



City Council Staff Report

REPORT DATE: September 27, 2020

MEETING DATE: October 14, 2020

SUBJECT	City Hall & Public Works Facilities Project: Review of First Community Survey Results
ITEM TYPE	<input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Action Item
PRESENTER	Olivia Goodale, City Administrator

APPLICABLE VICTOR VALUES

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Culturally Historic | <input checked="" type="checkbox"/> Sustainable | <input checked="" type="checkbox"/> Connected to Nature |
| <input checked="" type="checkbox"/> Small Town Feel | <input checked="" type="checkbox"/> Family Friendly | <input checked="" type="checkbox"/> Administrative Need |

PURPOSE & PROCESS

The purpose of this item is to review the first community survey for the City Hall and Public Works Facilities Project.

Next Steps: The survey results will be folded into the facilities assessment.

BACKGROUND/ALTERNATIVES

The City of Victor is entering the early stages of conducting a City Hall and Public Works facilities assessment. The assessment will explore current and future service and space needs of the facilities and analyze related renovation options and potential construction sites. The purpose of the first community survey was to gain initial community feedback to inform the project assessment. The survey asked for input regarding what community values and roles should be reflected in the facilities, project phasing, in addition to accepting any initial comments.

During its September 9th City Council meeting, Council reviewed the initial survey results. Because only 68 people responded to the survey, Council asked that the survey be reopened for another two weeks. 140 people have now responded to the survey, of which 69% indicated they were residents of Victor. Attached please find the full survey results and comments submitted.

Staff is looking for *initial input* on how to proceed to the next step of the assessment, a service and space needs analysis, specifically with regard to City Hall. (Please note, this topic will be revisited and discussed further as part of the service and space analysis component of the facilities assessment.)

- In addition to traditional city hall services, should staff explore adding square footage to the facility for additional services such as a community gathering space, indoor or outdoor? If so, to what scale (additional uses for council chambers or small outdoor areas vs. full community center, for example)? Any other additional services?

Project Background: Any member of the community is invited to schedule a tour of the old building at 32 Elm Street with City Staff.

For more information about the project, please visit the City's website at https://www.victorcityidaho.com/city_hall/city_hall_and_public_works_facility_project.php.

In 2019, safety issues related to the old Victor City Hall located at 32 Elm Street appeared. Inspection reports showed multiple safety concerns including larger issues relating to fire walls separating shop areas from office and public use areas, permanent wiring, the ceiling, ventilation, lack of means of egress in some areas or means of egress being too far from office space (floor plan), and failure to comply with ADA accessibility requirements in the public bathroom and main entrance. The safety issues were so extensive that administrative offices moved to a temporary, rented location at 10 South Main Street. The public works department continues to operate out of 32 Elm Street because the space functions more as a shop environment, as the building was originally intended for.

On July 8, 2020, Victor City Council explored the feasibility for administration and public works services to function out of the same space at 32 Elm Street into the future. After considering the space needs of both administrative and public works services in the immediate and mid-term, the short comings of development code requirements and design guidelines, and the inspection reports, City Council determined that it is not feasible for administrative and public works to function out of 32 Elm Street and further directed that the City needs to explore other long term solutions for both a safe and functional City Hall and Public Works facility.

