



Town of Vienna

Meeting Minutes

Town Council Work Session

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Monday, January 14, 2019

7:30 PM

Charles A. Robinson, Jr. Town Hall, 127
Center Street, South

Work Session

1. Regular Business

Council Members Present:

Mayor Laurie A. DiRocco
Council Member Tara L. Bloch
Council Member Linda J. Colbert
Council Member Pasha M. Majdi
Council Member Douglas E. Noble
Council Member Carey J. Sienicki
Council Member Howard J. Springsteen

Staff Present:

Steven Briglia, Town Attorney
Lynne Coan, Communications and Marketing Manager
Bill Downey, Project Manager for new Police Station
Michael D'Orazio, Deputy Director of Planning and Zoning
Michael Gallagher, Director of Public Works
Leslie Herman, Director of Parks and Recreation
Daniel Janickey, Deputy Chief of Police
Jim Morris, Chief of Police
Mercury T. Payton, Town Manager
Cindy Petkac, Director of Planning and Zoning
Marion Serfass, Director of Finance
Carol S. Waters, Deputy Town Clerk

a. [18-1134](#) Mid-year Financial Review for Fiscal Year 2019

Attachments: [FINAL REPORT](#)

The Town Council Work Session of Monday, January 14, 2019 began at 7:30 p.m. in the Council Chambers at the Vienna Town Hall. Finance Director Marion K. Serfass said they would discuss the Town's financial status report as of the mid-point of Fiscal Year 2019. Ms. Serfass reviewed the information and graphs on almost every page. As she reported, Fiscal Year 2018 ended up as a good year with a slight surplus in the General and Debt Service Funds. One of the main reasons was that the property taxes went up by 3%. Property taxes as a percent of total revenues is now 44.6% of the total revenues, down from 45.1%. Factors which impacted that were higher interest rates generating more revenue for the Town, and the re-opened Community Center contributing more to the General Fund. The collection rate of property taxes was 99.8%, and this is the 24th year in a row that the Town has collected over 99% of the levy. Expenditures increased about 2% over the year before, mainly due to salary and health insurance increases and increased expenditures with Parks and Recreation. At the end of the year, the General Fund

balance was almost \$4.6 million, which approximates 18% of the 2019 General Fund budget. The Water and Sewer fund had an impact of a pension change that put pension expenses onto the income statement. Their expenses decreased slightly and their operating income was a little higher mainly due to net transfers from the Capital Project Fund paying their debt and also the change in accounting ended up having a positive change of \$2.2 million. Ms. Serfass reported other highlights as follows: At the mid-year, the 2019 assessed values were up 5%, delinquent tax balances increased 19.5% mainly due to increased commercial delinquencies which had not been issued in the past. General Fund Revenues were slightly behind as a percent of budget, but were doing fine for the year and General Fund Expenditures were slightly above for the whole year, but trending fine to budget. Meals and Lodging tax collections were up 5.7% over last year, as of December. In Water and Sewer Revenues, we recognized 47% of the revenue budget versus 48% last year, and expenditures were running a little bit higher versus last year.

Ms. Serfass moved on to discuss a historical chart showing general fund revenues and expenditures. In Fiscal Year 2018, it showed that total revenues exceeded total expenditures for the General Fund by \$303,000.00. The next chart showed the trending in the different expense departments, general government administration, public safety, public works, tax relief—health and welfare, parks and recreation, and community development (planning and zoning). Ms. Serfass said it was sort of a snap-shot of where the different functional expense departments have been. Council Member Noble requested that Ms. Serfass later provide him with the net of expenses and revenues change for Parks and Recreation by itself. Ms. Serfass remarked that the Town was a bit ahead on that. Council Member Springsteen remarked he had always thought 75% of the Town's income came from property tax, both commercial and residential, but based on the numbers presented, it will not even be half of the income. Ms. Serfass responded that the Town currently gets General Fund money from local taxes, sales taxes, utility taxes, and business license taxes. She added that Fairfax County is more dependent on real estate taxes than the Town.

