



CITY OF PROSSER

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PRESS RELEASE FOR IMMEDIATE RELEASE

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City Hall/Police Station Replacement Project Update

Prosser, WA: At the February 27, 2024 City Council meeting, Mayor Gary Vegar provided an update to Council on the status of the City Hall/Police Station Replacement Project. During that discussion, Mayor reviewed an update to the *Background, Site & Criteria Model* document to include an outline of events that occurred over the course of the project, which ultimately resulted in the unsuccessful bond in the Fall of 2022.

The City of Prosser has completed various studies over the years in an effort to plan for improvements to the City Hall and Police Station. In order to move forward successfully, staff considered all the information compiled from past studies to use along with knowledge of the Prosser community and the City Council's adopted goals and priorities to build a successful project.

With the newly seated Council Members, Mayor Vegar reviewed the history of the City Hall/Police Station Replacement Project and invited the City Council to provide input on the *Background, Site & Criteria Model* document.

- **September 2020:** City issued a Request for Qualification (RFQ) to find a qualified individual or team to help the City develop a feasibility and alternatives analysis for site selection of a new Police Station and City Hall, campus or single building.
- **January 2021:** The contract with KDA Architecture Inc., was approved for a Feasibility and Alternatives Analysis for site selection of a new Police Station/City Hall facility, and the Study commenced.

To assist the design team in getting the Study underway, City staff compiled data including:

- Past studies of space needs and site locations (not all of the studies reviewed in previous studies remain viable alternatives anymore due to development and other factors);
- Housing data, population projections, trends, and growth in the City over the past 20 years;
- Traffic counts collected by the City over the years;
- Anticipated changes to the internal organization (looking ahead 20+ years).



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- **February 2021:** KDA kick-off meeting.

Throughout 2021, the Planning Subcommittee, comprised of three City Council Members, the then seated Mayor, City Administrator and five department heads (subject matter experts and “users of the system”), met with the design team from KDA to determine:

- Future space needs projections for operation of both City Hall functions and police services for the future, looking at a 20-year horizon;
 - Potential suitable locations for the new facility(ies), including consideration of the existing site(s) at 7th/Bennett and other properties owned by the City;
 - Estimated development costs, including a comparison of costs for renovation of the existing facility versus new construction on vacant/undeveloped land.
- **May 8, 2021:** Fire destroyed the Police Station and severely damaged City Hall.
 - **August 2021:** The Planning Subcommittee narrowed down the number of potential sites from the initial 14 first identified by staff, to five reviewed by the design team, to just two:
 - The city-owned properties at 7th/Bennett, and;
 - A site in private ownership (DenHoed Parkway, LLC) located on Wine Country Road.
 - **September 14, 2021:** The KDA design team presented a summary of the study findings to the City Council in public session.
 - **September 28, 2021:** The KDA design team presented additional information to City Council in public session on the pros and cons of the two site options under consideration.
 - **May 3, 2022:** Feasibility and Site Analysis completed. Total cost: \$80,700.
 - **June 7, 2022:** Council directed staff to not pursue a Feasibility Study at an approximate cost of \$30,000 for the Court House location.
 - **June 14, 2022:**
 - Presentation by the City’s Bond Counsel, Jim Nelson from D.A. Davidson, to discuss bond financing related to the replacement project.
 - Council adopted Resolution 22-1708, declaring the City’s intent to reimburse expenditures in connection with the project in an amount not to exceed \$16,800,000.
 - Council authorized staff to spend \$55,000 for an Environmental Assessment and property deposit related to the replacement project.
 - **July 29, 2022:** Council adopted Ordinance 22-3187, placing a ballot item before the voters of Prosser related to the City Hall and Police Station Replacement Project.
 - **November 8, 2022:** General Election results: The project proposition failed with 86% of voters voting “no”.



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- **December 6, 2022:** Council directed staff to issue a Request for Proposals (RFP) to hire a Communications Consultant.
- **January – April 2023:** Several briefings from City Administrator related to the recommendation to schedule at Community Listening Session after a lack of response to the RFP for a Communications Consultant.
- **May 23, 2023:** Council directed staff to schedule a Community Listening Session, moderated by former City Manager for the City of Pasco, Dave Zabell. This service was offered free of charge.
- **June 20, 2023:** Community Listening Session held at the Prosser Community Center. Multiple community members were present and addressed the Council with comments, concerns and questions related to the City Hall/Police Station Replacement Project.
- **August 8, 2023:**
 - The City issued a letter of response to the community regarding questions raised about the replacement project at the June 20, 2023 Listening Session.
 - Meier Architecture Engineering provided a report regarding the structural integrity of the former City Hall/Police Station, noting safety concerns with the building.
- **October 3, 2023:** The City issued a RFP for demolition of the former City Hall/Police Station located on the corner of 7th and Bennett Ave.
- **November 14, 2023:** Council unanimously voted to table all discussions and action related to the City Hall/Police Station Replacement Project until the new incoming Mayor and City Council Members took office.
- **November 28, 2023:** Council rejected all bids in response to the RFP issued for demolition of the former City Hall/Police Station.
- **January 23, 2024:** At the Management Team Meeting, staff began the work of creating a process to reengage City Administration, Policy Makers and Stakeholders for the purpose of identifying potential site locations for the future City Hall/Police Station.
- **February 2, 2024:** Mayor Vegar presented the Logic Model and project process timeline to the City Council at their Work Session.

City staff will continue to work through the *Background, Site & Criteria Model* document and will provide updates to the community and the City Council in open public meetings.

For more information regarding the City Hall/Police Station Replacement Project, please visit the City's website at www.cityofprosser.com or contact Public Information Officer, Rachel Shaw by phone at (509) 786-8218 or by email at rshaw@ci.prosser.wa.us

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