

CITY COUNCIL OF CORDOVA
PUBLIC SAFETY BUILDING DESIGN COMMITTEE MEETING
FEBRUARY 28, 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 7:02 pm on February 28, 2011 in the Library Meeting Room.

B. ROLL CALL

Present were Chair *David Reggiani*, Committee Members *Martin Moe, Jim Kacsh, Dick Groff, Mike Hicks*, and *Tom Bailer*. Absent was *Robert Baty*. Also present were City Manager *Mark Lynch*, Deputy City Clerk *Robyn Kincaid* and Fire Marshal *Oscar Delpino*.

C. APPROVAL OF AGENDA

M/Bailer S/Kacsh to approve the agenda
Vote on motion: 6 yeas, 0 nays. Motion carried.

Baty arrived at 7:05 pm

D. AUDIENCE COMMENTS

David O'Brien, 701 Ninth St, owner of Cordova Drug/Radio Shack, stated he wanted to make a clarification on the parking issue. He read a letter into record specifically mentioning that the parking lot downtown was bought by several businesses and turned into a parking lot. He mentioned that the downtown location is prime real estate and he would hate to see the City pass up an opportunity for more parking. He gave several scenarios for which more parking would be wished for and/or needed near the Cordova Center on Main Street. He suggested the covered drop off area for the Cordova Center be put down at the larger parking lot instead of up on Main Street to encourage more parking down there. *Bailer* asked *O'Brien* if he would like the complete downtown site to be a parking lot. *O'Brian* responded in the affirmative. .

Jim Nygaard, superintendent of schools, thanked the committee members that had attended their last School Board meeting. He stated he has some comments for the committee from the School Board that he can provide to the committee.

Clay Koplín, Chamber of Commerce and CEC, stated that there are some rumors going around that CEC is interested in the downtown site for their new building. He wanted to let everyone know that is not true. CEC is looking to move to get out of the landlord/renter situation they are in but are not looking at the Main Street property. He stated that he does think there is a better site to consider for the Public Safety Building and he is taking *Mark Lynch* out to see the property tomorrow. *Bailer* asked *Koplín* as the President of the Chamber of Commerce what the businesses are wanting with this site. *Koplín*

responded that if you ask ten people you would get ten different answers. He stated that he thinks that the old buildings need to be removed. He added that to take up Main Street property with a non-sales based building would hurt the purpose of the retail/business district of Cordova. Retail space and parking on Main Street are real needs. Looking at getting rid of Bidarki might be a good place for retail or parking options as well.

Jennifer Gibbins, Browning Street, stated that as the past president of the Chamber of Commerce they have consistently held the same position. They want to encourage more business to the downtown district and take into consideration the parking concerns. She stated that she is not sold on the Copper River Highway Site (CRH) over the downtown site mostly because the cost is so high. She stated that the community has presented good concerns with the downtown site. CRH site development would however, enhance the esthetics of that area. *Gibbins* added that the community has a high regard for the departments and that they are not saying no to the building but to the site. *Reggiani* stated that the committee was tasked to build a design to both sites. The committee will not be selecting a site. They are looking currently at building costs and space needs not site preparations. *Gibbins* stated that when the process started it was viewed that a site had been selected. *Kacsh* stated that he does not feel that a full-scale look for a site has been done yet. The big picture of site selection still needs to be done. There are options outside of what has been considered thus far and nothing is off the table. This committee will nail down square footage and building needs so that a suitable location can be chosen. *Gibbins* added that bringing in CH2MHill was a great idea. *Bailer* stated that at one of the first meetings, years ago, they did look at the whole town. Things have changed though and there will be options in the end. There are elements in the downtown conceptual plan that will be good no matter where the new building is built. *Gibbins* suggested that this process might help motivate more business to come to town.

E. APPROVAL OF MINUTES – none

F. NEW & MISCELLANEOUS BUSINESS

1. Synthesis of Community Comments

Reggiani suggested the committee go through the letters in the packet, which had been presented by community members to the committee, and identify items to add and consider to the pros and cons list. The committee reviewed the Resolution from the School District first. It pointed out that the Departments are very active in youth programs. The concern was that if the new building were too far away from the school they would have to drive to it for student activities. *Bailer* stated he does not see this as a risk as driving is a concern everywhere and that many of the concerns have already been addressed with plans for sidewalks and crosswalks. *Baty* stated that there has been a recurring concern of the students contact with “bad guys”. He wanted to point out that in the very design of the building every opportunity for escape or contact has been eliminated or mitigated. Everything to do with an undesirable is controlled. Even if they were somehow able to escape one control, they would be trapped inside another control designed into the building. *Reggiani* asked *Baty* to explain what a “Sally Port” is for clarification. *Baty* responded the Sally Port is a drive-in garage that is controlled by dispatch. The door shuts behind the car and there is no way out. The door into the jail facility is controlled also. If the person under arrest were to get away from the officer, they would still be trapped in that garage. The cells will not have windows either. He also added that the facility only holds people for hours not days. It is a temporary holding facility dealing with only short term and minor cases. Everything else is handled in Anchorage. *Reggiani* asked what would lead to holding a prisoner several days. *Baty* responded that it would have to be sentenced through the court and be at low risk. The only time the