The next page Ms. Serfass reviewed was a historical chart of unassigned fund balances, which she called a good measure of what is in the rainy day fund. She said those funds are not assigned to anything and can be used to address unexpected expenses. She pointed out that the chart indicates how the fund balance policy of 15% has been exceeded every year. Ms. Serfass reviewed Page 5, a break-down of the General Fund's unassigned balance of 2018. She said there was a reserve for Fiscal Year 2019 budget support of \$550,000, which leaves the rest, \$4,578,960 really for true rainy day fund support.

Historical Real Estate Property Values were charted on the next page. Ms. Serfass pointed out that in 2010, 75% of the total was residential and 24% was commercial, based on assessed value. Following that there were several years of commercial values being de-valued, in particular, the recession hit hard in 2011 for commercial values. Even though commercial values are back up on the increase, commercial is currently only about 18% to 19% of the assessed real estate property values. The next two pages were just graphic representations of that. It was pointed out that 36% of the Town's total tax base is residential real estate tax.

Ms. Serfass reviewed the General Fund Forecast for Fiscal Year 2019, starting with revenues. She explained that she looks at the actual revenues that have come in through December, then looks at the trend compared to last year, and then considers other trends and known factors. In summary, Ms. Serfass forecasted General Fund Revenues to come in about \$316,000 favorable to budget, and General

Fund Expenditures to come in about \$70,000 favorable to budget, off-set by Capital Lease Proceeds. Capital Lease Proceeds and Expenditures are divided between the General Fund and the Water and Sewer Fund. Ms. Serfass stated that Meals Tax Revenue as of December 2018 is coming in about 3% over budget, and is looking pretty solid right now.

In reviewing the Significant Favorable Revenue Estimates, Ms. Serfass reported that interest earnings are first, at \$132,800.00 and VDOT Street Maintenance Support is second at \$91,200.00. Parks and Recreation Service charges are coming in higher than the budgeted amount, and rentals and franchise fees, sales taxes and property taxes are slightly favorable. Significant Unfavorable Revenue Estimates included bank stock taxes as the highest. Ms. Serfass noted that two banks in Town had closed. Court fines were lower than expected and Ms. Serfass indicated that the Police Force had been without a couple of officers, but she thinks there is a good budget going for next year. Also, tobacco taxes were down.

Council Member Springsteen asked about the court fines. He expressed that he did not want Vienna to get a reputation for being overly aggressive in giving out traffic tickets. Council Member Bloch said she would not mind it if people were less likely to speed.

Regarding the expenditure of budgets, Ms. Serfass said they are more on a higher level because there are lots of different factors involved there. She said that most of this involves places where we are doing a little bit favorable to budget in some of the other expenses and then we may have a position open or even doing better with a lower salary on a budget. The Department of Public Works showed a large balance under Projected General Fund FYE 2019 Expenditure and Transfers Variance as a percent of the General Fund Budget. Ms. Serfass explained that was partially because most of the snow removal budget is normally used in the second half of the fiscal year, and there is a vacant staff position. She noted that Public Works has more non-parole expenses than other departments.

Ms. Serfass discussed how the water and sewer revenues were trending fairly close to budget but she thought there might be some relationship in the block revenue model that is not working quite right and she would look into it. Ms. Serfass also pointed out that Vienna has two main providers of sewer treatment and those costs can vary somewhat. As narrated by Ms. Serfass, for trends in the water and sewer fund, we are forecasting a slight surplus in the water and sewer fund even with unfavorable revenues. The developer related charges are looking pretty good, and under expenditures, wages and benefits, which includes overtime, is trending slightly favorable. Sewer treatment is unfavorable, and then the purchase of water from the Fairfax County Water Authority looks like it is trending slightly favorable so Ms. Serfass anticipates a slight surplus in the water and sewer fund.

