

**SPECIAL COUNCIL MEETING December 10, 2019
5:00 p.m.**

CALL TO ORDER

The Special Council meeting was held Tuesday, December 10, 2019, in the City Hall Conference Room at City Hall, 17 S. 8th Street, Miles City, Montana. Mayor John Hollowell called the meeting to order. Council Members present were Susanne Galbraith, Kathy Wilcox, Ken Gardner, Rick Huber and Austin Lott. Councilperson John Uden arrived at 5:05. Excused were Councilpersons Brant Kassner and Dwayne Andrews.

Also present were City Attorney Dan Rice, City Planner Ally Capps, Fire Chief Branden Stevens, Police Chief Doug Colombik, Public Utilities Director Tom Speelmon, Detective Dan Baker, and City Clerk/Minute Recorder Lorrie Pearce.

NEW BUSINESS

I. Approval on the Preliminary Architectural Report (PAR) from JGA Architect

Detective Baker briefed Council on the steps that were taken to get to the PAR stage.

- Chose Architect to develop the (PAR) through a bidding process
 - Committee sat down with the architect and looked at several land and design options
 - After a two-year process, JGA has completed a PAR with several options
- He added that the proposed building would occupy the police, fire and three state agencies (Highway Patrol, Montana Probation/Parole and Criminal Investigation). Renting to the three state agencies would produce approximately \$4,000 a month of revenue to help pay for the building.

Chief Stevens explained that the proposed buildings were designed to accommodate the future of the City and its growth. If the committee did not consider it, he felt it would be an injustice to all involved. He also provided the timeline of the project from January 23, 2018 to November 26, 2019.

- JGA Representative, Terry Sukut discussed the PAR contents.
- A PAR defines the problem and throws solutions at it
 - All sites had some issues
 - Land to the East of the fire department has one access and would have to deal with Montana Department of Transportation to see if more is available
 - Land on Pine Hills property and the land close to the hospital was not big enough
 - Garberson Clinic building is in the flood plain and could cause flooding issues to the basement and many other issues that did not make the building an option
 - Veteran Administration building dealt with an abatement problem a few years ago and left the place in a mess. Also, there is an issue with hooking up to the water and sewer and HAV issues
 - At the present site, there may be an issue with the street on the South end holding up to the weight of the department's vehicles
 - If the City used the plan that includes the existing site, it would cost approximately \$5.4 Million. This plan would not meet all the needs that were discussed by the Committee. The plan was designed to replace the floor slab, remove all walls and remove the roof. This is more like a tear

off and put back on solution. There would be two floors, with the first floor accommodating the office area, parking of departments vehicles, training/situation room, laundry and work out area. The second floor would accommodate the living quarters. This option would not accommodate the police department. This option involves purchasing land to the East and or West of the current site.

- The proposed plan that JGA Architect and the Committee recommended comes with a \$10.4 Million price tag. The cost for land rental or land purchase is not included
- The plan would house the fire, police and the three State agencies
- It meets the needs and fits on the current site
- Involves purchasing the land to the East or West of the current site and completely demolish the existing building (The cost for the demolition is included in the cost at approximately \$1 Million)
- The plan could be reconfigured
- Involves moving the training center at a cost of \$40-60 thousand
- Would have to possess a right of way
- First floor would accommodate the conference room, training room, some fire department officers and EMS officer
- Second floor would accommodate the police department, Fire and Battalion Chief, storage, workout area, living quarters and a space for storage or future offices
- The plan includes an elevator, airlock doors (which would probably need a full time attendant) and an opportunity to include a water rescue space
- Whether the City purchases the East or West parcel, there will be very little parking for personal vehicles
- Would take 12-14 months to build, so there is an issue as to where the firefighters would be stationed during that time

The meeting adjourned at 6:10 p.m.



John Hollowell, Mayor



Lorrie Pearce, City Clerk