



Minutes

Lakewood City Council

Adjourned Regular Meeting held
October 2, 2001

MEETING WAS CALLED TO ORDER at 5:30 p.m. by Mayor Wagner in the Executive Board Room at the Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California.

ROLL CALL: PRESENT: Mayor Robert Wagner
Vice Mayor Larry Van Nostran
Council Member Joseph Esquivel
Council Member Wayne Piercy
Council Member Todd Rogers

PRESENTATION ON PROPOSED SHERIFF'S STATION RENOVATION

City Manager Howard Chambers provided a brief history on the concept of the Sheriff's Station renovation, which had come out of the settlement with the L.A. County Board of Supervisors on the Redevelopment Project Area No. 2 negotiations. At that time, \$3 million represented the net present value of anticipated tax increment payments to the Agency. A consultant had been retained to develop some concepts on how best to utilize the available funding and conduct a detailed space needs analysis. The City Manager stated that to do the job right, it was estimated to cost \$8.6 million. Improving the maintenance garage and dealing with the short supply of parking would cost approximately \$660,000 and \$1.8 million, respectively. The County would likely have to spend an additional \$750,000 on upgrades to the outdated phones and computer equipment.

Lisa A. Rapp, Director of Public Works, reviewed the floor plan of the proposed remodeling and expansion project.

Captain Bob Osborne, Commander of the Lakewood Sheriff's Station, highlighted the features of the proposed remodel in order of priority as dispatch and complaint desk; lobby for public contact; expanded women's locker room; deputy briefing room; deputy report writing room; Team Lakewood area; deputy war bag storage; non-custodial interview rooms; juvenile detention rooms; expanded men's locker room; functional and environmental service garage; additional parking spaces; and enhanced operations area with conference room.

Captain Osborne responded to Mayor Wagner's inquiry by stating that the Paramount substation had been located within about four suites out of a seven suite strip mall and that the Bellflower substation was located in the heart of the business district.

Responding to questions from Council Members Rogers and Piercy, Captain Osborne stated that since the purpose of the substations was to have police presence in the community while maintaining centralized functions at the main station, it was more likely that they would continue to make improvements to existing substations rather than expanding them.

PROPOSED SHERIFF'S STATION RENOVATION - Continued

The City Manager identified the four possible project options. He stated that a "remodel only" option in which the County would use the \$3 million LRA settlement to fund the necessary improvements would not require any Lakewood involvement or contribution but would do little to solve the underlying inefficiencies. The "building only" option which would exclude the parking structure and service facility at a cost of \$8.61 million would cut costs and provide the station building as conceived in the floor plan but would cut the portion repaid by the County from the parking structure and garage lease. The "full project" option which would include the station improvement with the parking structure and service facility at a cost of \$11.82 million would solve major operational problems but would require City involvement and some funding. The "new space and partial remodel" option which would include the building only leaving the southerly two-thirds of the annex untouched at a cost of \$6.6 million would cut initial costs and maintain most of the floor plan but future remodel phases would be uncertain, would impact HVAC and data/telecommunication needs in the old portion, and would not include parking or garage improvement and therefore would not generate any parking/garage lease revenue.

Lieutenant Dave Fender provided a summary emphasizing the Sheriff's Department's priorities.

The City Manager responded to Council Member Esquivel's inquiry regarding the source of the balance of the funding for the project by detailing the current deal: the \$3 million LRA settlement; the Sheriff's Department budget of \$1.5 million; the City soft costs at \$1 million; and the parking structure/garage loan of \$2.5 million. There remained the County gap at \$4 million. He stated that Supervisor Don Knabe had requested that the City add \$2 million plus fund the architect and construction management costs.

Regarding the possibility of the use of the City's reserve funds for the project, Finance Director Larry Schroeder advised that once used, the reserves would not be available for other things. He explained that after having just met with some consultants, various financing options could be considered such as low interest rate loans using the City's assets as collateral, redevelopment bonds or a lease/leaseback agreement with the County.

Responding to Vice Mayor Van Nostran's concerns about the Sheriff's Department's current circumstances, Captain Osborne stated that despite the Department's fiscal affairs not being held in high esteem by the Board of Supervisors, the window of opportunity to do something was now and that he saw good things happening for the personnel and the community they served by having a well-designed, functionally-equipped-for-the-future kind of facility.

The City Manager noted that another funding possibility that could be explored was the situation similar to the Mayfair Park channel covering project where the City got back \$1 million from the County in road funds. He added that Supervisor Knabe had access to restricted funds and might be able to arrange a deal where the City would do the project out of another pot of money, while the County would help with the major street repair program.

PROPOSED SHERIFF'S STATION RENOVATION - Continued

The City Manager stated that Supervisor Knabe had recently reiterated that he would like to see the project done right. Mr. Chambers noted that although everybody, including the architect, did not want the parking structure cut out, it would be nice to head down that path as a compromise. He added that there were many different ways this could compromise and that it was just a matter of sitting down with the Supervisor and his Chief Deputy Fred Guido to assess their needs and the direction in which they were headed.

Council Member Piercy stated that it would be a good next step to meet with County representatives.

Mayor Wagner concurred that a meeting should be scheduled but added that we should see what could be done to reduce the additional \$2 million requested from the City.

Council Member Rogers expressed concern that in doing the project in a piecemeal fashion, it would not be completed as necessary. He stated he felt the project should move forward and in committing the \$2 million, every attempt should be made to recover the costs in any way possible.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Wagner adjourned the meeting at 6:35 p.m.

Respectfully submitted

Josefina Semense-Mayberry
Deputy City Clerk