The Finance Director continued by reviewing the assumptions for the debt model, for capital improvement projects up to 2034. Debt is issued every two years and the future interest rates are estimated. Revenue from meals tax is projected to grow at 3.75% a year. The debt model assumed that there would be a second bond offering in 2018, but that may or may not happen until 2020. The current plan supports a 14.3 million dollar Police Station construction and project management in the 2020 bond.

Mayor DiRocco asked about setting money aside for parks, as previously discussed. Mr. Payton and Council Member Sienicki recalled that money for parks would be

included with future capital improvement models going forward. Council Member Noble suggested that that park improvements could perhaps be included with other public space improvements within the public right of way, such as utility undergrounding.

Ms. Serfass reviewed the cash flow for the debt service fund and also made note of a work sheet of general obligation debt coverage. The last chart presented was a comparison of business license returns, which Ms. Serfass noted as another important revenue source in the General Fund. It was over two million dollars in Fiscal Year 2018. Ms. Serfass said that the rest of the financial report was just reports off of the financial statement of the General Ledger with more detail for Council's information.

b. [18-1132](#) Discussion of Potential Alley Vacation at 415 Maple Avenue West

Attachments: [Town of Vienna Alley Dedication BBT Site](#)
[415 Maple Ave W - First Virginia Bank -- Site Plan & Drainage Detail](#)
[ALLEY Vacation and Abandonment Proceedure](#)
[8-7-2012_201402111402058873](#)
[Developer Attachment 1 - Title Report](#)
[Developer Attachment 2 - Deed Book Pages](#)
[Developer Attachment 3 - Site Plans](#)
[Draft ALTA Survey - 415 Maple Ave W](#)

Deputy Director of Planning and Zoning Michael D'Orazio addressed the Mayor and Council regarding a parcel of land located towards the rear of 415 Maple Avenue, West, which is currently the site of a BB&T Bank. A deed in 1971 had dedicated a small strip of land on that site to the Town of Vienna for public use, with the provision that if the parcel was not being used exclusively for public purposes, then it would revert to the property owner. Mr. D'Orazio said that Kensington Assisted Living, as a potential developer of the site, brought this up because they believed that the dedicated parcel of land is no longer being used for public use, and it is up to the Town Council to make that determination. Mr. D'Orazio reported that the parcel is adjacent to a public alleyway that they believed at first was 15 feet wide, but title work revealed that it is actually 26 feet wide. He noted a survey and an aerial image of the property on display for this meeting. On the other side of the parcel there are residential properties.

Mr. Michael Rafidi of Kensington Development stated that the parcel was discovered when they were looking through the title report and came across the deed indicating the parcel, about twenty feet in length, dedicated to the Town. Mr. Rafidi explained that they did more title work and realized that there is an official recorded alley that stretches to the BB&T property, and then this deed that governs the BB&T site. There is no alley that extends from the back of Amphora to Lewis Street so, the alley does not go from Nutley Street to Lewis Street. Council Member Noble asked how public use was defined. The Town Attorney answered that it could be present or future public use. Mr. Briglia pointed out that on the Town's comprehensive plan zoning map the alley of the adjoining property, which predates this, is shown as an existing right-of-way. The parcel in question was requested to be dedicated in 1971, after that. Mr. Briglia said there has been no change to policy about the other use of the alley, and the developer's question is a fair question. He recounted that the developer is asking whether the Town has abandoned the public use. Mr. Briglia stated that he does not think it has, on its

face, because it is shown on the map of the adjoining properties, a right-of-way alley dedicated many years ago. However, Mr. Briglia further stated, he would not opine here at a public meeting without doing a lot more research. He summed up that his job as the Town Attorney is to represent the Town as a whole, and prior Councils had deemed that alley to be of some worth or public benefit, and it had been dedicated. Mr. Briglia clarified that it does not mean that a future Council cannot say that they do not see the public need for it. He confirmed that Council could vacate the parcel and that the Town has a process for vacating alleys, right-of-ways, and surplus properties. Mr. Briglia pointed out that this was the last in the four property parcels that are along that stretch of road.

