

# Civic Center Special Workshop

## May 1<sup>st</sup> 2008

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\*Clerks notes are a summary of notes.

Meeting called to order at 7:00 p.m. Mayor DeCora led the Pledge of Allegiance.

Roll call by Clerk Whitney Heller. Council present: Shirley Brown; Don Jorgensen; and Mayor Victoria DeCora. Quorum established. Absent: Beau Taylor and Donn Wooden.

Mayor DeCora: we are here tonight to discuss options and what to do with Civic Center condemned due to structural failure. I would like to thank Deb Wolfley for looking into grant options and what our options are. Deb Wolfley: has been talking to Wyoming Business Council and the deputy director from Rock Springs. Also Mary Crosby has been helping with grant options. They visited civic center and gave them the history of Civic Center, both of them said that the best would be the Community Facilities Grant which is to be used for emergency services. This grant is 85- 15 match. Deadline for application is June 13th the rules and ordinance gives us 30 days to get public hearings to apply for this grant. I went ahead to put in first notice for the public hearing. First hearing is May 13<sup>th</sup> next meeting May 29<sup>th</sup>.

## Deb Wolfley reads report to council dated

5-1-08

Information for Mayor & Town Council regarding the Civic Center.

Possible grant programs that the town may use to acquire money for working on the civic center.

Wyoming Business Council has one called Communities Facilities Grant. The program has \$1.5 million.

85% from program with 15% match from Town. This money is to be used for "expansion, renovation, or remodeling of existing surplus government facilities"

We can use the money from our consensus list grant as part of or all of the Town's required match. If we can use a little bit of our own money as part of the match, it helps in our rating as the application goes before the board.

Next deadline to apply is June 13<sup>th</sup> of 2008. We have to have two public hearings prior to the deadline for application. I have submitted the paperwork to advertise, with the first hearing scheduled for 5-13-08. We can pull that ad for the public hearing if you choose not to apply for this money under this grant.

I had Mary Crosby and Elaina Zempel (Elaina works for the Wy Bus. Council) come and look at the Civic Center. They both agreed that the Community Facilities Grant would be the best one to use to repair the building.

The draw back on this grant is that no money would be available probably until the first of October.

The State Land Investment Board (slib) has some money from their Chapter 25 funds and Chapter 27 Emergency funds.

*The criteria for using the money is as follows:*

- 1. Alleviate an emergency situation which poses a direct and immediate threat to health.*
- 2. To comply with a federal or state mandate or*
- 3. To provide an essential public service.*

There is a match with the Ch. 25 funds, 25% of the total projects costs coming from the Town and the grant would pay the balance. On this grant, the money from the State comes to us after we pay the bills, they reimburse us.

I have talked to both Debra Dickson and Robert Tompkins in their office.

The next deadline for the Chapter 25 money is June 5<sup>th</sup>, but we would need to have our application submitted by May 16<sup>th</sup>. Because of all the information needed for the application, we will miss this deadline. The next date for their board meeting is in July, with the application needed to be sent in by June 19<sup>th</sup>. After July 1, the Chapter 25 program will get new funding, but at this time the figure is not available as to the amount.

We could use both the Chapter 25 money and the Community Facilities grant money for the civic center.

In talking to both Mr. Tompkins and Elaina Zempel, the thing we need to do right away is to get a pretty good idea on costs to bring the building back to useable form.

There has been much discussion as to the possibility that it will cost more to repair the building than it would to tear it down and start from scratch. That very well may be the case.

I have asked staff workers from both programs what would be their recommendation if that's the case.

On the Community Facilities grant, the money could still be used if we kept a portion of the building intact and tear down the rest and rebuild. We would have to have a licensed engineer give us his thoughts on this idea being possible. If this is possible then we could proceed if grant is approved. When it is rebuilt, the civic center will have to meet all the current requirements for ADA, wiring and meeting of other codes.

Mr Tompkins from the SLIB staff said that if the engineer feels it's better to tear down and rebuild then the Chapter 27 money would be a better fit for our needs.

If the Town wants to pursue money from the State to repair/rebuild the civic center, we need to get going on having a licensed engineer or architect do the cost figures for us.

There has been some discussion on repairing the building and possibility adding on the existing building to allow for future growth. Both of these State programs would allow this under their guidelines.

Does the Town want to find a new location to build a new civic center? The ground that the Town owns now, is that open for discussion for possible sites for a new civic center? If we look at the land the Town has put aside for a school, it probably will not be enough for a new school. In checking on this point, for a small elementary school, the State requires so many acres and the ball park figure is 6 to 10 acres. Lots 4 and 6 amount to 5.57 acres.

