

**CITY COUNCIL OF CORDOVA  
PUBLIC SAFETY BUILDING DESIGN COMMITTEE MEETING  
JANUARY 27, 2011 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Public Safety Building Design committee meeting to order at 7:03 pm on January 27, 2011 in the Library Meeting Room.

**B. ROLL CALL**

Present were Chair *David Reggiani*, Committee Members *Robert Baty, Martin Moe, Jim Kacsh, Dick Groff, Mike Hicks, and Tom Bailer*. Also present was Deputy City Clerk *Robyn Kincaid*, Fire Marshal *Oscar Delpino*, CH2MHill representative *Monique Lussier* and several members of the volunteer fire department.

**C. APPROVAL OF AGENDA**

*M/Groff S/Kacsh* to approve the agenda  
Vote on motion: 7 yeas, 0 nays. Motion carried.

**D. APPROVAL OF MINUTES - none**

**E. NEW & MISCELLANEOUS BUSINESS**

1. Historical review of committee work

*Reggiani* started the meeting by reviewing the packet of resources and giving a historical review of committee work to date on this topic. He stated that the City Council approved the Comprehensive Plan in 2008 but the process began in 1995. The long term goal in the comprehensive plan is that the Police and Fire departments need to be moved out of the flood zone. *Bailer* added that he was serving on P&Z when they started to work on the comprehensive plan and they took everything section by section. He stated that the plan was well thought out. *Oscar* stated that some equipment has been updated because of this plan. The committee reviewed the previous Director of Public Works, *Gary Squires*, November 2008 memo to Council, and then moved the discussions on to the City Buildings committee. *Reggiani* read aloud the City Buildings committee final report found in the packet. It was pointed out that this committee looked at each of the City owned buildings to evaluate their needs and possible replacements. The committee was confined to looking for land for the replacement buildings to only currently owned City properties. From that process came the three ideas found in the packet for a new site for a new police and fire facility. *Reggiani* read aloud the Police and Fire Facilities committee final report also found in the packet. The committee then reviewed the Police and Fire Facilities Committee's listed findings, including their list of pros and cons. *Monique Lussier* from CH2MHill asked if the Copper River highway (CRH) location would have avalanche threats. *Groff* responded that it would be required by the Eyak Lake AMSA Plan to look into and that it does happen on the road. *Bailer* stated that snow dump location and taking up retail space are hot issues with the downtown location and added that no

one is interested in keeping the Library/museum buildings. **Groff** mentioned that the CRH site is a mile further away from fires and would require longer response from the central business district and industrial property. **Lussier** asked if there is a map of the current snow dump locations. The answer was yes and that it will be included in the next packet. **Bailer** said the reason the snow dump is such a big deal is because it is so expensive to move the snow elsewhere. **Lussier** asked if the size of the snow dump could be reduced instead of eliminated. **Bailer** replied that the public works department would have to make that decision. **Reggiani** transitioned the meeting from the history of what has been done thus far to where we are trying to go. He stated that the committee's task from Council is to provide the City Council with a conceptual design for a new public safety building. The parameters are to work with CH2MHill, to review both locations and to encourage community input. This meeting is to help get everyone on the same page and start looking forward by creating a roadmap.

## 2. Road map to conceptual design

**Lussier** stated that CH2MHill is involved to help guide the process to a concept design. She would like to see a 2-day workshop to look at building requirements and to come up with a conceptual design with a cost sheet for both sites. The goal is to put data to ideas. Once a site is chosen, we will already have the information to take to the legislature and to start applying for grants to move to the next steps. **Reggiani** stated that the committee would be looking to have the police and fire departments as well as City staff (specifically the public works department) to help create the design. **Dan Jager** stated that he did not see avalanches being a problem with the CRH location and that it is accessible to water and sewer. **Lussier** stated that CH2MHill is here to listen and do some data mining so they will be asking many questions. She added that the agenda for the workshop is ambitious to get solid information to hand to the legislator. She pointed out that a conceptual design is just to work up a concept of what the building might be like. We can assign dollars to it but it can still be adjusted. **Lussier** also added that they would want to make the design compatible with the rest of the communities' esthetic. **Bailer** stated that in these kinds of meetings, the committees hear a lot of "no's" but he would like to hear some "why not's" let us start putting some solutions to the issues. **Reggiani** stated that this meeting will include **Cathy Sherman** who will give a historical view of Cordova, **Monique Lussier** will talk about what other communities have done similar to what Cordova is looking into, and the meeting will be opened up to dialogue. **Lussier** presented a slide show of other buildings similar to what Cordova can expect from CH2MHill. **Bailer** requested the building not use stucco siding. **Lussier** agreed and said that they will be looking for a zero maintenance building. **Reggiani** asked what would be used to put a design into place. **Lussier** responded that historical context would be taken into consideration. The building will need to be built to the downtown district scale. She stated that they want this building to be a landmark. **Bailer** agreed the building does become part of the community.