Mr. Briglia noted that Council had previously vacated some alleys behind some residential properties on Wilmar in the Northwest section of Vienna. He said the Town had made the determination that it had no use for the property for storm drainage, utility work, or for trash pick-up access, and so the Council made a policy decision that that alley way could be vacated. In another example, Mr. Briglia referenced a similar section behind the Church Street properties on the NW side, where there is an alley that runs all the way across from Lawyers Road to Center Street. He said that after the Town did C1B re-zonings, there was some question as to what use that land would have, and it was decided to keep that property incorporated into the comprehensive plan for inter-parcel connectivity because that is part of the C1B Zone.

Council Member Springsteen stated that with all the development pressures, he would rather see some open space. He said he is not inclined to sell vacant property to developers, especially if it is green space or a buffer to some of the development.

Council Member Majdi added that he didn't know why they were talking about this, since there is currently a moratorium on MAC applications. He opined that it was out of order. Council Member Noble said that if this was a by-right development, the point was moot. He then asked Staff if it was a by-right development. Ms. Petkac indicated that according to their information, the developer was exploring all of his options.

The Mayor asked Mr. Briglia if the normal process for such situations had been applied. Mr. Briglia said that he did not think that a formal application had been made.

Council Member Bloch commented that this was not like the previous examples because this is not an alley, and reiterated that this is a piece of property that has been dedicated for public use. She asked if there is a difference when it comes to determining to vacate that, and whether this parcel was dedicated by the property owner. Mr. Briglia answered in the affirmative and said that the adjoining properties was a dedicated alley. He cited that there are four properties involved, there are three properties going further west, and part of a subdivision that he thought was from 1920 or even earlier was dedicated out, and it says alley-way.

Council Member Bloch asked whether Council might want to have some sort of alleyway, at some point in time, that would connect Nutley Street to Lewis Street. The Town Attorney could not definitively answer that question, and he and Council spoke generally about preferred methods of access for service vehicles, trash trucks, and delivery trucks in developments. Mr. Briglia remarked that the fact that this parcel is tied to those other three properties is really the sticky wicket in this case, and that if it was just an odd parcel or odd dedication, it would be an easier

analysis. Council Member Noble said that for himself, simply as a matter of land use planning, alleyways are designated, or public use spaces, depending on the jurisdiction's definition, have a purpose in land planning, for service access to commercial properties. In this case, being used as a landscape buffer is also a public use, relative to the rest of the code, so, he is incredibly disinclined to consider this. Other Council Members expressed agreement.

Council Member Sienicki asked what the repercussions of the dedication in regards to setbacks were and how when it is dedicated on a property, how does that work on the setback lines. Mr. D'Orazio answered that in this case, if it were for a by-right development in the C-1 Zone for example, it does not specify. He said that it says from the property line. Mr. Briglia interjected that it is not an easement, it is a dedication, so it would be from the Town's property line. This is a dedication with a reversion provision, so the property is deeded to the Town for certain uses, like street use. Mr. D'Orazio added that if it was under MAC regulations it is 20 feet from residential development and then 10 feet from otherwise, so at most it would be basically 10 feet from the alley.

Mr. Payton asked what the expectation was and what answer was being sought on this issue. Planning and Zoning Director Cindy Petkac stated that the language in the deed is not an alley as it is defined, and the reason this is before Council is that this is a policy decision. She said that the developer asked a question, and staff cannot provide the answer since it is a policy decision, so if the Council feels that the use, because of the language of the public purpose is being met, even if it is as a buffer, and is not entertaining any kind of reversion back, then I think we are done. The group moved on to the last item on the agenda.

c. [18-1127](#)

Review and discuss concepts for a new police facility with Dewberry and Downey and Scott.

