Councilmembers Present: Barry, Bassett, Bennett, Collins, and Mayor Perrie.

Others present were City Manager Barkley; Community Development Director Witkowski; Public Works Director Akers; Energy Manager Nystedt; Deputy Clerk Keno; and two members of the audience.

The meeting was called to order by Mayor Perrie at 7:00 p.m.

CITY HALL SITE FEASIBILITY STUDY

The City Hall Site Selection Committee has recommended two sites for final consideration by the City Council. These sites are: (1) Washington School Site - located north of the Safeway Grocery Store and (2) Water Street Site - located east of Twin City Foods between Water and Kittitas Street.

Acquiring a building site large enough on Water Street would require the City to purchase any two of the three available sites (Eagles, KRD, Darigold).

A third building site at 2nd & Pine was added to the list at the request of the City Council at the January 10th meeting. This site is directly south of the Hal Holmes Center.

Washington School is the only existing building being considered for renovation. The other two sites would be purchased only for the property. All existing structures on these sites would be removed or demolished.

The total site requirement for a new, two story City Hall is 52,914 square feet or approximately three quarters of a downtown block.

Each site was reviewed in the context of the site criteria established by the City Hall Site Selection Committee. Council reviewed a preliminary spreadsheet showing costs to develop each site--taking into account considerations for purchase price, demolition costs, hazardous materials abatement, utility relocations, site improvements, estimated rehabilitation costs, and additional square footage for new construction and public space. The Washington School site is the least costly of the three sites at $3.8 million dollars. Required upgrades for the Washington School site were discussed.

A financial analysis for each site was reviewed. The main advantage of the Washington School site is the opportunity for the City and the Ellensburg School District to work together in developing an acceptable plan that would result in both a new City Hall and High School. The School District would
like to purchase Whitney Park from the City for the future site of the new High School. The School District is also interested in selling Washington School. This would help the School District qualify for additional State funds. The financial advantages of using an existing building, and the qualification for additional state funds for the new high school would significantly help to reduce the future burdens on Ellensburg taxpayers. Staff recommends the Washington School Site as the top priority site and the Water Street Site as the second priority site to pursue in negotiations.

City Manager Barkley has been contacted by individuals interested in purchasing the current City Hall building as well as the City parking lot by the Liberty Theater. Staff will put together financing models for Council consideration once direction is given. The current building is leased by the City from the Energy Services Department. Staff recommends one more public meeting before Council direction is given.

Council consensus was the Washington School Site is the best site for a new City Hall. Council will take public comments on the site selection during the May 7th public hearing. Council requested the visuals used at the City Hall Site Selection Open House be available for the May 7th meeting.

One councilmember requested a breakdown of the costs for the Second Avenue and Pine Street site for construction in the area encompassing the alley to Second and Pine.

**ADJOURN** Adjourn at 8:00 p.m. Bennett

Affirmed

Mayor

ATTEST: