

**CITY OF INKOM**  
**PUBLIC HEARING ON CITY HALL**  
**14 September 2017**

**What is Happening?**

- The City has long desired to improve or replace the City Hall to have it serve as an appropriate place to conduct business and provide accommodation for all.
- The City is required to comply with the Americans with Disabilities Act (ADA) in its facilities used for conducting business with the public – which will require either modifying the existing City Hall building or constructing new facilities.
- Current circumstances provide unique opportunities and significant cost savings in pursuing needed improvements:
  - the South Bannock Library District desires to build a facility in Inkom and may be able to partner with the City
  - a resident’s estate has bequeathed a significant contribution to the City for the express purpose of betterment of the community, which could be applied toward improving or replacing City Hall
- The City has been investigating various alternatives for the City Hall and desires for everyone to know about the situation and have an opportunity to give input on potential solutions.

**Why is This Necessary?**

- The existing City Hall building is in excess of 60 years old and has been deteriorating for several years.
- Significant concerns with the existing structure include: soft and deteriorating subflooring, ongoing need to patch the aging plumbing system, cracking in the masonry walls, limited and very inefficient heating/cooling facilities, inadequate insulation and excessive heating cost, non-ADA compliant entrance and restroom facilities, and small size for meeting the public’s needs.
- ADA compliance of City Hall is required to receive the grants and low-interest loans obtained for the wastewater improvement project.

**What’s Been Done So Far?**

- 16 years ago the City proposed construction of a new building housing all functions of local government at a cost of \$1.4 million (\$1.9 million today’s cost).
- Although many funding sources were lined up to help reduce the cost, and the

School Board was willing to donate the property (which reverted back if the facility wasn't constructed), the public did not support a bond election for the local share of construction which would've cost each household about \$10 per month for 20 years.

- Other alternatives for improvements have been discussed in the intervening years, but there has never been sufficient funding and support to do improvements without major financial impact on the residents.
- As a result of the need to provide ADA compliance, the City recently had plans drawn up for an addition to the building which would include an improved entrance and counter area, a larger meeting room, a rear exit, and ADA compliant restrooms.
- The recent estate offer and interest from the Library District in a shared facility have renewed interest in constructing a replacement for City Hall, which would be on a substantially smaller scale than the facility proposed 16 years ago.

## **What Alternates Have Been Considered?**

### Addition to City Hall

- The addition to the City Hall described above would be added to the east side of the existing building at a cost of \$150,000.
- Advantages include lower overall cost (although the per square foot cost for additions are significantly above the cost of new construction), and less impact.
- Disadvantages include continued deterioration of the existing building structure and systems, high operation cost, and limited space.

### New City Hall

- Constructing a new City Hall to meet reasonable space requirements and comply with current codes and regulations would cost about \$375,000.
- Advantages include using existing City-owned property, improving public service, accommodating the public in meetings, meeting current codes and standards, reducing operational concerns and cost, and obtaining a vastly improved service life of the facility for the investment. It also provides an opportunity for having a library in town.
- Disadvantages include higher overall cost and likely conversion of Glen Peck Field to a City Hall/Library lot and three lots for private development.
- To accommodate this alternative, the City is considering subdividing Glen Peck Field into 4 lots – splitting the property down the middle north to south and using the west half for the City Hall and Library, and then creating three lots on the east

half that could be sold for development with the proceeds used toward the cost of the proposed building.

- Advantages to this approach are the fact that the City already owns the property, and the potential income from the sale of property – both of which would help make it so the project could be done without additional cost to the current City residents.
- An additional consideration for the thought of using the Park is that operating park property is a significant portion of the City's operation budget, while not generating any revenue to help cover the cost. In addition to saving on the City Hall project cost, this approach of using the Park property would also help reduce existing City operation costs.

### No Action

- A possible outcome is to take no action, as has been the case for the past several years with regard to improving City Hall.
- ADA compliance will still be required and none of the identified needs will be addressed.

### **What is Recommended?**

- Presently the Council prefers constructing a new City Hall and converting the Park for the above-described advantages it offers – including overall cost savings, the possibility of getting a library, and increased revenue for the project from the sale of property that will allow the City Hall project to proceed without cost to current residents or properties.
- However, the Council desires input from the citizens about the proposal before proceeding with further planning and implementation for this alternative.

### **How Will It Be Paid For?**

- The cost of the new City Hall is proposed to be covered by the following sources:
  - contribution from the private estate
  - set aside already committed from water and sewer funds for ADA compliance
  - sale of three lots from Glen Peck Field property, and
  - possible joint venture with South Bannock Library District
- Note that with the above funding sources, there will not be any assessment or taxes for the current residents and properties.

## **What's Next?**

- The City will receive public input on the proposal and information discussed tonight (later in this hearing, or by September 22 using the attached written input form).
- The City Council will deliberate on the matter, including recommendations and input received, and will determine an appropriate course of action.
- The selected alternative will move forward toward implementation including design of improvements, bidding, and construction. It is hoped this can be accomplished within the next year.

**Questions?** (this portion of the meeting is for understanding the proposal by asking clarifying questions – but is not for giving opinions, thoughts, or input on the matter...which is the next step below)

**Input?** (give verbal input now, or use attached form for written input by September 22)

## **For more information contact:**

- City Hall 775-3372
- Mayor and City Council Members