Attachments: [1-10-2019 Presentation Final](#)

[1-10 Vienna Police Concept Estimate](#)

Mr. Roderick D. Williams, AIA, CPD, LEED AP BD+C, Senior Associate from Dewberry Architecture and Mr. Brian Mead were in attendance representing Dewberry. Police Chief Jim Morris introduced the Town's newly hired project manager for the police station project, Mr. Bill Downey of Downey and Scott. Chief Morris advised that they wanted Council's opinions on whether to build a new structure or to do a renovation, how much community space it should have, and other questions as the project moves forward.

Council Member Springsteen stated that the Town clearly needs a new police station. He remarked that getting the property next to the existing police station had been critical to expanding, and there had been a long history associated with this whole thing. Chief Morris noted that the existing Police Station had been built too small, they had to arrange for ten parking spaces from the church next door, the station was not secure, and they are trying to meet the needs of the Police Department, add community space, and also to design the new facility so that a conference room could be accessed without going into secure areas, if needed. Chief Morris mentioned the multi-functional community space, the media room, and the potential to back-up Council work sessions and over-flows at big meetings.

Mr. Roderick Williams addressed Council, noting that the community engagement process is really important and they would welcome any feedback. He spoke of all

the programming sessions and work that his company had been doing that had led up to the three different options now being presented to the Mayor and Council. Mr. Williams displayed an overview image with the different Police Department functions. He pointed out that with the motorcycle storage, the existing police station, the detectives working in Town Hall, and some off-site storage, police functions were currently all spread out. He reported that all the police functions combined use approximately 14,000 square feet of space.

Mr. Williams displayed renderings to compare building programmed square footage of the existing police station, a proposal prepared by a different architectural firm in 2013, and Dewberry's current proposal. Council Member Noble asked about the significant space reduction in the current proposal. The Chief explained that some of the space had been combined into the dynamic community space, which can be used for training and all sorts of different things. He also reported that they thought the 30,000 square foot plan from 2013 was a little bit oversized. It was noted that a different police chief had started the feasibility study for the 2013 plan.

Mr. Williams shared a rendering which showed how spaces could be laid out on the site. Mr. Brian Mead pointed out that to have two ways in and out of a facility like this is very important these days, in case one exit is blocked. Noteworthy police station additions in the proposal included secured parking for officers and staff and a secured sally port. Sally ports are for bringing in detainees, and are optimally a more private, enclosed or screened-in area to bring suspects from the vehicle into the building.

As discussed in earlier architectural concepts, Dewberry proposed to enhance the space in-between the Police Station and the Bowman House to create a welcoming, usable civic plaza area. Mr. Williams also mentioned that all three of their proposals have tried not to rely on any of the church property next door for over-flow parking or other vehicle access points.

Council inquired about the idea of making one entrance primary and another entrance secondary. Council Member Springsteen also asked for confirmation that most of the police emergency calls respond from out on the road, as opposed to responding from the police station. Chief Morris agreed that the majority of calls respond from out on the road. He acknowledged that there are some community concerns from residents of Locust Street. The Chief reported that they have not yet vetted whether the vehicle access on the Locust Street side would be an actual entrance or not, but said that he understands the community concerns over cruisers coming and going from the property. He said that one thing that worries him now is the kids walking down that sidewalk. However, when there is a gate, officers will be stopping and waiting for the gate to open before going out.

Council Member Noble asked about a flashing signal like at the Fire Station. Chief Morris said that it had not been discussed or considered, and any decision to use flashing lights would not be made without engaging the community.

The architects had technical problems with their power point presentation, however, Council was able to view everything on their laptops. Renderings of the three proposed options had been provided to Council Members the previous week. Mr. Williams mentioned that their first two concepts, or options, were both all new construction and the third option was a hybrid of renovation with an addition.

Mr. Williams reported that the first option provided the most available parking

spaces with about 36 secured parking spaces within the secured lock, most of them hidden from public view. The drive-through sally port would be completely screened behind the perimeter fence. Mr. Williams said the found bicycle storage and the trash dumpster would be kind of in an enclosure. The generator would most likely be new, and could be in the same location off to the east side. That would allow a 24 foot drive aisle to align with the current spots up to the north. Mr. Williams remarked that it flows nicely with the circulation pattern up to Center Street or out to Locust. He also commented that the first and second plans are pretty similar, and with their all new construction, the opportunities for the community plaza next to the Bowman House would be more flexible. That space is now a rectangular area about 35 feet wide from the north wall of the police station to the south wall of the Bowman House.

