



CITY OF NEWARK CITY COUNCIL

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SPECIAL MEETING

Minutes

Thursday, February 4, 2016

City Administration Building
5:30 p.m.
City Council Chambers

A. ROLL CALL

At 5:30 p.m. Mayor Nagy called the meeting to order. Council Members Hannon, Collazo, Bucci, and Vice Mayor Freitas were noted present.

B. Study Session to discuss a new Civic Center including a library, police facility, and city hall.

Dawn Merkes, Group 4 Architecture Research + Planning, Inc. presented the Civic Center Feasibility Study. They reduced the square footage (sf) for each of the buildings to: City Hall 23,000 sf, Police Facility 24,000 sf, and the library 26,000 sf.

Ms. Merkes provided an assessment of the existing facilities noting that they were functionally inefficient, did not meet current ADA nor life-safety requirements.

The library has potential to remodel; however, the cost to retrofit the city administration facility would cost more than new construction.

Assistant City Manager Grindall stated that the School Board has had discussions and may be interested in pursuing a concurrent project with the City.

Ms. Merkes stated that based on feedback, the Silliman Center location has been removed. She reviewed the remaining Community Center and Civic Center sites.

Site 1A at the existing civic center (Newark Boulevard and Thornton Avenue), a new police facility and city hall would be located along Newark Boulevard. The existing library would remain and would be expanded. There would be unassigned space that could be used in the future. The estimated cost was \$64,900,000.

Site 1B at the existing civic center, a new city hall and a new library would be located along Newark Boulevard. A new police facility would be built near the existing library. The existing library could be repurposed for another use. There would be unassigned space that could be used in the future. The estimated cost was \$63,300,000.

Site 2 Community Park Site at Cedar Avenue and Newark Boulevard. This location would consist of a new Police Facility, City Hall, Library, and daycare (5,000 sf). The Community Center would need to be removed. The estimated cost was \$65,600,000.

In response to City Council questions, Ms. Merkes stated that repurposing the library would require current building code compliance. The civic center options could incorporate the Carl Pierce Memorial Tree and the City Hall stained glass.

Council Member Hannon requested that staff research the cost of maintaining City Hall for the last year and the cost of deferred maintenance.

John Bradley stated that he was pleased that community input was taken into consideration. He stated that more detail on the economic considerations was needed.

Daniel Roberts stated his admiration of the stained glass at City Hall. He stated that he preferred Sites 1a and 1b due to the location.

Angela Akridge requested that when designing the details, they consider how children are going to access the park from the library. Most kids would cut through the parking lot for Site 1B.

Harry Knoep stated that he preferred Site 1B and new construction brings benefits over a retrofit. He questioned how solid the estimates were for the buildings.

Sara Roberts stated that she was shocked at the proposal to remove the library. She asked how long the new library would be used and if the current library would be repurposed.

Assistant City Manager Grindall stated that the new library would be used for 50 years.

Mayor Nagy stated that they could not determine right now if the current library would be repurposed. It might be prudent to sell the land.

Jack Dane stated that the Newark Unified School District has started the search for a new school superintendent.

Adina Aguirre, Branch Librarian stated that she was excited that the city was looking at something to serve the needs and wants of Newark residents. In response to City Council questions, she stated that the library is loud, the roof leaks, and there is not enough space for programs or new technology.

The City Council concurred to proceed further with the civic center feasibility study.

The City Council concurred that they preferred Civic Center Site 1B.

The City Council concurred that they preferred to switch the placement of the library and the city hall buildings. They would like city hall closer to the street and the plaza moved between the buildings and expanded in size.

Assistant City Manager stated that the cost model and the phasing plan for the preferred location would be refined.

Council Member Hannon requested that staff research the estimated cost versus the final cost for some of the civic projects that were listed in the presentation.

C. ADJOURNMENT

At 7:06 p.m., Mayor Nagy adjourned the City Council meeting.

SHEILA HARRINGTON
City Clerk