

**CITY OF MOUNTLAKE TERRACE
CIVIC FACILITIES ADVISORY TASKFORCE**

Wednesday, December 10, 2008
7:00 P.M.

Mountlake Terrace Library
23300 – 58th Avenue West

ATTENDEES

Present: Chairperson Vic Sood, Vice Chairperson Pat McMahan, Bob Downing, Gerald Connor, Robert Dybing, Judy Ryan, Alice Kier, Steve Lahti and Al O'Brien
Excused: Yvonne Jones and Patrick Pierce
Staff: Scott Hugill and Shane Hope
Guests: Jane Towery, Piper Jaffray; Rob Larsen and Charlie Heffernan, ClearPath; Mike Jobs, Miller Hull

CALL TO ORDER:

Chairperson Vic Sood called the meeting of the Mountlake Terrace Civic Facilities Advisory Taskforce to order at 7:04 p.m.

APPROVAL OF MEETING MINUTES:

MOTION:

Motion to approve meeting minutes from 12/3/2008

Seconded:

Motion passed 9-0

CIVIC CENTER:

Request was made to refer to the "Community Pavilion" at the Civic Center as the "Community Center" to avoid confusion with the Recreation Pavilion.

There was suggestion that an unfinished space in the multi-story building be included for future growth. The unfinished space should be on the 1st or 2nd floor. Question was asked if there was to be a slanted roof on the top of the multi-story building as reflected in the conceptual drawing. The slanted roof is a place holder – no final decision has been made to date.

There was discussion about increasing the size of the Community Center great/grand room by approximately 500 square feet to accommodate space for 250 people at tables with chairs, a stage and dance floor. Concern was raised if the restrooms would be sufficient to service 250+ people. Mr. Mike Jobs reported the minimum sizes of the restrooms are dictated by the plumbing codes and would be adequate.

MOTION:

Increase proposed size of Community Center up to an overall additional 10% to accommodate space needs without decreasing the rest of the facility. Suggested space for the great/grand room approximately 5,300 square feet.

Motion:

Alice Kier

Seconded:

Al O'Brien

Amended:

Steve Lahti

Amend motion that Community Center overall not exceed 8,500 square feet
Motion passed 8 - 1

Amended:

Patrick McMahan

Amend motion that Community Center great/grand room should be 8,000 square feet and dividable. The cost limit be increased up to an additional 10% to provide enough space for all amenities/uses.

Motion failed for lack of a second.

PROJECT FUNDING OPTIONS:

Mr. Scott Hugill presented and reviewed the *Civic Center Bond Proposition Financing Options* – property tax or utility tax. Mr. Hugill reported the current utility fees are 10% for water, storm and storm water and 6% for non-City utilities. The Utility Tax would be a regressive tax. The Property Tax is a level debt service (the combined annual amount of principal and interest payments remains relatively constant over the life of the issue of bonds). The Property Tax would be more equitable and the recommended option from staff. Both options would require voter approval of 60% for property tax and 51% for utility tax.

Action: Staff to add \$150,000 and \$200,000 assessed value examples to charts.

Ms. Jane Towery reported the interest rate is the same on utility tax or property tax loan. The City does not have the debt capacity for LTGO (Limited Tax General Obligation).

MOTION:

Recommend the *Civic Center Bond Proposition 30-Year Level Debt Service Property Tax Scenario* to include levy tax rate table with the recommendation to pursue a higher (A1) Bond Rating to secure a better interest rate.

Motion:

Steve Lahti

Seconded:

Al O'Brien

Motion passed unanimously

Mr. Rob Larsen reviewed the option of a public/private partnership and told the Taskforce that after all the site opportunities had been evaluated, the clear conclusion was the current City Hall site was the best option. Mr. Larsen reported if a public/private partnership was pursued it would be costly and not work to the City's advantage financially.

PROJECT COST:

There was discussion on the *Total Project Cost – Summary* and the need for LEED certification. It was reported that LEED standards provide more efficient operations (i.e., heating/cooling) and lower overall operating costs over the life of the building. Mr. Scott Hugill reminded the Taskforce the City Council adopted a sustainability and conservation strategy of which LEED certification is a part. Mr. Steve Lahti confirmed the intent is to proceed with the LEED Silver. Mr. Mike Jobs reported the cost of a LEED Silver is approximately 2-3% over basic construction costs, LEED Gold approximately 5-7% over and LEED Platinum approximately 10% over.

Mr. Mike Jobs explained under the A/E Extra Services Consultants & Tasks, the ECO Charrette Participation is workshop attendance required to meet LEED qualifications; the Enhanced Construction Administration charges are for consultants; and Owner's Project Management is a placeholder for a Project Manager dedicated to the site (can be hired from outside or current staff).

The current contract with Miller Hull is only for prep work – not for the actual design of the new Civic Center.

MOTION:

The Civic Facility Advisory Taskforce recommends the project costs for conceptual drawing option #1 including LEED Silver amenities as estimated and outlined in the *Total Project Cost – Summary LEED Silver Goal*.

Motion:

Steve Lahti

Seconded:

Robert Downing

Motion passed unanimously

MISCELLANEOUS BUSINESS

A special meeting of the City Council will be held on December 18, 2008 at 7:00 p.m. at the Mountlake Terrace Library for presentation of the Civic Facilities Advisory Taskforce recommendations.

NEXT MEETING

The next meeting will be at the Ballinger Golf Course Clubhouse on Wednesday, January 7, 2009 starting @ 7:00 p.m.

ADJOURN

Chairperson Vic Sood adjourned the meeting at 8:55 p.m.