



**City of Boiling Spring Lakes
Board of Commissioners Police Department Workshop
February 7, 2018
City Hall – 6:30 p.m.**

PLEASE TURN OFF CELL PHONES

1. Call to Order ~ Mayor Craig Caster

The Board of Commissioner Police Department Workshop

2. Attendance ~ in attendance at the meeting were ~

Mayor Craig Caster
Commissioner Mark Stewart
City Manager Jeff Repp
City Clerk Jane McMinn

Commissioner Steve Barger
Commissioner Guy Auger
Chief Brad Shirley
Chief Code Enforcement Ruth Bek

3. City Manager Jeff Repp gave an overview of what has transpired previously and where we are today.

Approximately 4.5 years ago, the city performed a feasibility study to either reconstruct the existing police department or build a new police department; the study was performed by Stewart-Cooper-Newell Architects, Gastonia, NC. After review, the board at that time chose to proceed with a new police department with a wing onto city hall, using chambers as a dual purpose to include the police department training room. The project was put out for bid; it was estimated the project would be around \$ 1.6million ; the engineers estimate prior to bid opening placed the project in the \$ 1.8-\$ 2 million range; bids came in around \$3M. All five bids received were within reasonable range of each other. Between February 2016 and the day of the bid opening, construction costs would appear to increased from an estimated \$225.00 per square foot to close to \$400.00. A number of factors causing price increase were two hurricanes and a fast growing economy.

Today staff is looking for direction from the board how you would like us to proceed. The city can choose to fix the existing facility, which will require a substantial amount of work; do nothing; re-bid the project as is or with changes made to the scope of work.

4. Discussion

Mayor Caster commented there are options at looking at the bank building. Commissioner Barger commented doing nothing should not even be an option, we need to do something, I for one do not see fixing up the current police department with a band aide for the short term. Our goal should be to get the police out of that building.

Commissioner Auger commented building a new building at whatever cost is determined is only a portion of it, when you are redoing parking and landscaping these costs really add a lot to the cost of the project. It may be an option to relook at the parking lot and the landscaping and examine what really needs to be done. Looking at the bank building, adding on to the back of the building would be expensive. Parking and landscaping is already in place.

Both Commissioner Barger and Commissioner Stewart questioned the renovation of the bank building to incorporate all the needs of the police department. Showers and lockers for the male and female officers, training room to be added, evidence room which needs to be kept separate, holding room for prisoners, interrogation room and more. Which one is going to work the best; we still have to contend with the existing building.

Mr. Repp suggested a financing option to consider would be to create a capital bond referendum to include other projects needed by the city, such as a new community center put it before the voters and see if we receive the support. After the master plan for the community center is received, we will have a better idea on the amount of space needed for that building. I caution the board to keep in mind, if it is determined to move the police department to another location, then the board needs to have a plan for the existing building and no allow it to sit empty and deteriorate. We also may have the possibility of receiving a land donation from Sanco Homes from the 107 acres, which will be purchased. The ability to build a recreation center on this side of NC Rt. 87 has been discussed in the past as preferable to the current location.

Mayor Caster pointed out the city already owns the property where the existing police department is currently, I support taking the plans and possibly resize the building.

After discussions by the board and city manager it was decided Commissioner Auger, as a builder would meet with Mr. Stumbo (architect) to review the drawings to see where the size of the facility can be reduced along with the cost. The Board would also await the delivery of the Parks and Recreation Master Plan in March 2018 and the hold another workshop in April 2018 to determine the direction for these capital projects.

5. Adjourn ~

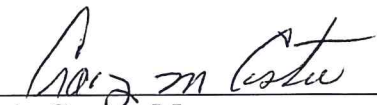
A *motion* to adjourn was made by Commissioner Barger a *second* by Commissioner Stewart to adjourn the Police Department Workshop of February 7, 2018 at 7:20 p.m.

Vote ~ 4 ~ 0

ATTEST:


Jane McMinn, City Clerk




Craig Caster, Mayor


Date