

**MINUTES OF THE HOUSING, PLANNING & DEVELOPMENT COMMITTEE
SEPTEMBER 8, 2020
MEETING HELD VIRTUALLY**

Present: Councilmembers Shachner, Kepple & Rader

Also Present: Councilmember Bullock, Mayor George, Planning Director Leininger, Urban Designer Allison Hennie, Tim Boyle of Infinity Construction, Rob Donaldson of Moody Nolan, Assistant Law Director Swallow, Deputy Clerk Lascu, Clerk Bach taking minutes

Call to Order: 5:30 p.m.

Approval of the minutes of the August 3, 2020 Housing, Planning & Development Committee meeting.

A motion was made and seconded to approve the minutes of the August 3, 2020 Housing, Planning & Development Committee meeting.

A roll call vote was conducted as follows:

Yeas: Shachner, Kepple, Rader

Nays: none

Motion adopted. Minutes approved.

RESOLUTION 2020-26 - A RESOLUTION authorizing the Director of Public Works to enter into a design-build form of agreement for the design, hazardous substance abatement and construction of improvements to Cove Church for the repurposing of the facility as an intergenerational community center in an amount not to exceed \$4,150,000 with Infinity Construction Co., Inc.

Chairman Shachner reminded everyone that Resolution 2020-26 had been referred to Housing, Planning & Development in April 2020. The resolution is to move forward with the project to transform Cove Church into an intergenerational community center. In April the City's finances were very much in question due to COVID and the administration did not feel comfortable moving forward. Now the City has found that it is better situated than anticipated and may be in a position to approve the contract

Mayor George expressed excitement about moving forward with the project which had been on pause. She stated that although the City's finances have been hit hard by COVID that it is in a better position than it anticipated due to voluntary furloughs, cutting overtime and other budget cuts. Mayor George remarked that the project has had a lot of support from the community and council and the City has enough confidence at this time to move forward.

Director Gelsomino spoke about her department's need for new space. She stated that Human Services has been operating out of multiple buildings for a long time and the department really needs to be under one roof to have staff working as a team to serve residents. She shared her

great excitement that the Cove Church site has both parking and green space. She shared her vision for the intergenerational community center.

The Committee discussed the design-build agreement and the process moving forward. Ms. Hennie reminded the committee of the process which began in November 2019 when the City issued an RFP. A bid package plan was required as part of the selection process. The field of applicants was narrowed to three teams. Two councilmembers served on the selection committee and Moody Nolan was ultimately selected.

Rob Donaldson of the design-build team expressed excitement about the vision of the project. He will work with Director Gelsomino and her staff to understand the department's needs and future plans. Director Gelsomino added that the space at the center should be adaptable to allow for program growth and change. She spoke of the other stakeholders who will be lending input such as H2O.

In response to a question, Mayor George reminded the committee that the space will also be the site of an underground wastewater storage tank beneath the parking lot area. This tank was included in the City's plans that it submitted to the EPA and will be built within 7-10 years.

The Committee and the design-team spoke about additional principles of the design such as energy efficiency, ADA accessibility and preserving the building's historical character. The design will also take lessons from COVID and install fixtures and doors that are activated by motion sensors among other considerations.

The Committee discussed the timeline of the project. The team is planning for a mid-October start and completion by late fall of 2021. The plans will be refined and updated as the design evolves.

Councilmember Shachner thanked the Mayor for her fiscal prudence and for thoughtfully moving forward.

Councilmember Bullock stated that he remains supportive of the project and the investment in residents. He remarked on some of the highlights of the project. He agreed that pausing the project in April was appropriate.

The Committee and Assistant Law Director Swallow discussed the referenced Attachment following the legislation. Ms. Swallow advised that Council must wait for the attachment to be provided before passage.

A motion was made and seconded to recommend adoption of Resolution 2020-26. A roll call vote was conducted as follows:

Yeas: Shachner, Kepple, Rader

Nays: none

Motion adopted. Resolution 2020-26 recommended for adoption.

Housing, Planning & Development Committee adjourned at 6:19 p.m.