Does the Town want their civic center on main street or somewhere else?

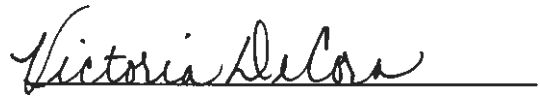
Yet we come into question which is cheaper remodel or tear down and build new. Police department and confluence center is housed there. We need to have an engineer and architect to give us estimates on scenarios. What happens if the town would like to build somewhere else? This would take a lot of time to get that money 2-3 years. The town is getting \$338,000.00 from the county consensus list which gives to each municipality based upon population. This money can be used as Alpines match. Mayor DeCora: Should we build somewhere else, we have lots set aside for schools with 2.5 acres and another similar in size. Deb Wolfley: The state does require 6 acres for a small school. The Wyoming business council money would not be available until October yet we could use consensus money to start. The applications are paid quarterly. Homeland Security Grants are also an option waiting on paperwork for that. Josh Floyd: how will the town pay for the SLIB Grant until the town gets reimbursed? Deb Wolfley: SLIB Grant is using money up front and then reimbursed yet they are good to get the money back to the towns quick. And we could use the consensus grant until then. Victoria DeCora: asks Rob Wagner what is your professional opinion to remodel or tear it down, what is needed to bring the building to code? Rob Wagner: believes there are several options and until we get an engineer in there we would have a better idea. We will not know until this is done to get the cost estimates. Minimum the roof needs fixed and the trusses off and seismic retrofitting, other option tear down and start new, or leave a wall and if foundation is good we could add onto it. Until we have an engineer we would not know and that is our next option. G&S engineering looked at it before. Don Jorgensen: I did work on the walls which are 2x6 frames as far as earthquake that it isn't coded, and codes 30 years ago were nonexistent. Footings are probably adequate, straps would have to retrofit. Shirley Brown: what if we were to take the land and trade with another place on Main Street? Morning Star Drive that house across that was just tore down. Shervins in Jackson was the owner. Vickie asks for comments from public, I believe the Civic Center is situated in a great spot in our community and would be a shame to move it. There is a strip along the park which we could put angle parking, ticket violators and have set hours of parking. We do have issues with parking. Deb Wolfley: we need to look at the future of Alpine and long range plans what is best for our community. Expansion of the building, we need to look at all options, and see what is out there. Victoria DeCora: to the extent of moving forward I would hope the council will be in favor for G&S Engineers give us the options of what can be done. Don Jorgensen: agrees and we need to know what is feasible to remodel or tear down. Victoria DeCora: ask Rob Wagner of his opinion of G&S Engineer capability of doing this? Rob Wagner: believes G&S is very appropriate and professional in his opinion. Victoria DeCora: ask Deb Wolfley to contact G&S Engineers and express urgency getting this done. Deb Wolfley: if they are not available would the council agree to go somewhere else? "Council and Mayor agreed." Victoria DeCora: that facility houses so many programs for our community and the building down has handicapped this community. Deb Wolfley: states Joy Bell will be coming from Evanston to help write with grants. We do have a need and support. Josh Floyd: Speaker, how much money is available from SLIB. Deb Wolfley: \$175,000 with chapter 25 and other chapter available at 10 million. As well as one at 3 million. The town fits many criteria's for these grants.

**Mayor DeCora: ask for a motion to move forward and have Deb Wolfley hire engineer to give option for Civic Center. Shirley Brown seconds. VOTE: 3 yes; 0 no; 0 abstain; 2 absent. Motion Carried.**

Deb Wolfley: we will continue with public hearing set for May 13<sup>th</sup> and May 29<sup>th</sup> 6:00 p.m. Town Hall to give updates and move forward with ratifying the problem with Civic center. In regard to public hearing all council does not have to attend.

**Mayor DeCora asks for a motion to adjourn. Shirley Brown seconds. VOTE: 3 yes; 0 no; 0 abstain; 2 absent. Motion carried. Meeting adjourned at 7:40 p.m.**

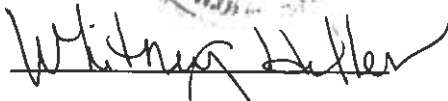
Clerks Note\* agreed after meeting to put a Civic Center survey for community to fill out at [www.AlpineWyoming.org](http://www.AlpineWyoming.org) so that we can get more suggestions and ideas from our citizens of Alpine.



Victoria DeCora, Mayor



ATTEST:

  
Whitney Heller, Town Clerk