

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Hunter T. George called the special meeting to order at 6:02 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Denny Waltier, Blake Surina, and Jamie Nixon were present. Councilmember Brett Wittner was absent and excused.

AGENDA MODIFICATIONS

George indicated the agenda items would be reordered with Fun Days Discussion beginning first followed by the Pool and Community Center Project Discussion, Personnel Policies and Procedures Update, and Family Wage Job Credit Incentive. George announced he would depart after the Pool and Community Center Project Discussion due to not feeling well.

FUN DAYS DISCUSSION

Parks and Recreation Director Grover briefed the Council on the Fircrest Fun Days event, stating it was typically scheduled close to the National Night Out (NNO) event and outlined potential ways to improve the event and change the timeframe for when it happens. Grover indicated that in reviewing moving the date for Fun Days, Parks and Recreation staff reached out to vendors and others that participate in the event to ensure they would still be able to participate should dates be moved. Grover indicated that in getting feedback from those efforts, the Parks and Recreation Department and Fun Days Committee recommend the dates be changed for Fun Days so that it would fall earlier in the month of July and allow more time between the two large events. Grover reported that an August event would offer the Championship Swim Meet, a Family Pool Party at the Pool, and a second Movie in the Park. George invited councilmember comment; Waltier commented he was in favor of staff's proposal. Viafore commented he had no objections to the proposal and anticipated NNO would diminish after the Police Chief's retirement. Viafore inquired if the 2019 budget reflected the changes to the event; Grover confirmed that the budget would allow the proposed changes. Viafore inquired about the proposed beer garden; Grover stated Council would need to take action to amend the Fircrest Municipal Code. Nixon inquired if the proposed event changes would impact the car show; Grover confirmed it would not. Viafore inquired if staff would be sufficient to handle the events; Grover indicated the timing of the events would complement staff's availability and ability to prepare for the events. Waltier, Nixon, and George commented in favor of staff's proposal.

POOL AND COMMUNITY CENTER PROJECT DISCUSSION AND ACTION

Pingel briefed the Council on a draft ordinance prepared by the City's bond counsel, Foster Pepper, that would need to be filed if the City chose to file a bond measure for a special election. Pingel indicated Foster Pepper highlighted items that the City would need to provide information on. Pingel requested Council feedback on project elements (vortex, slide, generator, photovoltaics, party room at the bath house), how to approach additional parking, hiring a fundraiser, and identifying additional parks projects to include in the bond. George invited councilmember feedback:

- Reynolds commented on her preference to include the party room.
- Surina commented on the high cost of the slide and recommended less expensive alternatives. Surina commented on his preference for a generator and possibly coordinating with the schools for a mutually beneficial portable generator. There was a brief discussion on the City-owned generators, and Public Works Director Wakefield indicated portable generators as not successful for utilities as on-site generators. Pingel

reported on the benefits of a portable generator to service an emergency shelter at the community center.

George indicated the slide, photovoltaics, and generator that could be designed in as bid alternates and that if the bids came in too high, the Council could choose not to include those particular elements. Pingel indicated he would seek ARC input on whether the party room could be included as a bid alternate. George invited council feedback:

- Viafore commented on his concern regarding the overall project cost, and commented on party room design alternates. Viafore inquired on the cost of the photovoltaics for the pool were the same for the community center; Surina indicated ARC stated photovoltaics would not be a good option for the pool. Viafore stated he would not support a slide in any form or option, and requested more information about the vortex regarding maintenance. Viafore stated he was in support of a generator and stated he believed the City could qualify for an emergency management Federal loan as the City had had previous experience in almost acquiring a grant for one. Grover indicated he would obtain clarification from ARC regarding the photovoltaics cost on the pool.

There was a brief discussion on lowering the overall project cost, and Pingel indicated he had received a fee proposal from ARC that was based on the \$11.9 million cost that did not consider any alternates and that the fees related to the Washington State Fee Schedule were based on the construction portion. Pingel indicated design development costs could be further refined with discussions with ARC and that construction administration would be based on bid amounts. Surina inquired about funding opportunities regarding the generator and photovoltaics; Pingel indicated staff would pursue opportunities to fund those elements and Nixon indicated there was additional opportunity for those elements when the City submits an application for state capital funds. Viafore inquired if the building would be generator ready or if there would be additional costs associated with the generator; Pingel and Wakefield confirmed there would be no additional costs if they were designed in. There was a brief discussion regarding having a permanent generator on-site or a portable generator stored off-site. George requested council feedback on the generator; there was a consensus to include the generator and to seek funding opportunities for the generator.

Waltier commented on his concern regarding the overall project cost and the tax impact on the elderly population, and recommended refining the alternatives to lower the costs, and concern for the operation costs of the new facilities. Nixon commented on the importance of the generator, photovoltaics, and party room, and stated that those elements amounted to a small cost compared to the overall cost. Nixon recommended there were no significant options to reduce the overall cost without doing significant refinements in the overall design. Viafore commented funding opportunities from a fundraiser, grants, and an additional state capital award to help lower the impact on citizens. Surina inquired on a fundraising timeline; Pingel indicated there was time for a fundraising effort through the completion of the project and finalization of the payments. Nixon inquired about how the bond would be levied and issued; Pingel indicated only the amount need would be levied and issued and that language in the bond measure would limit the total amount with “up to”.

