

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

SPECIAL MEETING MINUTES

Monday, February 10, 2025

CALL TO ORDER AND ROLL CALL

Mayor Byrne called the meeting to order at 4:30 p.m.

Roll call: Councilmembers Jeff Baron, Hans Buder, Alissandra Dramov, Mayor Pro Tem Delves, and Mayor Dale Byrne were present.

ORDERS OF BUSINESS

Item 1 - Receive status report and provide policy guidance on the Carmel Police Department Project

Police Chief Tomasi gave a presentation summarizing the following:

Project Background & History:

- The Police Department building was deemed not historic in 2017 but is due for re-evaluation.
- Previous architect Kassavan's plans were developed in 2017 but put on hold during COVID in 2020.

Project Objectives:

- Upgrade police and public works facilities to meet legal codes, ensure safety, and accommodate current and future community needs.

Key Policy Considerations:

- Confirm or amend previous Council guidance.
- Define functional needs for Police and Public Works.
- Determine necessary repairs and code upgrades.

Council Policy Questions:

- Should current project plans be revised?
- Should the scope address only immediate needs or allow for future expansion?
- Is further justification needed for the Police/Public Works analysis?
- Does Council need a detailed review of building deficiencies and compliance issues?

Chief Tomasi highlighted urgent safety and structural issues with the outdated police building, emphasizing that it is beyond repair and requires immediate action. He noted that the 2023 conditions assessment identified major structural and functional deficiencies. He urged the Council to provide clear direction on next steps to address these concerns.

Public Comment:

Safwat Malek, local architect with Enviro, presented his designs for renovation of the police building

Ken White

Rich Pepe

Cynthia Williams

Andi Carr

Hugo Ferlito

Joe DiNucci

Maryann Schickentanz

Amy Lind

Greg Johnson

Al Saroyan

Christy Hollenbeck

Councilmember Baron noted that in 2017 the police department project lacked direction and was led by an inexperienced architect. He added that last year, the Council changed direction and prioritized rebuilding on the existing site and changed directions to the new architect, Indigo+Hammond, to design plans that integrate the current structure while adhering to city guidelines for views, open space, and a campus-like design. He reiterated that only remodeling on the current site has been explored as an option. He proposed evaluating a smaller new building by removing features like the firing range, to allow for a fair comparison.

Councilmember Dramov thanked local Architect Safwat Malek for presenting draft plans and expressed a preference for his proposal over continuing with Indigo's plans. She stressed the need to focus on financing and supported a phased approach to minimize disruptions.

Councilmember Buder said that the issue is complicated and requires a structured decision-making process, including:

1. Whether the facility will house only the Police Department or also Public Works (PW).
2. Plans for the PW yard.
3. Essential vs. optional facility components.
4. Budget constraints and funding options.
5. Whether to renovate or completely rebuild.

He stressed the importance of exploring funding sources, considering debt service projections, and potentially issuing bonds to fund a long-term solution. Mayor Pro Tem Delves agreed, stating that the primary options are a major remodel or a full rebuild—neither of which will be inexpensive. He emphasized the need to determine funding limits and explore municipal financing options, and suggested evaluating city-owned properties, such as the Vista Lobos building, to determine if relocation of Public Works offices would free up current building space for the Police Department's needs.

Mayor Byrne asked what temporary solutions, such as a building for evidence storage and security improvements, could be implemented. He requested that the City Administrator and

Police Chief identify the most essential public safety upgrades and work on finding immediate solutions to the most urgent safety and operational concerns. City Administrator Rerig noted that \$2.5 million is available in the budget for urgent repairs or temporary measures. Mayor Byrne also shared that Congressman Panetta may be able to secure federal funding for the project if "shovel-ready" plans are prepared.

City Administrator Rerig asked the Council if they would like to hold a special meeting to review the police needs analysis, including space requirements and cost estimates, and refine the list accordingly. The Council agreed to schedule a follow-up meeting to:

- Review and compare the needs analysis with the architect's floor area estimates and costs.
- Determine if any elements can be adjusted to reduce the overall size and cost of the project.
- Consider renaming the project as the *Police and Public Works Building Project* to reflect its broader scope.

ADJOURNMENT

Meeting adjourned at 7:06 pm.

APPROVED:



Dale Byrne, Mayor

ATTEST:



Nova Romero, MMC, City Clerk