ATTACHMENTS

Survey Results

FISCAL IMPACT

N/A

STAFF IMPACT

N/A

LEGAL REVIEW

N/A

RECOMMENDATION

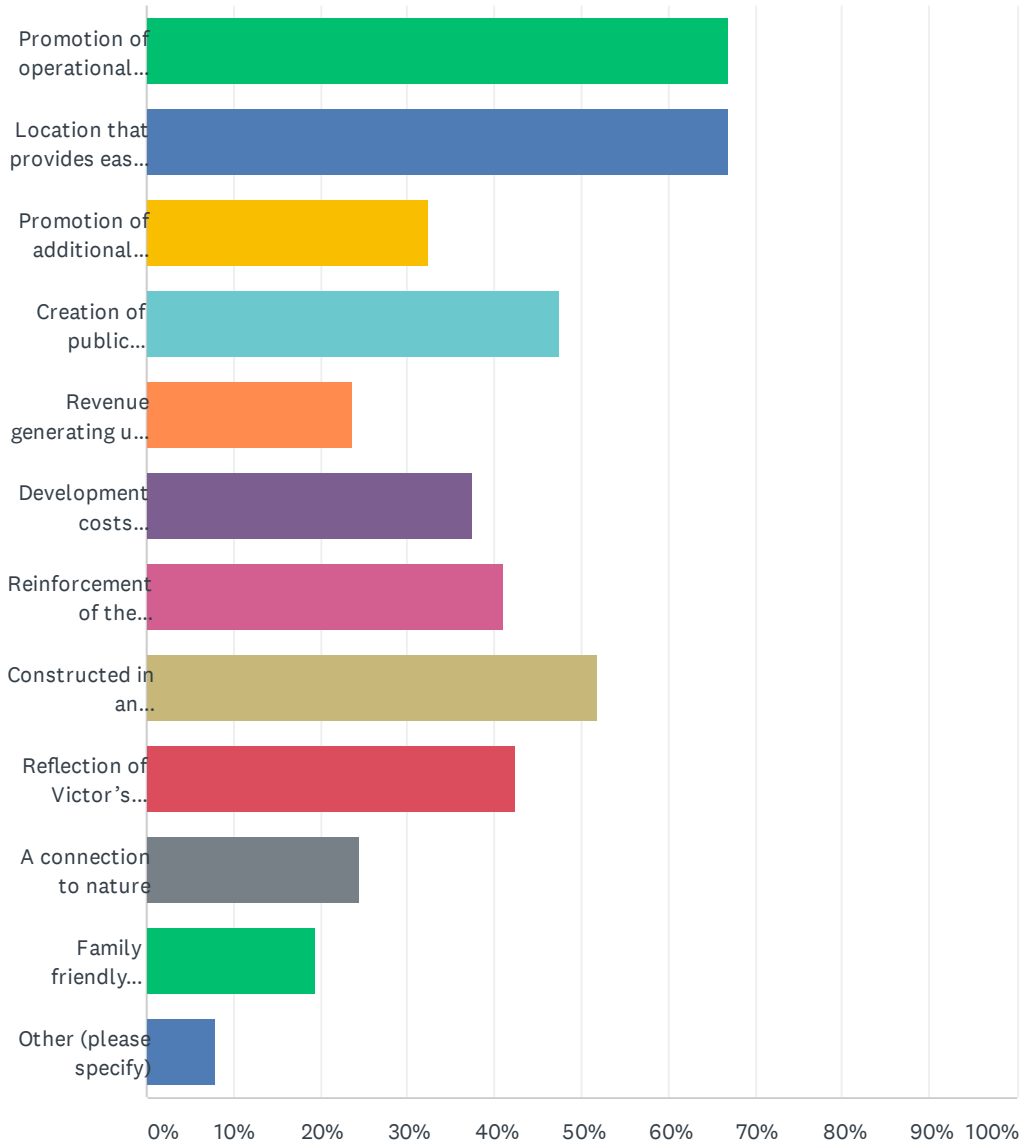
Staff recommends that Council provide any comments or feedback relating to the survey.

SUGGESTED MOTION

No motion is needed at this time.