Reynolds commented on tiering and phasing the two projects in consideration of the volatility of the market and those on fixed incomes. George and Pingel indicated the issuance of bonds and the construction of the facilities would be phased. Pingel indicated issuing two bonds would give the City the opportunity to monitor the market. George indicated that staff had provided an analysis on the operating budget to Council and that questions about the analysis should be directed to staff, and commented that the survey showed support for a \$300/year bond payment and that current bond payment estimates showed the impact to be less than \$300/year. George and Nixon recommended to put the bond measure out to a vote to allow the voters to decide what they were comfortable with. There was a brief discussion on rates, and Pingel indicated the costs would continue to be refined as the AHBL estimates and other schematic design site work assumptions were not up to date. There was a brief discussion on the participation of the architects as it related to fundraising; Grover indicated they would be participating via providing supporting materials.

Viafore inquired about the vortex and associated maintenance costs; Grover indicated there would be pumps that would need to be maintained. There was a brief discussion on the benefits of a vortex as it related to low impact exercises and the cost recovery of this element. George requested a consensus on a vortex; there was a consensus to include the vortex.

George requested councilmember feedback on the photovoltaics. Pingel clarified that the photovoltaics would not be included for heating the pool, and that he would seek clarification on what would be serviced and the buy back by the photovoltaics per the request of Council. Council expressed interest in having the photovoltaics implemented upon completion of the project of the community center. George requested if Council was in support of designing in the photovoltaics until more information was obtain; there was a consensus to design in the photovoltaics and remove the photovoltaics from the bath house.

There was a brief discussion about the party room design elements and potential events and programming opportunities that could be housed by the party room. Pingel indicated a consensus was being sought on whether the Council was in support of the cost of enclosing the room and footprint; there was a consensus.

There was a brief discussion regarding the slide platform and anchor fixtures. Viafore commented on his concern regarding designing in anchors for a specific slide and not having the funds for a slide. There was a brief discussion regarding other elements that could be funded and put in later, such as climbing walls, inflatables, and volleyball nets. Reynolds commented that she was not in support of a slide due to special training, safety, costs, and maintenance. Viafore commented he was not in support of the slide. Waltier indicated he could support it but could do without it as he was concerned about the space and safety. There was a brief discussion that it could be added later with funding and demand. Nixon and George indicated they were amenable with not having a slide as the other elements and amenities would offset the absence of one. There was a consensus to omit the slide from the design development.

Pingel requested feedback from Council regarding additional parking as it was not included in the project schematic design or costs. Pingel indicated it could be included as part of the

bond but kept separate from the design development contract with ARC. Viafore inquired if Wakefield was capable to design the angled parking on the two areas of the periphery of the park; Wakefield indicated the engineering department was not capable of performing that level of design, and stated that the Public Works Department could work with one of the City's on-call consultants or ABHL to develop concepts, level of design, and costs. Wakefield estimated it would cost approximately \$60,000-\$80,000 to design but there were opportunities to refine the costs. Viafore, Surina, and Nixon requested to continue pursuing this project in house. George inquired if this cost should be included in the bond; the consensus was to not include the additional parking in the bond measure.

George requested councilmember feedback on securing a professional fundraiser to raise capital funds. There was a brief discussion regarding compensation for a fundraiser and the significance of hiring a fundraiser. There was a consensus to move forward with securing a fundraiser and obtaining more information.

George requested councilmember feedback on additional parks projects to include in the bond. Pingel briefed the Council on the list of potential parks projects, including swapping the ballfields due to the location of the bath house, and replenishing the 44th and Alameda funds for parks projects. Surina and Viafore inquired if the ballfield relocation project could be done in house; Grover indicated it could but would need to do more research. Nixon inquired if parks projects needed to be outlined in the bond measure; Pingel indicated the language would say "parks." Viafore indicated that the expenditures would be prioritized in the bond and utilized depending on funding availability. There was a brief discussion on making the 44th and Alameda fund whole and the bond reimbursement resolution. Viafore commented he was in favor of replenishing the 44th and Alameda fund through the bond reimbursement, and stated his concerns regarding depleted funds, stating funds should be replenished whenever possible; Surina commented on his concerns about rolling the expenditures into the bond for reimbursement, the impact it would have on taxpayers and obtaining voter buy-in. Pingel recommended replenishing the funds with whatever available funds remained from the bond, and stated he anticipated lower costs as refinement efforts continued. George commented on investing in the parks, and cautioned against itemizing the costs of parks projects in the bond. Pingel indicated the additional parks projects would be funded whether it be from bond reimbursement or City funds. Pingel requested guidance on what to add to the total project cost; Viafore requested to wait until the pool and community center project costs were fine-tuned. George commented that a decision should be made soon by Council so that an education campaign could be started in order to educate voters about the bond measure.


George requested to postpone the remaining agenda items to a future meeting date; there were no objections. Pingel stated he would provide updated information about the project as it became available.

November 19, 2018

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ADJOURNMENT

Reynolds MOVED to adjourn the meeting at 7:51 P.M., seconded by Nixon. The Motion Carried (7-0).



Hunter T. George, Mayor



Jessica Nappi, City Clerk