reviewed the three recommended options that resulted from the 2006 City Hall Condition Survey. He said last year the Council selected option two.

Willis listed the options and cost estimates for city hall improvements:

- 1) \$436,000: Maintenance upgrades including replacing siding on southwest walls; replacing under-sheathing; fixing rotten beams; replacing deck; and rebuilding roof and clipping it to framing.
- 2) \$759,000: Seismic and life safety upgrades; building an elevator that would run between main floor and police department level; and installing fire sprinkler system.
- 3) \$1.8 million: Everything listed in options one and two; and adding 25 feet to north end of building and dormers to upstairs.

Caldwell noted it would be necessary to relocate city hall during building upgrade. He presented location alternatives, which included placing two rental trailers in either Medina Park or First Scientist Church; renting a commercial building in Bellevue; or leasing a house in Medina. Council members and staff discussed relocation budget and potential costs involved; code and permit requirements; timeframe; shoreline application review; possibly completing project in phases; and perhaps moving Police Department to a location separate from city hall.

Chief Chen explained Police Department's space requirements and their need for a temporary holding facility. Whitney spoke about Police Department location possibilities, space solutions, and postponing city hall repair. Council members discussed idea of combining Police Departments with nearby communities, shoreline permit process, city hall's state of disrepair, and lack of space.

(8:02 pm)

Resident Heija Nunn stressed that Mark Weinberg indicated to her that Clyde Hill's Police Chief is not in support of sharing facilities with Medina. She remarked that pursuing a police site is not the choice of Police Chief or Mayor but is a community decision. Ms. Nunn noted that combining police facilities does not necessarily mean combining the forces. She stated that \$750,000 plan would make the building sturdier but would not create additional space, and the city would lose an outside bathroom. Ms. Nunn affirmed Mayor Nelson is the first architect who seems willing to phase things in. She asserted that phasing is a cost nightmare, and she would worry that given the age of the building there could be a lot of things wrong with it that would need to be seamlessly comingled with the new part. Ms. Nunn commented that it makes sense to have a complete plan and wondered if the city would have to contend with critical areas ordinance, both for the paving for ADA and expansion. Ms. Nunn asserted that property acquisition is a goal of the city's comprehensive plan. She remarked the city lost the possibility of getting property to the North; did not get the Rose property; and lost a dock. She stressed that it feels like waterfront park is shrinking. Ms. Nunn requested there be a complete project and that it starts in September. She suggested the city get a lot more community input and commit to making building safe, but commit to a complete plan. She reiterated the need to do it fast, such as in three months.

(8:06 pm)

Resident Christopher Smythies stated he was in agreement with Rudolph to complete renovation all at the same time. Mr. Smythies noted the city could not anticipate all that could go wrong with a renovation. He reiterated that remodeling all at once seems a lot more efficient, better planned, and with fewer headaches down the road.

(8:07 pm)

Resident Kay Koelemay-Dicharry indicated that it is shortsighted to have trailers in the park in the middle of the most utilized time of the year. Ms. Koelemay-Dicharry pointed out that when a homeowner remodels they don't have the option of putting a trailer on their property to live in while remodeling. She suggested moving city hall to Bellevue or placing trailers across from St. Thomas where the presence is still there but not inconveniencing people. She said the police station is very inadequate for what they are asked to do. Ms. Koelemay-Dicharry noted the department's ventilation problems, female officers sharing locker rooms with males, and staff having to warm up their food in the locker room. She expressed the merit in eventually moving police station to their own space and not on a dead end street. She said it would be sad if the city could not at least explore idea of sharing space with other communities since they have a lot of common interests. Ms. Koelemay-Dicharry discussed renovating city hall to make it more secure and having police stay downstairs for the time being and later exploring idea of moving them out. She described problems with remodeling her own house and stressed that she probably spent more money remodeling it than she would have with

starting over. She said making a new reconstruction of city hall that looks as much like original space might be considered.

(8:12 pm)

Willis confirmed for resident Paul Edelhertz that Medina Beach Park was schedule to be open during city hall construction, but contractors would be parking in the spaces in front of building. He reported Medina Days would be held at Medina Park, but fireworks display would take place at Beach Park. Staff and Council members discussed issues with lifeguard program in the event of construction.

Mr. Edelhertz stressed he was against expanding city hall. He spoke about Medina Beach Park being finite and fantastic, and affirmed that even 25 feet would look a lot bigger than orange stakes in the ground. He agreed city hall needs to be shored up and should be done as quickly as possible. He suggested getting some creative minds thinking about how to remodel. Mr. Edelhertz further discussed issues regarding losing the second outside bathroom. He said over time there should be a plan to make city hall a community asset. He indicated the need to have a long term solution regarding the location of the Police Department. Mr. Edelhertz expressed that his kids could be at the park when police drag someone to the holding cell. He asserted the need to invest in making city hall safe. He indicated there are a lot of new ideas and recommended coming up with a balance that makes sense. He said he was against putting trailers in Medina Park.