Q1 What community values should be reflected in the future City Hall and Public Works facilities? Click all that apply:

Answered: 139 Skipped: 1



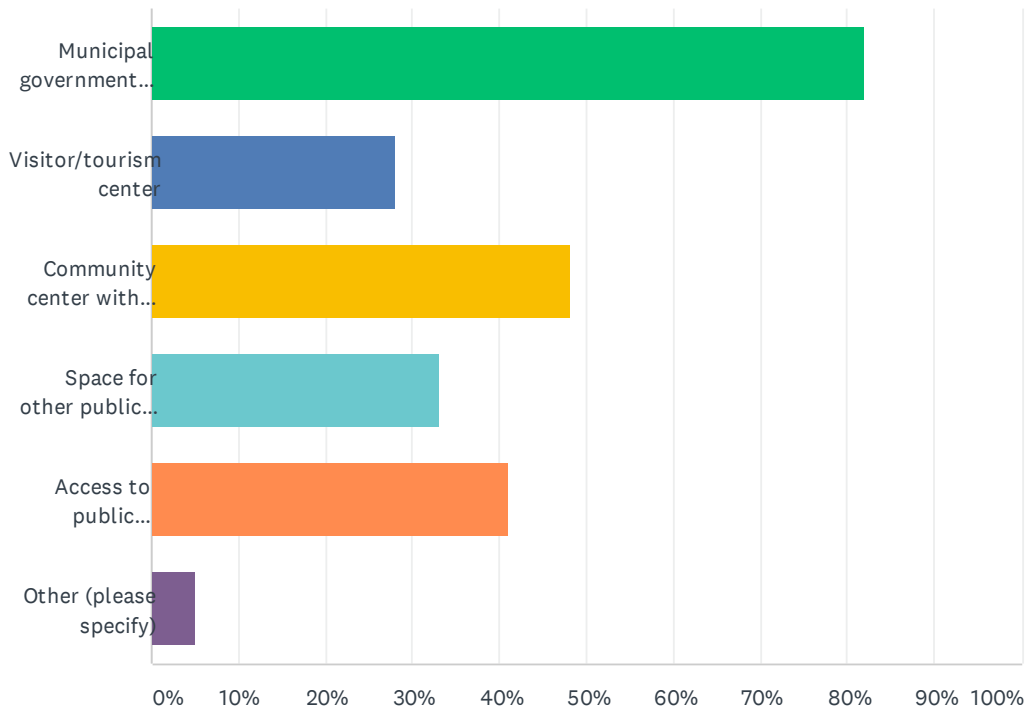
*Please see Summary of Comments for "other" responses

Victor City Hall & Public Works Facility Community Survey

ANSWER CHOICES	RESPONSES	
Promotion of operational efficiencies for city employees and those visiting the facilities	66.91%	93
Location that provides easy access and convenience to the community	66.91%	93
Promotion of additional community activity and interest	32.37%	45
Creation of public gathering space, indoor or outdoor	47.48%	66
Revenue generating uses (Rented space for outside organizations)	23.74%	33
Development costs commensurate with the value to the community	37.41%	52
Reinforcement of the surrounding community character	41.01%	57
Constructed in an environmentally friendly manner and for energy efficiencies	51.80%	72
Reflection of Victor's history	42.45%	59
A connection to nature	24.46%	34
Family friendly considerations	19.42%	27
Other (please specify)	7.91%	11
Total Respondents: 139		

Q2 What role would you like the Victor City Hall facility to have in the community? Click all that apply:

