

**CITY OF STANWOOD**  
City Council - Special Workshop Meeting  
Thursday, February 11, 2021 – 5:00 p.m.  
Zoom Online Meeting & Telephone  
**MINUTES**

**1. Call to Order**

Mayor Elizabeth Callaghan called the meeting to order at 5:00 p.m.

**2. Attendance**

Councilmembers present: Rob Johnson, Diane White, Darren Robb, Timothy Pearce, Steve Shepro, Sid Roberts and Judy Williams.

Also present: Community Development Director Patricia Love, Public Works Director Kevin Hushagen, Assistant Public Works Director Shawn Smith, Fire Chief John Cermak, Police Chief Rob Martin, Finance Director Scott James, City Administrator Jennifer Ferguson and City Clerk Sara Robinson.

Brett Hanson and Rachel Hedlof - Mackenzie.

**Civic Campus Project –**

This work-session has been scheduled to “re-boot” the City Hall / Police Station project discussion. The project was put on hold due to the impacts of the Covid-19 pandemic. As part of the “re-boot” staff has put together a few alternative options for Council discussion and consideration which include an option for phasing or maintaining city hall in its current location.

Community Development Director, Patricia Love gave a presentation of the major milestones and history regarding replacement of or renovation of the police station and/or city hall.

The City Council held a special work-session on December 19, 2019 to review the proposed Civic Campus design options. Four options were presented, with the Steering Committee recommendation to move forward with the Community Porch concept. After reviewing the plans, the Council provided the following consensus:

1. Proceed with the “Community Porch” concept;
2. Prepare a financing plan for development of the property in a single phase;
3. Consider pursuit of acquisition of the neighboring vacant additional acre-cost unknown;
4. Confirm that the Police Department space is of enough size and functional;
5. Consider site configuration options to add a second vehicle access through to Church Creek Park; and
6. Continue working with the Steering Committee on building materials and integrating the site with Church Creek Park.

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Shortly after Council's direction on the porch theme concept and the need for further information/options, the project was put on hold due to the Covid-19 global pandemic.

The decision to move city hall out of the floodplain was a result of three factors:

1. Allow for the continuation of city hall services during a flood event;
2. The American Association of Floodplain Managers recommends locating critical facilities such as city hall and the police station out of the floodplain to ensure local governments can respond to floods, recover from floods and meet the needs of citizens; and
3. Relocating public safety facilities and city hall out of the floodplain may also lower flood insurance premiums once the city joins the Community Rating System (CRS) program which is a part of the National Flood Insurance Program (NFIP).

This "re-boot" discussion is an opportunity to bring new Councilmembers into the conversations and to either confirm previous direction or consider other options for locating city hall in the short and long term. Staff is requesting clear direction from the Council on a project option. Once this is identified, staff proposes a timeline with decision point milestones. Attachment A includes Q&A and staff responses received by February 5, 2021.

Love gave an overview of the Civic Campus options.

### **Option A:**

Proceed with the combined Police Station and City Hall off 72<sup>nd</sup> Avenue next to Church Creek Park. This option could include the purchase of up to an additional acre to better accommodate access and integration with Church Creek Park.

### **Option B:**

Locate the Police Station building only on 72<sup>nd</sup> Avenue, including extending Church Creek Park into the site. The building would include an attached community and Emergency Operations Center (EOC) room which could also be used as temporary Council Chambers.

### **Option C:**

Maintain City Hall operations in its existing building. Renovations could include bathroom and kitchen upgrades with potential floor plan revisions. The goal would be to keep renovations below the 50% valuation to avoid flood proofing the building. Operationally, this option would be paired with Option B or D.

### **Option D:**

Locate a new detached Council Chambers building on the city owned property directly west of the existing City Hall. As a detached building the new Council Chambers would need to meet all floodplain regulations, but the existing City Hall could continue to operate without major renovations. This new building could also serve as a community room in the downtown area.

### **Option E:**

Other suggestions as recommended by the City Council. (This is not an additional option, but a replacement of one of the options above.)

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Staff and Council reviewed all options and discussed the pros and cons of each.

Mayor Callaghan requested that Council send specific questions or concerns to Jennifer, Patricia and herself. This will be the best way for all the questions to get answered and for everyone to have the information.

### Adjourn-

Mayor Callaghan Adjourned the meeting at 6:49 pm.

CITY OF STANWOOD

ATTEST:



Elizabeth Callaghan (Mar 4, 2021 13:38 PDT)



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Elizabeth Callaghan, Mayor

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Sara Robinson, City Clerk