

**MINUTES OF THE SPECIAL
WORK STUDY SESSION
HELD BY THE MOORE CITY COUNCIL
DECEMBER 1, 2008 – 6:30 P.M.**

The City Council of the City of Moore met in the Upstairs Conference Room, City Hall, 301 N. Broadway, Moore, Oklahoma on December 1, 2008 following the regularly scheduled City Council meeting held at 6:30 p.m. with Mayor Glenn Lewis presiding.

David Roberts
Councilman, Ward I

Robert Krows
Councilman, Ward I

Kathy McMillan
Councilwoman, Ward II

Janie Milum
Councilwoman, Ward II

Shelia Haworth
Councilwoman, Ward III

Terry Cavnar
Councilman, Ward III

PRESENT: McMillan, Haworth, Cavnar, Roberts, Milum, Lewis
ABSENT: Krows

STAFF MEMBERS PRESENT: City Manager, Steve Eddy; Assistant City Manager, Stan Drake; Finance Director/City Clerk, Jim Corbett; and Police Chief, Ted Williams.

Agenda Item Number 2 being:

DISCUSS THE STATUS OF THE PROPOSED POLICE STATION/EMERGENCY OPERATIONS CENTER TO BE CONSTRUCTED USING PUBLIC SAFETY SALES TAX FUNDS.

Steve Eddy, City Manager, gave an historical account of the process involved to date. He stated that the project significantly grew from what was first envisioned in terms of the public safety sales tax that the voters approved. As a reminder Mr. Eddy advised that initially the City planned to spend \$1 million to remodel the existing facility and spend \$1 million to construct an Emergency Operations Center. After it was determined by consensus that this was not what Council wanted, then staff looked into building a new facility that would serve the citizens of the community for the next 20 to 25 years. A contract was entered into with architect John Robison with Robison & Associates. Mr. Eddy introduced Mr. Robison and construction manager Jerry Meek. Major Gary Tipps and newly elected F.O.P. President Officer Cooper were also in attendance. Mr. Eddy further stated that the police officers put together a committee comprised of several officers who were heavily involved in the planning process, to assist in determining what their needs for the building would be. Gayland Kitch, Emergency Management Director, was similarly involved in determining the needs for the EOC.

Approximately three to four meetings were held with the Mr. Robison's architectural group, and HSSM out of Virginia to determine what the square footage of the building needed to be and space availability. However, the outcome of the meeting resulted in a significantly higher cost than was originally anticipated. Mr. Eddy felt that part of the reason was underestimating the needs that they had for the building and the incorporation of some items that were really on a wish list but were not mission critical items, such as a gun range, an underground EOC facility, and the incorporation of municipal courts into

the building. Mr. Eddy indicated that the purpose of the meeting was to clarify where the City was going to go in terms of the construction.

A Revised Preliminary Estimate of costs prepared by Mr. Robison included costs based on a full basement to house EOC under the police department and a gun range with a total square footage of 52,755. The estimated total construction cost was \$11,922,619. The revised cost estimate removing the basement from the plans with a total square footage of 42,831 had an estimated total construction cost of \$9,180,732. The revised cost estimate included 18,635 square feet of office space for the police department, 9,100 square feet for the EOC, and 4,900 square feet for vehicle storage. The second floor would include the remaining square footage for police administration.

Renderings of the proposed facility were included for Council's review. Mr. Eddy indicated that the schematic drawings were prepared to give Council an idea of how the building would fit on the property. He stated that the "look" of the building could be changed. The third page of the handout included a site plan for the EOC which would be located approximately where the Fire Station currently sits. The land from the Fire Station's west property line east to the railroad tracks would be used for the public safety center, police station, EOC and parking. The separate building located behind EOC labeled SWAT Command would house vehicles and equipment owned by the police and EOC departments. Mr. Eddy noted that the only public parking space would be the on-street parking currently available along Main Street.

The next two sheets are floor plans for the first and second floors. The plans incorporate the suggestions made by the police and emergency management personnel who sat on the committee. Mr. Eddy felt that the basic square footage of 42,831 was not in question. He explained that what he needed direction on was for anything above that which could translate into \$3 million in construction costs and potential land purchases. He mentioned that the \$9,180,732 figure was still around \$2 million above the estimated figure given during the budget process. The total costs involved with the project (including the new fire stations) using the \$9 million construction figure would be around \$20 to \$25 million.

A clear decision must be made in order to give direction to the architects and to the City's financial advisor, who must find the additional money to fund the project. Mr. Eddy commented that the City has made a commitment to the police and EOC departments to build what they need for the next 20 to 25 years.