Answered: 139 Skipped: 1

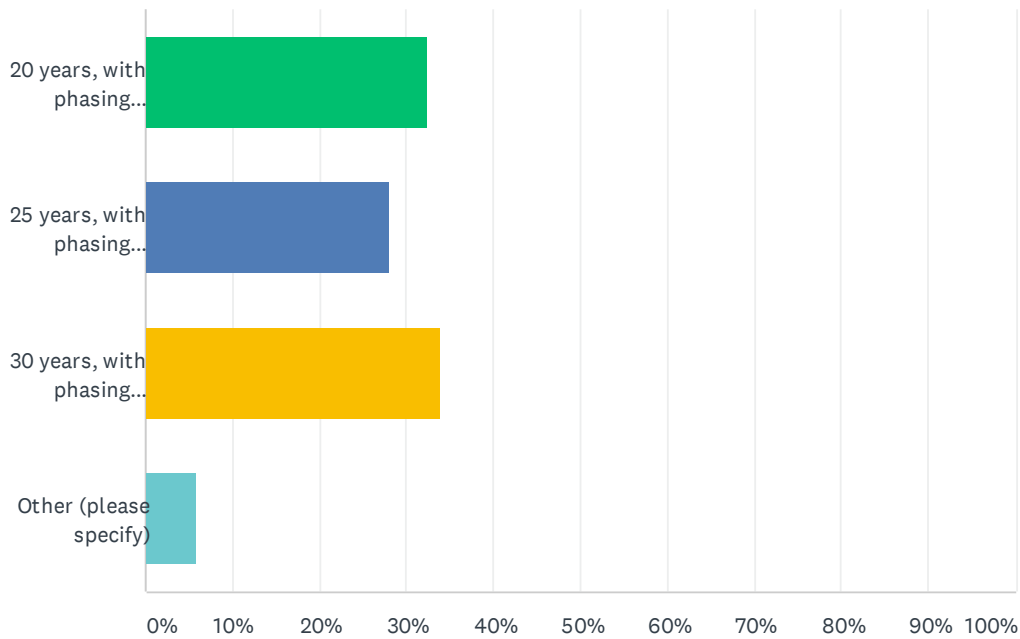


ANSWER CHOICES	RESPONSES	
Municipal government services	82.01%	114
Visitor/tourism center	28.06%	39
Community center with gathering space	48.20%	67
Space for other public services not directly provided by the City (law enforcement, library, etc...)	33.09%	46
Access to public transportation	41.01%	57
Other (please specify)	5.04%	7
Total Respondents: 139		

*Please see Summary of Comments for "other" responses

Q3 Costs to build/renovate new facilities will continue to increase over time. Building/renovating a structure now to serve the City's needs for numerous decades is the most cost-efficient plan. If we build only for today, in a short amount of time there will be needs for more space and construction would likely be at a much higher cost than it is today. How long should the buildings be built/renovated for, with phasing opportunities for the future?

Answered: 139 Skipped: 1



ANSWER CHOICES	RESPONSES	
20 years, with phasing opportunity to meet future needs	32.37%	45
25 years, with phasing opportunity to meet future needs	28.06%	39
30 years, with phasing opportunity to meet future needs	33.81%	47
Other (please specify)	5.76%	8
TOTAL		139

*Please see Summary of Comments for "other" responses

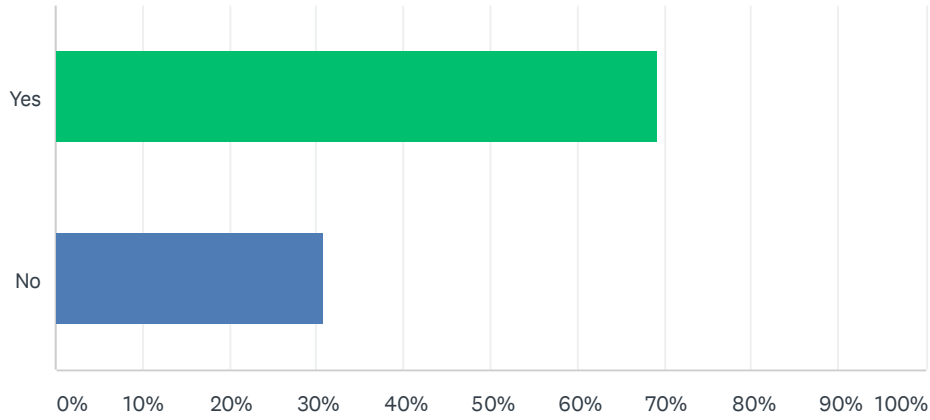
Q4 Would you like to add any other comments:

Answered: 57 Skipped: 83

Please see [Summary of Comments](#) for responses

Q5 Are you a City of Victor Resident?

Answered: 140 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	69.29%	97
No	30.71%	43
TOTAL		140

Q6 Would you like to be included in future surveys or information about the City Hall and Public Works Facilities Project? If so, please leave your email address in the field below.