**Cathy Sherman** presented a slide show showing a historical view of Cordova. The slide show featured historical pictures of the fire department, Main Street, and other notable landmark buildings important to the history of Cordova. **Sherman** mentioned that the highest population she can authenticate is close to six thousand during the construction of the railroad. **Lussier** inquired what the population is currently. **Sherman** responded that it is just shy of twenty-one hundred.

**Reggiani** opened the meeting up for discussion. **Dan Jager** stated that the CRH location does not get much sun. The library location facilitates walking access, however, the drainage and snow removal with the downtown site is a big issue. Main street currently dumps snow off the street by Wells Fargo Bank and that isn't City owned, if they ever ask us not to do that anymore there will be a real issue. **Jager** mentioned that if the state were to get involved with perhaps the highway it might cut down on the cost for road maintenance and easements. **Martin Moe** agreed that the chunk of property being used as a

snow dumped is privately owned. **Susan Bourgeois** pointed out that the downtown spot is a critical retail location. **Tom Carpenter** stated that he wants the departments to have a proper facility, however, to find a retail location on Main Street is hard. He is concerned that non-profits are taking up retail space on Main Street. He is concerned that Main street will become a business district instead of a retail district. He personally would love to move his business to Main Street. He added that the snow dump is an issue, in a good snow year it does get full, and it will be expensive to transport it elsewhere. He proposed that an option might be to sell the downtown location for retail space and use the profits for purchasing a more suitable piece of land. **Reggiani** asked **Carpenter** if he had a place in mind for the City to purchase. **Carpenter** replied that he did not have a site in mind as he did not know what the site would require. **Cathy Sherman** pointed out that properties have changed since the start of this process, years ago, maybe now would be a good time to start looking at what is available to purchase. **Bailer** stated that they did look at City and some non-City properties but they all would be expensive to develop. He also added that there are some places currently open and some opening up soon. **Oscar Delpino** asked how much in profits the City would earn if they should sell the property and will they be selling for the money. What if someone buys it and doesn't build a business. The reply was it would be the value of the property itself however; the amount of the building removal would have to be taken into consideration. Although the City will probably incur the expense even if they don't decide to build the Public Safety Building there. **Bailer** stated that any land purchase from the City comes with a performance agreement and they will have to have a good business plan, all of which would be verified through the negotiation process. **Kacsh** presented the idea that it may be too much going into a single building for the downtown location. Perhaps the Committee needs to consider dividing the departments to avoid having too massive of a structure. He also mentioned that emergency responders driving to the downtown location could be dangerous. **Bailer** stated that design could allow for parking in the alleyway. **Hicks** stated that traffic would fix with education. **Jager** mentioned that to split the departments disqualify the City from state funds. He also stated that if someone from the community wants to build a business at that site then the City should let them do it and not hold the land. **Delpino** asked if the Troopers would be incorporated into the building. **Baty** said he had looked into it but had not received a response yet. He asked when the library was built and how long the City had owned the property. **Sherman** responded that the Museum was built in 1967 on a grant from the state and the Library was added on in 1971. **Jager** offered that before the Library and Museum it was just a big vacant lot. **Hicks** offered that if the footprint of the new building is the same as the current building than parking would not be an issue. **Bailer** asked if the snow could be put against back of the building, using it as a retaining wall. **Lussier** replied that drainage would be an issue. It could be feasible. She would be concerned about circulation around the building. **Bailer** proposed that the downtown location could be used for the police and fire departments as well as a retail and snow dump location. **Carpenter** asked if it is important that the fire department be on the corner and the library side of the site is the most attractive piece for retail property. He also asked if the little house next to the museum side of the site be purchased and used along with the museum lot for the new building leaving the library lot for retail. **Reggiani** stated that those options could be explored now that we have an architect available. **Lussier** said that at this point no ideas are bad ideas. We can move stuff around and play with ideas on paper now. **Hicks** asked what was on the property before the Library and Museum. **Sherman** responded that it was a swamp and that they filled it to build the Library/Museum. **Delpino** asked how many lots the downtown site sits on. Response was three lots. **Bourgeois** responded that it could be re-platted and carved into a different size. **Bailer** stated that the next step is to get a footprint and then decide a location that meets the needs of the footprint after we see how much square footage and parking will be required. **Carolyn Roesbery** stated that she does not want another massive structure on Main Street and requested