Mayor Lewis felt that EOC must be protected during severe storms. With the history the City has had with tornados he felt it was particularly important. He also felt that the gun range was necessary too. Chief Williams advised that firearms instructor stated that CLEET now requires a 50 yard qualification. The proposed 25 yard course would not be sufficient in size, rifles could not be shot on that size range, besides being cost prohibitive. He felt it would be better to schedule Moore's training officer at Oklahoma City's range two or three days a month.

Councilman Roberts asked what type of winds the EOC facility could withstand. Mr. Robison indicated it could withstand around 250 mile per hour winds, which meets FEMA recommendations. He added that designing a facility to withstand higher wind pressure could become very expensive. Mayor Lewis asked what type of construction would be used on the buildings. Mr. Robison suggested that the police department would likely be made using a steel frame and brick facade. The EOC building would probably be constructed using precast concrete with a brick pattern. Mr. Eddy indicated that the concern is keeping a facility below ground dry. Mr. Robison indicated that there are a lot of other technical issues to consider when constructing a below ground facility. There are also infrastructure and sanitary sewer concerns. Jerry Meek offered his opinion that a basement type structure would not be a good idea due to sanitary sewer concerns. Mr. Robison indicated that a drainage system under the slab would be necessary that runs to the foundation and attaches to a sump pump, because the storm sewer is not located deep enough to accommodate it. He also had serious concerns regarding the weight of a steel

frame and concrete bearing down on the roof of a basement facility. He suggested that a separate roof might need to be constructed under the floor to carry the load from the floor above it. Mayor Lewis asked if the architect's recommendation was to not construct a below ground facility. Mr. Robison confirmed that was his recommendation stating that there would be fewer problems associated with the construction. However, he added that he would do whatever Council decided to do. He commented that the project was over budget and it was suggested that omitting the below ground facility from the plans would save a great deal of money.

Gayland Kitch, Emergency Management Director, stated that whole point was to ensure that the people who would handle the emergency and the equipment to be used would survive an event. He felt there was no question in his mind that the facility and its personnel would survive 99% of the events the City would ever see. Mayor Lewis asked if there was a generator included in the plans. Mr. Kitch indicated that there would be a generator at the new facility.

Mr. Eddy asked how the City Council felt about including municipal courts in the new building. Mr. Robison indicated that there would need to be additional land to incorporate courts into the building plans. He mentioned there was a possibility of including courts on the second floor; however, there would not be nearly enough parking space. Mr. Eddy pointed out that the second rendering reflected adequate space to construct an area for municipal courts. The problem is that there would not be any space for parking. Mayor Lewis asked if the City purchased John Woods property located immediately to the west of the building site would there be adequate parking space. Mr. Eddy indicated there might be a need for 100 parking spaces. The advantage to moving it would be the proximity to the police department and dispatch. However, he reminded Council that moving courts was never envisioned in the first place. Construction costs for the additional 5,000 square feet would be significant when multiplied by the estimated \$200 per square foot construction costs.

Councilman Roberts felt that the underground EOC and gun range should be omitted from the plans. But he commented that he was in favor of moving municipal courts. Mayor Lewis also agreed that courts should be moved.

Mayor Lewis asked newly elected FOP President Cooper how the police officers felt about the proposed construction plans. He indicated he would need to check with the officers involved before he could comment. Major Tipps indicated that he and around six police officers served on a building committee that actually designed the facility. Mr. Kitch added that in addition to himself and another representative from Emergency Management/Communications there were possibly eight or nine officers and detectives who went from room to room indicating what they wanted. He felt that everyone involved came away feeling positive about the outcome. Mr. Eddy added that at that time FOP President Tompkins mentioned that they enjoyed the process.

Mayor Lewis asked Jerry Meek about his opinion of the plans. He stated that he did not have any concerns about them other than the cost for the basement EOC.

Mr. Eddy advised that the EOC department would also house the IT operation. The remainder of the first floor would house the patrol and operations area, records, and fitness area of the police department. The second floor would house the administrative and detective offices.

Mayor Lewis stated that if the employees were happy with the proposed design of the building then he was too. The other council members indicated similar feelings.

Agenda Item Number 3 being:

ADJOURNMENT

Councilwoman Haworth moved to adjourn the special work study session, second by Councilman Cavnar. Motion carried unanimously.

Ayes: McMillan, Haworth, Cavnar, Roberts, Milum, Lewis
Nays: None
Absent: Krows

The meeting was adjourned at 8:22 p.m.

TRANSCRIBED BY:

RHONDA BAXTER, Executive Assistant

RECORDED BY:

JIM CORBETT, City Clerk

These minutes passed and approved as noted this ____ day of _____, 2008.

ATTEST:

JIM CORBETT, JR., City Clerk