

**City of Lafayette**  
**City Council Work Session Minutes**  
**March 20, 2018 at 6:30 p.m.**

1. **CALL TO ORDER:** Mayor Pagella called the meeting to order at 6:30 p.m.
2. **FLAG SALUTE:** Mayor Pagella led the flag salute.
3. **ROLL CALL:** Angela Speier, Assistant City Administrator called the roll.  
*Present:* Chris Pagella, Marie Sproul, Stan Kosmicki, Chris Harper, David Sword  
*Absent:* Doug Cook; one vacancy  
*City Staff Present:* Preston Polasek, City Administrator; Angela Speier, Assistant City Administrator; Terry Lucich, Fire Chief  
*Others:* Greg Goularte, Dustin and Christine Brungardt, Don Leard, Rymer Hoey, Don Matheney, Rick and Kim Meyer, Rachel Rockwell, Ian Gelbrich, Associate/Project Manager FFA Architectures and Interiors
4. **DISCUSSION ITEM:**
  - a. **Public Safety Bond for a new Lafayette Fire Station/City Hall**

Mayor Pagella said the purpose of this Work Session is to review the original project goals for the Lafayette Fire Station/City Hall and discuss ways to achieve those goals. Ian Gelbrich, Project Architect reviewed the original goals of the project which were:

    - 1) The new city hall and fire station to be a catalyst for downtown revitalization that the community can take pride in.
    - 2) The site and parking lot around the building are to be used for civic functions.
    - 3) Project is to be a multi-generational building that is planned for future needs and expansion.
    - 4) Building should focus on long term affordability and durability with \$4.5-5 million project budget.
    - 5) Project will meet the City of Lafayette's Downtown Design Standards.
    - 6) City Hall is to be a "one-stop-shop" for city services.
    - 7) The Council Chamber is to be multi-functional with accommodations for council, municipal court, EOC, and fire department training.

Staff noted that another key message that was included in all the outreach material is that the only way to guarantee future response is to build a fire station. It doesn't matter who is providing the service, if you don't have a station you will lose that response time.

Council and audience members discussed what feedback they heard from residents regarding why the bond measure failed. These reasons included the cost being too high, needing to fix the water issues first, bunk rooms could lead to paid staff which will end up costing more, too excessive for Lafayette, and people didn't see it as a public safety issue. The voter turnout was also very low and it was hard to get individuals to attend the community outreach events. Christine Brungardt summarized the number of comments and what was being posted on social media regarding the measure. The vast majority of the comments were negative. In fact only 163 of the 11,437 comments posted were supportive of the measure. She said that a number of the comments were negative towards the City Hall and that the City didn't apply for grants to support the project.

Mayor Pagella reiterated that the whole building is not up to standard and it needs to be built to last 50 plus years. Discussion took place about the voter turnout and the need to encourage people to get out and vote. The longer the City waits the more expensive it is going to be and it is

going to keep getting harder and harder to recruit volunteers. Mr. Gelbrich explained why construction costs are so high and how that is impacting municipal and school bond construction projects. He noted the steel tariffs have also increased the price of construction projects. Currently the contractors are using five percent as the construction index increase annually.

Council discussed ways to cut the project cost and what it will take to make a substantial reduction. Ms. Brungardt noted that according to Facebook, voters would support a \$4 million project and the City needs to show that they have applied for grants. She encouraged the City to hire a public relations representative that can produce high quality advertising materials and help carry the City's message on social media, including during a campaign phase of an election. Chief Lucich explained that nothing in the Fire Station is outrageous; it is needed for future growth and can be justified. Council discussed the timing of when to go back to the voters and consensus was to try for November 2018.

Staff will work with Mr. Gelbrich to bring back a rough cost estimate for a fire station only. This will require separating the two buildings and building the fire station on the back three lots that is currently owned by the City. Staff will research various grant opportunities and public relation firms and report back to Council at the April 12<sup>th</sup> meeting. Mr. Gelbrich explained how Carlton is funding their police station/city hall. They are going to the voters for approval of \$2.3 million to build the police station and then using loans from USDA Rural Development to fund the city hall portion of the building.

5. **ADJOURNMENT:** Councilor Kosmicki made a motion to adjourn the meeting. Councilor Sword seconded the motion. The motion passed unanimously (4-0) and the meeting adjourned at 8:00 p.m.

**Minutes approved on 12<sup>th</sup> day of April, 2018.**

CERTIFIED:

  
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Chris Pagella, Mayor

ATTESTED:

  
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Angela Speier, Assistant City Administrator