Department would be dealing with a high risk would be if weather did not allow for transporting. *Moe* said to think of the Sally Port as a large mantrap and that this concern seems to be mitigated by design. *Bailer* asked if those on the abuse list have to check in at the department. *Hicks* responded that a new resident has to check in with the local Law Enforcement within 24 hours and once a year. He stated he was not sure if there was a proximity to schools rule but they can check in at the trooper station also. *Kacsh* stated that parking on Second Street for first responders is a concern to him. *Reggiani* replied that there is a spot designated by design for first responders to double park off the main street access way. He also added that the Department would implement rules that responders are not to respond from or through the Second or Adams Streets. *Groff* stated that training would mitigate many of the concerns with the responders. They had 200 calls last year, most were for medical transport. For a call to responders, the most you will get responding will be 15 volunteers. *Hicks* offered that some respond to the scene and not to the station. Usually only 7 respond to the fire hall with a total of about 15 to a call. Also not all responders respond all the time. They may have job responsibilities or be out of town. *Bailer* stated he is glad for the efforts to mitigate the concern with the responders and likes that they would not be using Second or Adams Streets. *Reggiani* stated that the Parks & Rec letter mostly addressed snow concerns. He posed the question of where the snow would be transported to if it could not be stored at the downtown location any longer. *Lynch* stated that the costs in the letter were generalized and could be narrowed down if a location was specified for the snow dump. *Kacsh* stated that even on the low end moving the snow would cost the City money. *Bailer* stated that *Rob Brown* suggested the downtown site have a temporary holding place for snow to be moved after the initial big snow clearing. *Reggiani* asked *Lynch* to look into the numbers. *Bailer* stated that engineers come into play with some of the snow dump planning. He also added that esthetics is important and snow dumps do not look good and no matter what goes into this site the snow dump is going to continue to be an issue. *Reggiani* stated that esthetic is important and maybe the parking concern is more of a P&Z issue. There are development needs with the downtown site beyond the design for the new Public Safety Building. *Bailer* stated that there is talk of developing site across from Plumblin. The concern with any main street development is parking. A parking lot at the downtown site will still pose a concern with kids walking. *Reggiani* stated that Code does not require new businesses on Main Street to provide off street parking. This may need to be looked at and possibly written into a purchase agreement. He added that he also found in Code a Historical Preservation commission that was weaved into the Historical Society that was to be formed for a review annually. He said he does not know if it is current or if it is active but maybe we can look into starting that back up and they can submit their findings to P&Z. The committee started to go through the community presented letters. *Baty* stated that traffic patterns near the school are a concern. He asked *Nygaard* if he felt the need for more parking for the school. *Nygaard* responded that they can squeeze 8-10 parking spaces by the kitchen entrance but parking up top will always be an issue. *Lynch* asked how many staff and teachers he has at the school. *Nygaard* responded he has 12 teachers, 10 classified plus 4. He stated that they also have considered handicap parking and that will be at least 4 plus 4 visitor parking spaces. He figures that the school needs to have 30 parking spaces available. *Kacsh* stated that regardless of the site selection for the new Public Safety Building parking on Second Street should be considered. *Reggiani* pointed out the concern with walking hazards to off site school trips to the new library, museum, discovery room, and city hall. He stated that there is a need to develop a safe route between Second and Main Street to include sidewalks and crosswalks. *Bailer* added that the crosswalks should be lighted. *Hicks* mentioned that there should be signs posted to remind drivers to stop for pedestrians. *Reggiani* reminded the committee that they also want to set up some sort of an alarm to warn when responders are coming and the large vehicles will be rolling out. *Groff* said the warning is a good idea to warn people to get out of the way. *Baty* cautioned that they do

