

**Town of Atherton
CITY COUNCIL AND
CIVIC CENTER ADVISORY COMMITTEE
JOINT MEETING
MINUTES
February 1, 2017
4:00 P.M.
Council Chambers
94 Ashfield Road
Atherton, California
Special Meeting**



Michael Lempres will be teleconferencing from the following location:
Kimpton Mason and Rook Hotel
1430 Rhode Island Ave NW
Washington, DC 20005

Didi Fisher will be teleconferencing from the following location:
38 Tuscaloosa
Atherton, CA

1. ROLL CALL

City Council: Lempres, Wiest, Lewis, Widmer, DeGolia
CCAC Members: Dostart, Hau, David, Dillabough, Fisher, Merredew, Tonelli

Fisher was excused from the meeting.

2. PUBLIC COMMENTS – For items on the agenda

3. REGULAR AGENDA

a. TOWN CENTER PROJECT HISTORY

Report: City Manager Rodericks
Recommendation: Review and Discuss

City Manager Rodericks noted that this item is review of the Civic Center Project History. The History Paper was a collaborative effort of staff, Chair Steve Dostart, Vice Chair Rose Hau, Member Clive Merredew, and Council Liaisons Rick DeGolia and Elizabeth Lewis.

Staff did not go through the document in detail, but rather highlighted the progression of the project from the early Master Plan phase to today. It was noted that as the project moved from the early Master Plan phase consisting of box-shaped buildings with limited to no architectural design elements and limited program knowledge to the more defined program needs and architectural design, size and cost became more defined. Examples include lobby space, Council Chambers, elevator, stairwells, etc. that

were not defined in the early design phase and more defined as the project moved forward. Staff noted that the best comparative would be the 2016 Schematic Design where the Town had more programmatic details nailed down to now where we have a better idea of actual building design - contingencies have also been reduced.

Mayor Lempres thanked staff for the project history paper and noted that his goal is to make sure the document is accurate on the assessment of the project history.

Council Member Lewis noted that the City Clerks Department has a lot of history on the undertakings by the former civic center committees including the Blue Ribbon Task Force and the Town Center Task Force.

CCAC member Steve Dostart provided background on the Town Center Task Force. He added that the CCAC spent a little more time and efforts in making sure the buildings look like they belong in Atherton, i.e. stucco on outside of the building, tile on roof. A town green was also developed. Dostart concluded that everything was carefully and thoughtfully considered.

Staff noted that the Library was reduced from 10,014 gross square feet to 9,876; but, now that its design elements and site work have been clearly identified in scope, the construction cost estimate increased from \$10.3 million to \$14.9 million (at 50% Design Development). Staff noted that there are current and projected funds available in the Library Fund sufficient for the project's estimated cost.

The Admin/PD/CDD Building was reduced from 32,753 GSF to 30,923 GSF and the cost estimate decreased from \$25.1 million to \$21.7 million (at 50% Design Development).

The Council reviewed the History Paper and discussed the various elements of the project related to how the project has evolved over time, peer reviews, space needs and program review, evolution of the "town green", quality design, and value engineering opportunities at the next phase. It was noted that it is important to carefully review value engineering decisions to ensure that the core concept of the facility is maintained.

Widmer suggested that once the design is completely done that costs be revisited from a value engineer standpoint. There are some things that can be reviewed for cost effectiveness and should be refined before final design reaches Council.

Council Member Wiest agreed.

CCAC member Dillabough said he understands the need for a value engineer assessment but be careful as you start to pick at the perimeter because it may have a bigger impact then some will recognize.

The CCAC motioned to adjourn their part of the meeting at 4:17 p.m.

City Council took up the next item.

b. CIVIC CENTER PROJECT – REVIEW, DISCUSS AND PROVIDE STAFF WITH

FEEDBACK REGARDING FUNDING STATUS AND OPTIONS RELATED TO MEASURE L – PART II

Report: City Manager Rodericks

Recommendation: Review, Discuss and provide staff with feedback regarding funding status and options for the Civic Center Project – specifically related to Certificates of Participation and Measure L

City Manager Rodericks presented the staff report walking the Council through the funding status of the project at the 50% Design Development Cost Estimate level - for the Administration, Police Department, and Community Development Building only. The City Manager outlined the various supporting funds available to fund the project if revisions to Measure L were successful.

Council Member DeGolia that that if the gap can't be filled with private donation his preference would be to look at Certificates of Participation (COP).

Council Member Widmer has concerns with COPs, noting that donors may cancel a commitment pledge if the Town goes with a COP.

The Council asked a few questions regarding Certificates of Participation and staff will engage a consultant to attend an upcoming Council meeting to advise the Town on the process for issuance of the financing option.

Mayor Lempres questioned whether there is agreement that no higher parcel taxes and/or other means of revenue generation are being considered to close the gap on this project.

The Council agreed that a key component to the success of the Civic Center Project and the funding plan was that the Town's Parcel Tax continue in its current form to support the continued use of funds for necessary capital projects related to streets and drainage.

The Council then moved on to a discussion of a possible ballot measure in June to change the funding restrictions under Measure L to allow the Town to use General Funds for its building capital requirements similar to how the Town funds other capital improvements. At this point in the meeting, the City Attorney advised that a recent California Supreme Court decision clarified how advisory ballot measures work under California law. The City Attorney noted that while the Council's intent with Measure L and indeed the City Attorney's analysis at the time was that Measure L would be a binding measure, California law rendered it advisory only.

After brief discussion, the consensus of the Council was that it did not matter whether Measure L was binding or advisory since the Town acted as if it were binding. Staff advised that from the passage of Measure L forward, all expenditures related to the Project have been consistent with the provisions of the Measure. The Council noted its intent to return the question back to the community in June for another advisory vote with respect to the Project moving forward asking the community if the Town should supplement private donations with the use of available surplus General Funds.

The Council briefly discussed verbiage for the measure and the Mayor assigned an Ad Hoc Subcommittee of Council Member DeGolia and Vice Mayor Wiest to work with staff to return language for consideration and adoption at the February 15 Council Meeting.

4. ADJOURN

Recommendation: Adjourn

Mayor Lempres adjourned the meeting at 5:25 p.m.

Respectfully Submitted,
Theresa N. DellaSanta
City Clerk