

"Approved by the City Council/Redevelopment Agency Board on March 8, 2006."

CITY COUNCIL/ REDEVELOPMENT AGENCY WESTMINSTER, CALIFORNIA
MINUTES OF AN ADJOURNED REGULAR MEETING February 13, 2006

The City Council/Redevelopment Agency Board of the City of Westminster, California convened on February 13, 2006 at 6:10 p.m. in an Adjourned Regular Meeting in the Council Chambers, 8200 Westminster Boulevard, Westminster, California.

6:00 P.M.

CONVENE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

ROLL CALL:

PRESENT: RICE, FRY, MARSH, PARIS, QUACH
ABSENT: NONE

SALUTE TO FLAG: City Attorney

ORAL COMMUNICATIONS - None

1. Financing Options for the Potential New Police Facility (702-08)

The Police Chief gave an overview of the needs for a new police facility. Captain Waller gave a PowerPoint presentation, summarizing the work that has been completed so far on the project. He passed out to the Mayor and Council Members a copy of the Final Needs Assessment for the Police Facility (PowerPoint Presentation and Needs Assessment Study are on file in the City Clerk's office).

The Police Chief explained that the original Needs Assessment was for 90,000 square feet. However, due to the cost and anticipated increase in costs, they were asked to reduce the size to all but essentials, at 75,000 square feet. He said with 90,000 square feet, there would be a larger communications center, conference room area, a major criminal investigations room to consolidate evidence, and a dedicated room for storage. He added that these things are nice for the efficiency of the department, but are not essential for the future growth of the department.

Mayor Pro Tem Fry expressed concern that a 75,000 square foot facility may be outgrown too soon. Mayor Rice and Council Member Quach shared the concern of Mayor Pro Tem Fry, stating the need to look at expansion for now and for the future.

Council Member Marsh stated that a better project may be afforded after the Infrastructure Redevelopment Plan's (IRP's) obligation to the Rose Center is completed in May, 2007. He is not in favor of long term storage space dedicated to the building, as he feels it is an inefficient use of square footage. He feels it would be cost effective to look at off-site storage.

The Police Chief responded that off-site storage of evidence has been problematic for the department, and said it is important to have their physical evidence on-site.

The Finance Director gave a PowerPoint presentation reviewing the different funding options for the police facility. (PowerPoint presentation on file in the City Clerk's office) He passed out revised Pages 12 and 13 to the PowerPoint presentation. The Finance Director stated that the facility will be located off Jackson Street, and would replace the existing police building on All American Way. Construction costs would amount to approximately \$53 million, which is based on the original project estimate of \$38 million, increased to reflect the future value of costs, if construction began in three years. Assuming construction would begin in 2007-08, the costs were inflated to \$53,375,491.

Discussion ensued relative to the increasing costs of construction materials. The Director of Public Works/City Engineer stated that several construction management companies were contacted, and they felt a safe assumption for the rise in material costs and inflation would be 12% per year.

The Finance Director reviewed each of the five funding options:

- Infrastructure Revitalization Plan (IRP)
- RDA Tax Allocation Bonds
- General Obligation Bonds (GEO's)
- Certification of Participation (COP's)
- Community Facilities District (CFD's)

Council Member Marsh noted that the bulk of the IRP funds would not be available until 2007-08. He asked how much IRP money is available in 2006-07, to which the Finance Director responded that he would have to get back with that information. He further inquired if the CFD is comparable to a special assessment district.

John Rottschaefter, bond counsel with Best, Best & Krieger, explained the 2/3rds vote depends on the district being formed. He explained that this is not a special assessment district. Further, in response to Council Member Marsh, he said that prevailing wage would apply to all options.

Mayor Rice, Mayor Pro Tem Fry, and Council Member Marsh spoke in opposition to a special parcel tax.

Mayor Rice and Mayor Pro Tem Fry discarded Option 5 as a potential funding source. Margie Rice concurred with Council Member Quach to move quickly with the project due to the increase in materials costs.

Vivian Kirkpatrick-Pilger, resident of Westminster, requested an update on the original IRP approved in 2000 and asked if the police facility was one of the 18 priorities. She expressed favor for Option 4 (COPs) for funding the facility.

Council Member Paris left the meeting at 7:24 p.m.Speaking in Favor of the new policy facility:

B. J. Savage, resident of Westminster, said the building is over populated and inefficient. He stated that as a member of the Financial Review Committee, he recalls one of the specific purposes for the IRP was for a new police facility.

John Oh, General Manager, Lexus of Westminster

Vincent Petronzio, resident of Westminster

Charlie Wilkins, resident of Westminster

Rowena Gillo-Gonzales, Division Director for Pacific Clinics, Orange County

Ken Inouye, Board Member of the Orange County Asian Pacific Islander Community Alliance

Council Member Marsh Kermit stated that a larger building is needed, but he would like to see a larger quantity of available space undedicated to specific functions, that can be switched to other uses as time progresses. He does not believe IRP monies should be used prior to the 2007-08 fiscal year. He strongly believes the City should look at looking at off-site space. Further, he expressed concern about parking issue in terms of access for cars for rapid use of police vehicles. He believes the remainder of the funds not coming from the IRP should come from COPs (Option 4).

The Finance Director cautioned the Mayor and City Council that in order to issue COP's, a debt service payment would come out of the General Fund.

Curt deCrisis, Financial Advisor, further elaborated on this matter. He spoke regarding various alternatives for financing the facility, noting that the General Fund would need to be analyzed and a decision reached on how to manage the General Fund.

Mike Ratford, DMJM Design, stated the design phase will take nine to twelve months, and the construction phase will take fifteen to eighteen months.

Mayor Pro Tem Fry requested to see the floor plan of the facility, with the difference between 75,000 and 90,000 square feet, before he makes a decision on the funding.

Mayor Rice requested that staff come back to a study session with further information on a blend of Option 1 (IRP) and Option 4 (COPs), and more information on the design of the facility. There were no objections. Prior to the study session, Mayor Rice asked that staff provide the 18 factors included in the IRP, and a list of the accomplishments since the IRP's inception in 2000, that can be released to the public.

The City Manager complimented the Public Works Department on receiving surplus funding from OCTA, due to their track record to execute the projects in a timely fashion. She noted that other cities have not been as successful.

Mayor Rice commended all City departments for doing a fine job.

2. MATTERS FROM CITY COUNCIL/AGENCY MEMBERS - None

COUNCIL/AGENCY ADJOURNMENT: At 8:18 p.m.



Marian Contreras
City Clerk/Agency Secretary