not want to have constant flashing lights, as people will learn to ignore them. The warnings should be for emergencies only. **Bailer** said that the teachers and aides do a good job corralling the kids. It has mostly been the adults that do not pay attention. **Hicks** stated that the design allows for extra parking on Second Street as the Police and Fire Departments would be utilizing about 7 spots during the day. **Baty** pointed out that the Police Department has some inside parking as well. **Bailer** said he feels the building should be built only as big as needed and not make another large structure. He also stated he does not want the drive through apparatus bays as it would require more maintenance and it would be much less efficient to have two doors instead of one. It would also give more wall space for hanging things. **Reggiani** stated that the volunteers are used to using spotters for backing the trucks in. An easy trade off for the drive-thru would be to have a larger apron. **Groff** stated that a letter suggests an alternate site over by the ball field but suggested that a site that was once a landfill would not provide a suitable foundation for a Public Safety Building. The committee discussed a concern in **Dick Shellhorns'** letter about the blind corner between the High School and the Troopers office. The committee decided that this concern would not be mitigated by site selection but could be considered at P&Z. **Groff** addressed the recurring speeding concern of first responders. He stated that the responders are professionals, volunteers, and community members. **Hicks** added that if a volunteer is breaking the law then they should be reported. Call the Police or the Troopers. They are not to violate traffic laws when responding. **Groff** stated that the vandalism issue with the current Library/Museum location would be mitigated with any development to that site although it is a big problem now. **Reggiani** stated that the tsunami concern is important and research is currently being done to find out the answers to the questions. **Bailer** stated that it would not be a quick answer. **Groff** stated that there is a map but it is old and outdated. He added that there was a verbal number given from Home Land Security of 50 feet but it has not been put on paper yet. The committee reviewed the petition, deciding that it was considered but there are no specific concerns to be reviewed. **Kacsh** stated that the alley way is available for business owners to have their trucks access their businesses. He pointed out that a sharp turn would be difficult for the larger trucks. This could be mitigated by design. **Robert Beedle** stated that the output by Bidarki is a sharp/blind turn off the alley. He also asked if the fire trucks would ever need to get down the alleyway. **Moe** stated that there already is an issue with big box trucks coming out on Council Avenue. **Baty** suggested the alley be made one way. **Reggiani** stated that the alley issue should be addressed regardless of the site selection.

2. Summary of Design Mitigation Elements

The committee reviewed their list of site issues to update with concerns and mitigations. **Lynch** stated that there is a concern with the CRH site with the responders being cut off from the business district. **Hicks** said it is a concern, however it would have to be a big emergency and it would have to wipe out both the CRH and Lefevre. **Groff** stated he is worried about the rock wall coming down on the building. **Bailer** added that we do not know what is under the Library/Museum either. The committee discussed some of the concerns and their mitigations while updating the worksheet for each site.

Copper River Highway Location

Site Disadvantages or Concerns	Design Mitigation Element(s)
Higher Site Development Costs (Est. \$2.3M - \$2.6M)	<ul style="list-style-type: none"> • None
Geotechnical Unknowns	<ul style="list-style-type: none"> • Consult with Adjacent Neighbor - Eagle Contracting. • Utilize Standard Civil Engineering Practices.

Permanent Shadow (Human Factor)	<ul style="list-style-type: none"> • Outdoors – None • Indoors – Provide Full-Spectrum Lighting
Potential Isolated in Earthquake/Tsunami Event	<ul style="list-style-type: none"> • None
Civic Presence Disconnected from Downtown Area	<ul style="list-style-type: none"> • None
Moss/Ice Building Deterioration	<ul style="list-style-type: none"> • Wise Building Material Choices • Preventative Maintenance Program
Increased Response Time From Station to Central Business District	<ul style="list-style-type: none"> • None
Public Traffic Uncertainty During Response Call	<ul style="list-style-type: none"> • Include Warning Light System to Alert Vehicle and Pedestrian Traffic.
Pedestrian Connectivity	<ul style="list-style-type: none"> • Include Sidewalks/Crosswalks from Downtown to CRH Location.
Frequent High Winds Parallel to CRH	<ul style="list-style-type: none"> • Orientate Apparatus Bay Perpendicular with CRH and Provide for Back-In Bays.

Library/Museum (Downtown) Location

Site Disadvantages or Concerns	Design Mitigation Element(s)
Snow Movement Cost	<ul style="list-style-type: none"> • Include Snow Storage Location On-site to Minimize Snow Movement Costs
Traffic Congestion (pedestrian safety, vehicles) Proximity to School (young pedestrians)	<ul style="list-style-type: none"> • Route and Focus Public Safety Vehicle Traffic to First Street • Modify Response Plan to Eliminate Response on 2nd and Adams Streets. • Include Uninterrupted Sidewalks on Adams Street from 2nd to 1st Street for pedestrian safety.
Public Traffic Uncertainty During Response Call	<ul style="list-style-type: none"> • Include Warning Light System to Alert Vehicle and Pedestrian Traffic.
Limited Future Expansion	<ul style="list-style-type: none"> • None Expected – 50yr Design Plan
Loss of Potential/Current Public Parking	<ul style="list-style-type: none"> • Include 22-Car Off-Street Parking Lot on 2nd Street Across from School District Office. • Include 10-Car Off-Street Parking Lot on the Corner of 2nd and Adams Street. • Allow Curbside Parking on Adams Street. • Include 10-Car Off-Street Parking Lot for Emergency Responders.
Police Detention Proximity to School	<ul style="list-style-type: none"> • Include Sally Port and Standard Security Elements in Building Design
Disruptive Effect of Sirens to School	<ul style="list-style-type: none"> • Condition Students to Emergency Services
Loss of Potential Tax Revenue	<ul style="list-style-type: none"> • Convert Existing City Hall/Police/Fire Complex into Business and Retail Lots
Vicinity Noise/Air Pollution of Emergency Vehicles	<ul style="list-style-type: none"> • Focus Airway and Sound Transmissions Toward 1st Street - Orca Inlet