With all three options, Mr. Williams said there are 22 unsecured parking spaces to the north in addition to the secured parking spaces. The first option has 56 total on-site parking spaces, which is the most of all three concepts. That would be 10 spaces more than they have now.

Mr. Williams pointed out that the majority of the police station's interior space is on the first floor, with both Option 1 and Option 2. With both of those options, the first floor would contain community shared spaces at the north end and a combination of records and communications dispatch. Instead of the public coming all the way into the lobby, Dewberry wants to provide a secured vestibule, a double locked door, where people could come into that first set of doors and one of the dispatch consuls would have a customer transaction window with ballistic rated glass, opening directly to that lobby. That is considered to be "best practice" for police stations now. Mr. Williams reported that it is important in today's better buildings to have limited public access.

Mr. Williams advised that all state-of-the-art police stations have some sort of triage room that is right off the public lobby. It can be a citizen report room, or an initial interview room where someone can come in and the police can access the situation. Mr. Williams called the triage/interview room a threshold between the unsecured public lobby and secured staff area. There was also a small holding area, for very short term temporary holding, near the area for property and evidence intake and storage. At the south on that level is the combined, multiuse garage. The community space is about 1,700 square feet in size and can be divided at least two different ways. Mr. Payton noted that the community space could be used regularly for Council work sessions, and if so, the Town might be able to get PEG funds to outfit and support it. He further remarked how there are so many different ways that this space could be used.

The second floor would be very similar on all three schemes, Mr. Williams indicated. The command suite and investigations would be upstairs. If there are scheduled interviews, like an appointment with a victim or a family member or someone coming in, when they are escorted upstairs there are a couple interview rooms right there off the second floor lobby. There is a secured door to the bottom half of that command suite but also a door right near the top near that quasi-public lobby. That limited public lobby could possibly also be used for small, six or eight person meetings for a community group. There is also a semi-public interview waiting area. Mr. Williams went on to note those two, sort of public interaction points at the north end of that second floor, and then at the south end, on this option you have patrol functions. That area would be patrol lieutenants, the sergeants and traffic suite, and some mechanical and building support spaces on the second floor.

The last floor of Option 1 is the basement. Mr. Williams reported that in this scheme, it is primarily a new firing range, the staff locker rooms, a fitness room, and whatever supporting mechanicals are needed. The proposed new range would have three lanes and would be 75 feet in length. This length would be proper hand-gun certified, it would have all the proper bullet trap size, the firing lanes, and it would have a proper ready room. Council Member Sienicki asked about the existing firing range. Mr. Williams said that it was only about 65 or 70 feet in length, which is not technically the proper size, and has three lanes that are four feet wide, which is the bare minimum. The new plan would have three lanes that are five feet wide each. Sometimes these lanes could be used for tactical purposes, so having an extra foot per lane provides 15 feet of width which would offer more flexibility for tactical training.

Council Member Sienicki asked if there are also specific requirements for ventilation of the lead, if a separate system that must be installed for that, and whether the existing one is reusable. The architects said that their range consultant advised that none of that is reusable, and they propose a new air filtration system and dedicated unit to that range.

Council Member Noble inquired about locker rooms for male and female. Mr. Williams noted that with more women entering law enforcement, they allowed for some flexibility and growth in that area. He said they proposed from 35 to 40 lockers for males and from six to ten for female, and a flex locker bank in the middle.

Mr. Williams reported that Option 1 had the best site layout for vehicle parking. He said that Option 2 is the same square footage, but it has less space for vehicles. This is because Option 2 takes the locker rooms and fitness room out of the basement to make a smaller basement, and those went up to the second floor, and then patrol functions which were on the second floor went to the first floor. So the first floor got bigger and it had to grow about 18 feet to the south and that took out those four to five spaces that were right along the sally port on the south.