Answered: 69 Skipped: 71



Comments Received from Community Survey 1

Question 1- What community values should be reflected in the future City Hall and Public Works facilities? Submitted Comments (Unedited):

- A healthy place to work
- It shouldn't even happen
- Best use of space that can be remodeled to meet the needs of the city NOT the wants.
- Built with in a modest budget, and I mean modest.
- Confused - you're building a brand new space? If so... with what money?
- NO NEW TAXES !!!
- look what you allowed at the beginning of Pole Canyon with those mobil homes !!!! Right when you come into victor!!!! We look like a trashy community
- Victor Transit Center building
- Fix the old building

Question 2 - What role would you like the Victor City Hall facility to have in the community? Submitted comments (Unedited):

- Multi-purpose, flexible spaces makes sense to me
- Don't build the building!!!!
- The services that are there are all we need. We don't need a visitor center and we already have a transportation stop by Kolter arena.
- NO NEW TAXES !!!
- Victor Transit Center building
- enough space for public meetings
- Does Victor really need a city hall?

Question 3- How long should the buildings be built/renovated for, with phasing opportunities for the future? Submitted Comments (Unedited):

- 10 with opportunity for future growth
- Shouldn't even be built you idiots
- NO NEW TAXES !
- 10 years
- None stop wasting our \$ on frills. No tax increase
- Any building ever built, should be built to remain safe and open for a lifetime. Considering a building is only good for 20 years is irresponsible
- I believe this should be dependent upon projected growth of the community over time
- Have you seen the price of lumber?! It will be expensive today and tomorrow.

Question 4 - Would you like to add any other comments? Submitted Comments (Unedited):

- Would love to see improvements to our downtown area. More beautification with planned landscaping and buildings
- Shoulda put a bid in on the old elementary school
- Old Victor Elementary school would be a perfect place for city offices, community meeting spaces and community gym.
- Keep costs minimal.
- Don't waste our precious tax payer money on something that isn't even needed. I know you guys like to spend all of our money, it's as if it's you're number one goal to suck us dry, please don't... for the sake of everybody. Pull your head out of your ass.
- The survey questions reads as if you are stating opinions rather than fact. Trying to get people to think a certain way. I live here for the small town life and not for making the town bigger and more developed. If you live here for what it is then leave it as it is, a small town. If you want to live in a developed city or big town move to one. Leave my home alone. Also taxes are bad enough, how are you going to pay for it?
- I have toured the Elm St facility. Most do not realize that building is in terrible condition. A growing City absolutely needs a commodious, modern, efficient, attractive, and above all safe facility. Victor MUST secure a NEW building . It 's presence in the downtown at 33/31 will spur growth that will offset some of the costs, best borne via bonding. Every day the cost will rise further so now is the time to put a bond before the voters, once a suitable site can be designated and secured. The elementary school site remains perhaps a option, so does the coffee corner at 31/33 and of course Victor Commons itself (as is or substantially redesigned). The comp plan update should anticipate this action. A central location would be highly preferred by most I believe. Combining city hall with the library, community center and more would be great if it pencils out favorably. Some segmenting of functions might be accommodated by procuring secondary sites for the fire department and allied service activities located perhaps in a partially rebuilt version of the old city hall. Victor Commons has potential of course though a 2-3 story building on that site might better serve the interests of downtown development. The new city hall in any case should be built so as to anticipate two or three decades of usage and the growth in demand for administrative space. The city might purchase certain adjoining properties then capture the appreciation in their value as the new city hall comes on line. Acquisition of a central location is paramount but central space costs more. Subsequent expansion could be vertical not horizontal. Our city staff absolutely requires a safe, clean, attractive facility. Urban Renewal might assist in street- Scaping. A fall back site with room for parking might be the old "foundation site" at 31 and Crystal.
- The triangle of land to the SE of ice rink is essentially wasted public space. It is cut off from the rest of sherman park and essentially wasted untaxed space right now. Puttin a city hall/small community center, utilized existing space and parking, is close to downtown and provides room for growth. Municipal government should vacate downtown office space to leave room for commercial.
- Would the city revisit the Old Depot plans developed in 2009/10?
- Please spend tax payer money responsibly.

