

CITY OF NORTH BEND  
CITY COUNCIL  
WORKSTUDY NOTES  
**March 24, 2015 – 7:00 p.m.**  
City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Mayor Pro Tem Williamson called the meeting to order at 7:00 p.m.

Councilmembers David Cook, Alan Gothelf, Ryan Kolodejchuk, Ross Loudenback, Jeanne Pettersen, Jonathan Rosen and Dee Williamson.

**Staff Present:** Mayor Ken Hearing, City Administrator Londi Lindell, Assistant City Administrator/ Finance Director Dawn Masko, Public Works Director Mark Rigos, Community & Economic Development Director Gina Estep, and City Clerk Susie Oppedal.

**Guests Present:** Tom Beckwith, Beckwith Consulting Group and Laroy Gant, GLA Architecture.

**Presentation – Report: Financing of Civic Center**

City Administrator Lindell provided a brief history of the proposed Civic Center/City Hall project which included identification of the historic downtown as the preferred site for the project, preference for a project budget of \$7 million dollars, and input from the Economic Development Commission on the project. She reported Tom Beckwith of Beckwith Consulting was hired to help the City determine the amount of space that was needed for the proposed Civic Center/City Hall and based upon his analysis it was determined approximately 21,000 square feet would be optimal for the facility.

Mr. Beckwith reviewed projected project costs for the Civic Center/City Hall project using the recently constructed Sequim City Hall for a cost estimate. He anticipated cost per square foot for construction of the facility to be \$463 with an overall cost of 9.6 million. Ms. Lindell added that property acquisition would add an additional \$1 million to the total cost.

Mr. Beckwith explained the benefits and drawback to the following methods of designing and building public facilities: 1) Conventional Design/Bid/Build; 2) Design/Build; and 3) Developer/Lease-To-Own. He recommended the Design/Build approach in which a maximum project cost lid was set which no one could exceed.

Assistant City Administrator/Finance Director Masko reviewed various funding options for the Civic Center/City Hall project which included the following:

1. Voted Bonds – Requires 60% voter approval and 40% voter turnout validation.

2. Non-Voted Bonds – Requires Council majority and funding source would be a voted 9 year property tax levy lid lift – 50% voter approval and no voter turnout validation required.
3. Developer Financed (Lease/Leaseback) – City would make lease payments to developer and funding source for the first 9 years would be a voted 9 year property tax levy lid lift with no voter turnout validation requirement. Funding sources for the remainder of the payments would need to be determined.

After discussion, Council consensus was to proceed with the Civic Center/City Hall project using the design build option with the preferred method of financing to be voted on by the citizens in 2016.

### **Discussion on Start Time of Workstudy**

Mayor Hearing noted there was an increase in agenda items for future workstudies and suggested several options to accommodate the increased workload including adding another workstudy to the monthly schedule or starting earlier in the evening. After discussion, it was decided to add a special workstudy with an earlier start time of 6 p.m. if the need arose.

Councilmember Kolodejchuk suggested Washington State’s proposed “Pay by Mile” program be added to a future workstudy for discussion. After a brief discussion, it was requested staff investigate the issue in greater detail and report back to Council.

### **Adjournment**

The workstudy closed at 8:30 p.m.

ATTEST:

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Dee Williamson, Mayor Pro Tem

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Susie Oppedal, City Clerk