



# COUNCIL SPECIAL SESSION

Wednesday, April 03, 2024

## APPROVED MINUTES

### COUNCIL MEMBERS PRESENT

Mayor Rick Scholl  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### PLANNING COMMISSION MEMBERS PRESENT

Dan Cary, Chair  
Jennifer Shoemaker, Vice Chair  
Ginny Carlson  
Scott Jacobson  
David Rosengard  
Brooke Sisco

### STAFF PRESENT

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Lisa Scholl, Deputy City Recorder  
Jacob Graichen, City Planner  
Gloria Butsch, Finance Director  
Tina Curry, Contracted Event Coordinator

### OTHERS

Jane Garcia	Jenni Gilbert	Steve Toschi
Jen Massey	Arthur Leskowich	Brady Preheim
Janet LeSollen	Dakota Harris	Maisy McDole
Robyn Toschi	Steve LeSollen	

### CALL SPECIAL SESSION TO ORDER – 6:00 p.m.

### DISCUSSION TOPICS

#### 1. Discuss the Proposed Public Safety Facility with the Planning Commission

Mayor Scholl introduced the discussion.

City Planner Graichen explained the reason for the meeting and the need for direction. He reviewed the details included in the archive packet for this meeting.

Speaking to the Kaster Road site, Commissioner Rosengard clarified that the primary restrictions were based on the 100-year floodplain, not the 500-year floodplain. Councilor Gundersen added that the building would sit two to three feet above the 500-year floodplain. Council President Chilton also added that the access road was added in the event the main intersection was flooded. Councilor Gundersen supports the Kaster Road site and the potential for expansion there. Columbia Blvd. would be a better location for commercial development.

Graichen talked about the 45 days. If they want to continue with the Kaster Road site, do they want to fight or talk terms with the appellant?

Councilor Gundersen pointed out that the Kaster Road site is City-owned property. The Columbia Blvd. site would have to be purchased, the building would have to be demolished, and they may have to move the sewer line.

Vice Chair Shoemaker talked about the Kaster Road access road and questioned if it met street standards for fire trucks. Was their testimony from adjacent owners? Graichen said they didn't hear from any neighbors. The access road is 20 feet wide, which is the minimum for fire apparatus. Vice Chair Shoemaker is concerned about building a critical facility in a floodplain. She supports a new police station but not in that location.

Councilor Hubbard talked about the dirt on site and it needing to be moved and engineered before using it to elevate the building. A critical facility needs access in and out.

Discussion of studies and costs involved with development for both sites.

Council President Chilton emphasized the need to move forward with the police station development, which may mean moving to a different site. Mayor Scholl pointed out that the same design could be built somewhere else for the \$12.6 million cost. Walsh pointed out that inflation affects that every day.

Vice Chair Pugsley asked if they could hear from the Toschi's.

Steve Toschi thanked them for meeting on this subject. Their hope with the appeal was that other sites would be considered. He agreed with Council President Chilton and that they should move forward with other sites. Toschi was asked to drop the LUBA case and they are considering it. He believes there is a massive amount of pressure to keep the station at this site and does not see an effort to look at the other sites. If the Council has the ability to control the administration and move the project forward on another site, then they should do it.

Council President Chilton spoke to everything Walsh has done to investigate other sites and make sure it's affordable. Funding has been secured for the police station but they can't start building it and they'll still have to pay for it. Commissioner Sisco added that the Council and Planning Commission did review the pros and cons of other sites at their joint meeting. Councilor Gundersen said there has never been pressure from the administration to site the facility on the Kaster Road site. Walsh has been completely open to siting it at other locations. Walsh agreed and explained that they are looking at the most cost-effective sites.

Discussion of cost unknowns at the other sites.

Mayor Scholl talked about the conditions of the existing station. The officers chose the Kaster Road site and now there's another delay. After Toschi's comments, it sounds like they are still not in agreement.

Mayor Scholl asked if the Toschi's would be willing to drop the LUBA case after they have seen the access road, the building is not in the 100-year flood plain, and two feet above the 500-year flood plain. If that's the consensus of the Council and Commission, Toschi is willing to settle under negotiated terms and conditions.

Mayor Scholl asked who would be in favor of moving forward with this site if the LUBA appeal was withdrawn:

Commissioner Sisco - yay

Chair Cary - nay

Commissioner Rosengard - yay

Council President Chilton - yay

Commissioner Carlson - whatever site is the most fiscally responsible

Councilor Hubbard - nay

Commissioner Jacobson – either site

Vice Chair Shoemaker - nay

Councilor Sundeen - either site, based on fiscal responsibility

Councilor Gundersen - yay

Mayor Scholl - yay

Vice Chair Shoemaker asked if improvements would need to be made to the narrow bridge over the creek. Graichen said it's an important Capital Improvement project for the City. However, it may not directly relate to this project.

Mayor Scholl said he'll continue to look at both sites.

**OTHER BUSINESS**

**ADJOURN – 6:54 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Rick Scholl  
Rick Scholl, Mayor