- This sounds ridiculous! The depot was purchased for the purpose of serving as city hall. Sell the depot or utilize it for what the initial purchase was for.
- I am still waiting for the sidewalks and street lights that we had to pay for 25 yrs ago ???
- The depot building or the old elementary school would be fantastic locations and buildings for city hall. They honor the history and are what gives Victor its character. Keeping them as civic buildings will enhance the downtown for generations.
- Watch the costs... now is not the time to spend... I get rising building costs, but all government spending should be done carefully, as to our current situation... if the future is brighter, take care of the "extras" then... not now... we know we've got problems and issues
- I hope that the mayor, council, and city staff carefully look at what facility we get for the cost that can be afforded so that cost overruns or revenue shortfall can be avoided.
- The City Council needs to remember that we are in the middle of an economic crisis....they means stop the spending, you should remember that the money spent during this time should be for things absolutely necessary. A new City Hall should be minimal with the ability to expend later. If your own families didn't have enough money for food would you be adding a garage.
- No thank you. This place was nice until the east infection (and I don't mean Asia). You let certain people do whatever the heck they want and when people complain about the wrong doers, you side with the wrong doers. WTH !!!
- I would love to see the city use the depot for this purpos . I live just outside of city limits and own a business and building in the city of Victor
- We do not need any more businesses in Victor. Victor Elementary needs to stay HISTORY!!
- I really like the idea of using the depot for city hall as well as a historical and information center. Doesn't the city already own it?
- Victor Transit Center building
- Build it in plain view down town and set an example of how future buildings should look. Better store front curb appeal.
- Having grown up in Jackson as the daughter of the land use planner for the USFS during the time the county master plan, wilderness, RARE II etc were being developed, its important to gird your loins and prepare for the lack of foresight of many people who care only about now. However, it is essential to take the long range view. 30 years will go by in a blink. Without ready infrastructure, future growth will be impeded by retrofitting, at great cost.
- Yes, I would like to add some comments. I think this undertaking is very fiscally irresponsible, and not necessary. All you're going to do is raise property taxes in the city, and they are already high enough. You have plenty of buildings that can be renovated and used to fit your needs. Yes, I understand that everyone wants something new, but, that is absolutely irresponsible at this point. If anything, build a new maintenance shop, as that is badly needed, and remodel the old shop into the new City Hall. This is proper use of taxpayer money. at some point we have to stop this pattern of tax and spend. In my opinion,The old Victor Elementary school would have been a great location for a

community center and City Hall. Why did the city of Victor not put a bid in for that building?

- It's obvious who is making \$ on the complaints of people supposed to serve the public. We are not stupid.
- stop playing the covid 19 card. Get over it. Move on.
- this is very ambitious so you will probably need to raise taxes. never a popular move, but , we need to think ahead. Also, why are our water bills so high??hahah
- What would it cost and what would be the feasibility to renovate the old city hall building? Renting a space should only be temporary, but using existing land and buildings that the city already owns should be prioritized. The space should be used primarily for city staff first, then other community uses should be phased in.
- Explore existing city owned property and infrastructure first.
- Have only visited your town once from South Carolina you have a lot of historical history please keep it as close as it is now.
- Victor is going to grow fast in population and govt needs in the immediate future (ie. 1-5 years) so need to start planning fast
- I had not thought of it before, but it would be really cool to have something in Victor similar to the community center in Driggs if we can financially make it work.
- I do not think this facility needs to be at the city center. I believe commerce—small businesses and services—should be the priority for prime real estate in the city center.
- Please encourage non-motorized transportation options for accessing City Hall including bike parking facilities
- Excited to see a larger, more modern space that could be used for a variety of things.