Council Member Noble questioned what the actual parking usage would be, since the motorcycles would be in the multiuse garage. He also asked if the number of parking spaces would be adequate considering the current fleet or the prospective future fleet and number of officers. Chief Morris said that he would be much happier with the first option which has 36 unsecured spaces, and he thought that figure needed to be in the mid-thirties.

Council Member Noble asked the architects to research and report later on the cost implications in terms of the relative cost trade-off of additional basement excavation relative to the value of the extra spaces for parking. It was noted that the church parking lot next door allows for some swing parking at the moment, but that could change. More detailed discussion ensued regarding the basement, load bearing walls, and the firing range.

Mr. Williams noted that Option 3 is the hybrid, keeping the current rectangular 5,000 square foot shell and then adding onto the back of it. He said that Option 3 has less parking because the existing footprint has its own constraints, the community plaza next to the Bowman House can still be improved somewhat, and the buffer from the neighbor to the south is still the same. Council Member Sienicki asked if the trash needed to be in a secure area, and asked if it would be better to be closer to the community space which might be generating more material. Mr. Williams said that trash could be placed near the generator enclosure and maybe in

the unsecured site, in order to free up one more parking space. Council Member Noble asked about Option 3, which would not have any excavation under the new structure. He asked if they had considered repurposing the current range space under the existing building and doing additional excavation under the new piece of the building to place other items there. The architects said yes they had talked about an option with a new basement and maybe a new range there, while repurposing the existing range space. However, they said it would not be cost effective and they were trying to be a little bit fiscally responsible in that. Another challenge with that idea would be finding other operations that made sense to put in that basement. Mr. Williams said that the property and evidence space is currently in the basement and even though it needs to expand, the last place it wants to be is in the basement.

Council Member Springsteen said that there was not a water problem there, but asked if borings had been done. Chief Morris concurred that there is not a water problem, and said they had not done borings.

Mayo DiRocco asked about the current roof, if the existing building was reused. Mr. Williams said that there would be some tie-in to the roof. Chief Morris noted that the cost estimate would increase if they wanted to do something completely different with the roof. The architects said that there are compatibility issues with the old roof and a new roof, and modifications would definitely be needed to the south of that gable.

Council Member Springsteen stated that he thinks he is just not inclined to try to do renovations. He referred to all the problems with the Community Center renovation. Council Member Sienicki pointed out that the Community Center was 50 years old, and they are totally different projects. She noted the poor condition of the interior foundation walls and the large number of change orders with the community center project. Speaking of finding unknowns in a renovation project, Chief Morris revealed that some asbestos had been found in the existing police station.

Council Member Majdi stated that he was also less inclined to do a renovation, but said that his perspective was kind of a "go big or go home" type thing. He also noted previous discussions about paying homage to the historic Bowman House, and said he thinks you can build new walls and still pay homage. Council Member Noble mentioned compatible, sympathetic architecture. Council Member Bloch agreed with compatible, she thought, but said when they talked about the Community Center there was that historical piece to it about the community that had raised the money for the original structure, but she did not think they had that warm and fuzzy feeling about the police station. Others seemed to agree.

Council Member Noble asked if there was some way to potentially either provide window wells into the basement of the police station or raise the floor a little bit to get some glass blocks or something to provide some natural light. The architects said raising the floor would use up more space with ramping, but they have done that before and it works. Council Member Noble noted that it was something to include as part of the conversation if Option 1 was the ultimate choice. He further commented that he thought Option 1 is what would ultimately work best for the Police Department, but said, obviously there is more consideration involved.