Nelson discussed concerns regarding \$20,000 cost of temporarily moving city hall to Bellevue or renting parking lot at church. He indicated these would exceed budget and the savings could be used for city hall improvements.

(8:20)

Resident Kay Koelemay-Dicharry affirmed she believes in being frugal, but fair. She indicated that trailers in the park would seriously impact neighbors in immediate area, as well as people who live on streets that feed the area and those who use park. Ms. Koelemay-Dicharry noted that the rest of the residents would not pay any kind of price if they did not use the park or live nearby, therefore they could use some of their tax money to help support effort.

(8:21 pm)

Resident Christopher Smythies stated he would rather pay an extra \$20,000 now than pay \$20 million when a kid gets hit by a car. He commented that liability unfortunately is what governs our lives in many respects, and \$20,000 is a small price to pay now if you are going to save \$20 million when some trial lawyer gets a hold of an injury.

Nelson described the possible mitigations that the city could mandate to minimize any impacts trailers in the park would have on neighbors.

(8:25 pm)

Resident Wilma Edmonds indicated she was amazed that neighbors facing Medina Park are unwilling to accommodate the city for a few months. She recounted the nine years of construction trucks and street sweepers passing her house during the construction of a home near hers. Ms. Edmonds noted that at one of the first council

meetings someone said the city will start spending our money now. She voiced her support over expanding city hall and suggested the city rent a proper facility in Bellevue to house employees so they are not in trailer houses. Ms. Edmonds indicated that it is no more demeaning for those who have to look at the trailers than it is for employees who have to be in them. She stressed the need for renting city staff a proper space and she suggested spending city's reserves. Ms. Edmonds noted that \$20,000 is not a lot of money in scheme of things.

Council members discussed possible eastside offices the city could rent.

Mr. Edelhertz and Council members spoke about using the council chambers as staff office space, and holding meetings offsite.

Jordan noted that putting trailers in the park did not represent a cost savings. Caldwell spoke about various issues and details regarding city hall trailers.

Ms. Edmonds discussed additional fees involved with developing new architectural plans. She stated her belief that \$1.3 million would not come close to cost of redesigning city hall and renting city hall space. She said she would like the whole community to know what the total cost would be.

Caldwell, Willis, and Council members discussed construction, architect, and engineering fees involved with possible city hall improvements.

Nelson pointed out the city could not put off structural work much longer. He spoke about various ways the council chambers could be utilized. Nelson recommended taking care of structural needs while waiting on solving long range problems.

Council members reviewed the three recommended options and the building's essential needs. They also discussed forming a city hall design committee, holding public workshops, and inviting the community to an open house.

MOTION RUDOLPH/SECOND NELSON:

REPAIR ESSENTIAL STRUCTURAL ELEMENTS THAT ARE IN DANGER OF COLLAPSE.

DIRECT JOHNSTON ARCHITECTS TO PRODUCE THE SCHEMATICS THEY HAVE ALONGSIDE ANOTHER SCHEMATIC SHOWING DORMERS ON TOP FLOOR, AND A THIRD LINE DRAWING OF INTERIOR LAYOUT THAT WOULD UTILIZE MORE SYSTEMS FURNITURE AND FEWER ENCLOSED ROOMS. CONNECT WITH POLICE CHIEF TO GET INPUT FOR WHAT OPTION LOOKS LIKE FOR DOWNSTAIRS. AT SAME TIME BEGIN SHORELINE PERMIT APPLICATION. BRING IT ALL TO POINT OF COUNCIL DISCUSSION. MOTION CARRIED 5-0 AT 9:19 PM.

Nelson handed out and discussed City Manager salary survey. He explained salary indicated on front page is a place holder, which has not yet been decided on by Council. He asked that they confirm job announcement verbiage.

ADJOURNMENT

MOTION RUDOLPH AND SECOND JORDAN TO ADJOURN THE APRIL 17, 2008
SPECIAL CITY COUNCIL MEETING. MOTION CARRIED 5-0 AT 9:24 PM.

The April 17, 2008, Special Meeting of the Medina City Council adjourned at 9:24 pm.

The next Regular Meeting of the Medina City Council is scheduled to be held Monday,
May 12, 2008 at 6:30 pm.



Mark L. Nelson, Mayor

Attest:



Pamela Greytak, Admin. Asst.