that they not remove the cottonwood tree. *Moe* stated that the comprehensive plan states that the public safety building be a historical place for a landmark. He also stated he would like to see the idea of two sites looked into on different footprints for consideration. *Sherman* stated that she had a point of view she wanted to share just because she could not stand not sharing. If we take into consideration the divorce rate in Cordova and then consider putting Whiskey Ridge on one side of the street and then Net Loft of the other the arguments would be less because they would know where the other is. After the laughter subsided discussion followed regarding the buildings utilized in the past and their historical value. *Kacsh* mentioned that multiple levels are less cost effective with elevators. *Bailer* responded that the cost of an elevator and the cost of a spread out developed site might equal themselves out. *Groff* handed out a list of the space requirements for the Fire Department not connected to a Police Department. He highlighted a few items and also pointed out that the elevation of the building needs to be considered for tsunami threats. The current location is the low, the downtown site is the high, and the CRH location is in the middle. *Lussier* stated that this was all useful data. The numbers will be brought out in the workshop, which will include wish lists from both departments. She also inquired who would be using the building: Police, Fire, Troopers, Community etc. It needs to be determined for square footage needs.

*Baty* added that the Police Department has a wish list and much of it can be combined with the Fire Departments wish list. *Bailer* pointed out that Dispatchers are shared between the departments and that the dispatchers act as jailers too. A separate facility would leave the fire facility cold at night and open to vandalism. He stated that he thinks the Police and Fire departments need to go together but at this point everything else is open. *Hicks* said that we can look at separate locations. It will be more expensive to develop two sites but if we can't find a site to accommodate a combined building then maybe that will become the better option. *Delpino* stated that currently the Fire Department is just a volunteer department currently, they would like to develop into the future to have a Firefighter onsite at all times but currently it is just a volunteer department and the building sits empty.

*Martin Moe* left at 9:00 pm

The committee discussed what the two-day work session will involve and what the committee needs to bring. In the discussion it was decided that the committee is comfortable with a combined site and that currently what the committee is looking for is a conceptual design to take to the legislature to seek funds to continue the planning and designing process. The two-day workshop was scheduled for February 8-9 with morning and afternoon sessions.

#### **F. AUDIENCE PARTICIPATION – none**

#### **G. COMMITTEE COMMENTS**

*Bailer* thanked the community and Sam Greenwood the City Planner for coming to the meeting. He pointed out to Monique that he is not a fan of LEED and requested she focus more on efficiency. He encouraged the committee to bring questions for CH2MHill to the workshop.

*Baty* stated that getting this process started now for next year is great and that he really appreciated the public input.

*Kacsh* stated that he is okay with LEED if it is cost effective as it may be important for grant funding as long as the building is energy efficient.

*Groff* stated he was glad for the amount of public that came to the meeting but wished more had come.

*Reggiani* thanked the community and Monique for coming to the meeting with input and feedback.

#### H. ADJOURNMENT

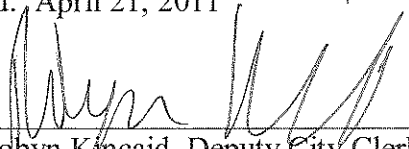
*M/Bailer S/Kacsh* to adjourn the Public Safety Building Design Committee Meeting.

Vote on motion: 6 yeas, 0 nays. Motion carried.

The meeting adjourned at 9:40 pm.

Approved: April 21, 2011

Attest:

  
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Robyn Kincaid, Deputy City Clerk