Site Dictates Back-in Apparatus Maneuvers	<ul style="list-style-type: none"> • Include Large Apparatus Apron to Allow Off-Street Back-in Maneuvers
Lost Segment of Alleyway (redirect)	<ul style="list-style-type: none"> • Increase Size of Alleyway from 1st Street to Existing Alleyway to Increase Maneuverability to Allow for Delivery Trucks with 53' Van.
Geotechnical Unknowns	<ul style="list-style-type: none"> • Recent Geotechnical Report Conducted • Utilize Standard Civil Engineering Practices

Kacsh asked what are the committees next steps? Are we comfortable with the things going into the building? **Bailer** replied that the committee should revisit the design and space needs as whole group once the results come back from CH2MHill. **Moe** stated that the next step would be to look at a conceptual floor plan. **Bailer** added that the new building is a long way from its final design. Regardless of site, there is much more work to be put into design. **Reggiani** asked for consensus from the committee to come back together in a couple weeks to review the results from CH2MHill. **Kacsh** stated that the site selection is beyond the scope of this committee and so should be passed back to Council and wanted to make it clear that no site has been selected for the Public Safety Building. **Bailer** stated that the committee has done a great job at driving the process to site selection. **Kacsh** added that they have taken great steps to finding the right location. **Reggiani** informed the committee that the City Council has a work session on this topic Wednesday night.

G. AUDIENCE PARTICIPATION

Bill Gilbert, stated that he appreciates the hard work going on and enjoyed listening to the discussion. He said that the downtown site is limited and it is heavily used piece of Cordova. Parking and pedestrian issues have been discussed and he is glad they are being considered. He said it was good for him to be at the meeting tonight and that more information needs to be put out to discourage emotional rhetoric.

Mike Scott, Saddle Point, stated that he thinks it is kind of scary that this committee was put together to build a new building when there is another new building going up right now. He is concerned that it will eventually cost the citizens more money in the end. He said grant money may build the building but it will not maintain it.

Clay Koplín, said he appreciated the process of going through the concerns list. He stated that the tsunami issue needs to be defined and settled. An earthquake will cause more issue for our community than a Tsunami. He is concerned with parking on Main Street and that it may create issues with keeping the curbside parking cleared for truck maneuverability.

Jennifer Gibbins, stated that she appreciated walking through the pros and cons but it is not a very scientific process. She stated that to build a City building on the Library/Museum site would result in the loss of tax revenue. The community wants to maintain the retail corridor.

H. COMMITTEE COMMENTS

Baty stated that the pros and cons list was generated from input at the work session and the committee wanted to address the concerns. He stated that he appreciated the input.

Hicks thanked the community for the input. He stated that the committee was tasked with design for the Public Safety Building. The committee is now getting more/better input and we need to make sure it fits the committee as a whole. In his experience, Cordova has a great Emergency Services team.

Bailer stated that the committee has not touched on time span. The current Library/Museum building will be here for at least 3 or 4 more years and will have to go away no matter what. He specified that the tsunami consideration is strictly for grant opportunities. CH2MHill will work out the truck drive in. the radio show was great and encouraged great comments. The committee has done a great job and has gotten many responses. He stated that if they took a vote today he still is not sure where he would like the new building to go.

Moe stated that the committee has gone above what was asked of them to do. There are ideas and concerns that have been presented throughout the process that will make Cordova a better place.

Groff stated that the volunteers feel attacked about their driving and wants the community to know that if there is an issue they need to report it.

Reggiani stated that he appreciates the comments and community input and hopes it does not stop.

I. ADJOURNMENT

M/Bailer S/Moe to adjourn the Public Safety Building Design Committee Meeting at 9:55 pm.
Vote on motion: 7 yeas, 0 nays. Motion carried.

Approved: April 21, 2011

Attest: _____
Robyn Kincaid, Deputy City Clerk