Mayor DiRocco asked if geo-thermal or solar energy fit any of the options. It was noted that Susan Stillman has the micro-solar installation information from the County, and there is a whole funding thing that could get the money paid to install

it. The Mayor said that she would just like to see what the cost of that is and what credits are available, for the Police Station options. She said that obviously, the hope is that the annual maintenance cost would be less. She also would like to find out if the existing roof is sound enough to support solar panels. Mayor DiRocco also requested the prices for all of the three options, and would like to know what the ability is to get closer to the price range which has been budgeted in the CIP.

Mr. Payton advised that with current numbers coming in and information about bonding that had been anticipated but not done, he had asked the Finance Director to re-work the CIP models. Marion Serfass reported that she modeled \$15.1 million for the highest priced police station estimate plus another \$500,000 for furniture, and it was fine.

When asked about temporary facilities during the construction phase, Chief Morris confirmed that there are no temporary facilities required. He said that the administration function itself, the major, lieutenants, records, and dispatch will be in the basement of Town Hall in the investigations space, and everyone else will be out in the field.

Council Member Majdi announced his recommendation. He said first, he thinks we should prioritize resilience and disaster preparedness for this building. And that incorporates functions like black start technology so when power is down we can power right back up, off the grid, and also shelter in place services for constituents or for what have you. And second, we should pursue grant money from the Federal Government, perhaps FEMA, to satisfy that function.

Council Member Noble said that was a good point, and he asked if any of the UASIF grants (Urban Area Security Initiative Funding) were still available that will qualify for this. Council Member Springsteen suggested that a lot of that stuff is already in the building standards, so a lot of that stuff is now code.

Council Member Majdi further advised that FEMA is rewriting their grant criteria for pre-disaster hazard mitigation funds as part of a new law that was passed at the end of last year. He remarked that if you have higher tech energy installed in the building, it would not only save on your bill but you can go off grid when you need to. Mr. Payton asked more about the UASIF grants and how they were dispersed. More conversation about grants followed.

The architects advised that the renovation, Option 3, had so many site challenges that there would not be space for the secured dispatch vestibule. They noted that the existing footprint would duplicate the stairs and elevators, but in a brand new structure they could maximize the stacking of one elevator that was double sided, and then the stair towers.

Council Member Sienicki asked about the timeframe of renovation versus demolition and reconstruction. That information was not reflected in the architects' report, but Council Member Noble suggested that getting the design turned in three months earlier would probably make up the differential. Council Member Sienicki also asked how the proposed size of the new police station compared to other police stations in this area. The architects stated that it was pretty much right on par, and by no means extravagant.

Mr. Payton said that it sounded like many of the Council Members were in favor of the new build. He said that is certainly what he would recommend, given a number

of factors such as the numbers, and the fact that you don't know what you will run into with renovations. As he commented, renovations sometimes have certain things which must be worked around that may drive up the cost of the project.

The Mayor advised that she would like to see more details about the costs. Council Member Springsteen stated that we have to get a good contractor. The architects concurred, noting that they recommended and were prepared to engage in a rigorous pre-qualification process.

Council Member Sienicki suggested that the necessary fixtures and equipment should be identified and included in the bid, and the budget for those items should be determined. Chief Morris said that he would like to start looking at the budget issues that they have been talking about and what the fine-tuned budget is. Also, he would like for project engineer Bill Downey to provide his input on the floor space and other things. The architects indicated they were hoping to get started with schematic design by the end of the month. Their team will get together back with the Chief and Mr. Downey. Mr. Downey will probably do a value engineering session on the plans and preferred options and then take that forward with the schematic design phase, at which point, by mid-April, the schematic design submission will be made. Mr. Payton, the architects, and Mayor and Council discussed when the schematic design should be done, when the value engineering session on the plans and preferred options should be held, when they could get an updated cost estimate, and when Council could have another work session on this. It was concluded that the next update to Council would be at the budget work session on Saturday, March 16, 2019.

2. Meeting Adjournment

The Town Council Work Session of Monday, January 14, 2019 adjourned at 9:49 p.m.

Mayor Laurie A. DiRocco

Signed / Dated: _____

Attest: _____
Deputy Town Clerk

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.