

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California



STUDY SESSION MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, July 20, 2021 – 5:30 p.m.

City Hall – 70 N. First Street

NOTE: This City Council Study Session meeting was conducted pursuant to the Governor’s Executive Order N-29-20.

No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendaized for a future Regular or Special City Council meeting.

This meeting was recorded and can be viewed in its entirety at: <https://campbellca.gov/agendacenter> and <https://www.youtube.com/user/CityofCampbell>.

CALL TO ORDER

The City Council of the City of Campbell convened in study session this July 20, 2021, via telecommunication.

Mayor Gibbons stated that this City Council meeting was conducted pursuant to provisions of the Brown Act and an Executive Order issued by the Governor to facilitate teleconferencing to reduce the risk of COVID-19 transmission at public meetings.

ROLL CALL

Attendee Name	Title	Status
Elizabeth 'Liz' Gibbons	Mayor	Remote
Paul Resnikoff	Vice Mayor	Remote
Anne Bybee	Councilmember	Remote
Susan M. Landry	Councilmember	Remote
Sergio Lopez	Councilmember	Remote

STAFF PRESENT:

Brian Loventhal, City Manager; Dusty Christopherson, City Clerk, Bill Seligmann, City Attorney; Will Fuentes, Finance Director; Todd Capurso, Public Works Director; City Engineer, Amy Olay; and Cecil Lawson, Information Technology Manager.

PUBLIC COMMENT

There were no public comments.

1. **Measure O, Library Design Development**

Recommended Action: That the City Council receive and consider the Design Development for the Library Renovation Project and provide feedback to staff regarding further details to be focused on during the construction document phase.

Public Works Director Todd Capurso introduced the item and reviewed the Staff Report dated July 20, 2021, relating to the design development for the Library Renovation Project. Public Works Director Capurso introduced Abraham Jayson, Principal, Jayson Architecture and his team who presented updated renderings illustrating the current designs for the building interior, exterior, site design and an updated project budget.

Mr. Jayson presented an updated project budget and highlighted an increase in cost estimates since the last project update of \$51,000 largely from HVAC, electrical, and cost escalation. Mr. Jayson noted that the contingency for design development has been reduced from 10% to 5% as is customary at this stage in the project. Mr. Jayson noted a reduction in cost for the temporary library facility of \$177,000, which has been reallocated to the Library design project budget. Mr. Jayson noted that an additional \$150,000 has been allocated by the Santa Clara County Library District to fund specific elements (acoustical treatments) that have been identified as important to their operations. The overall project budget is \$21,160,000, and at this point in the process the overall project is coming in approximately \$40,000 under budget.

Joni Janecki, Principal, Joni L. Janecki & Associates, reviewed the landscape plan stating that the character is influenced by the natural beauty of the area, the local creeks and the Santa Cruz mountains, yet also ensuring sustainability and drought resistant materials. Ms. Janecki stated that the landscape is designed to include the existing trees, keeping grading and drainage away from the root systems, and noted that some of the new plants will provide a cooling effect and help meet the state mandate for storm water runoff obligations. Ms. Janecki noted that in response to prior feedback the design focuses the use of locally quarried boulders at the entry walk and plaza and provides benches for seating and a simple light toned accent paver walkway. Ms. Janecki stated that a few new trees have been added and an informal lawn area has also been added to allow for flexibility in use of the outdoor space in the Orchard Green.

Katie Stuart, Project Manager, Jayson Architecture, reviewed the exterior site plan materials and noted the exterior palette is a refined palette of dark charcoal metal with a slight sparkle, cedar wood exterior with accents of glass and concrete and noted the changes to a more gradual grading in response to Council's original feedback. Ms. Stuart noted the large windows to increase natural light into the building, a main signage element on the side of the building and stated the building exterior is very quiet and plays nicely into the landscape design.

Ms. Stuart reviewed the interior of the building and noted some changes to the upper-level design from the previous renderings including additional small group meeting spaces, a multi-purpose and multi-age group children's space. The downstairs area includes the movement of the circulation desk to the base of the stairs, addition of a laptop bar in the teen space, private booths for quiet reading, and an additional all-gender restroom. Ms. Stuart noted the materials are natural, carpet is a dry creek bed coloring, to match the California meadow landscape. Ms. Stuart emphasized the connection of the interior design to the outdoor landscaping, the Orchard Green, the large windows for natural light, and the open indoor/outdoor flow throughout the building.

Mayor Gibbons opened the floor for Councilmember comments and feedback. Councilmembers expressed appreciation to the presenters for their hard work and for incorporating Council's previous feedback and design concerns.

Councilwoman Landry expressed concern relating to the landscape meadow concept and presented photographs of the current trees around the library building and spoke of her concern about their condition and if the change in grading will damage the existing trees. Councilwoman Landry expressed concern about a sharp drop off at the exit door, parking spaces, the ADA ramp and access at the outdoor benches, as well as the large box trees in the proposal. In terms of project budget, Councilwoman Landry expressed concern that the overall cost estimates and plan drawings are missing about \$90,000 to \$120,000 in details and requested a more thoroughly detailed project budget to include all add-alternates and any additional monies added to the project budget from other sources.

Councilmember Bybee stated that she likes the meadow landscape, the built-in benches, the irregular edge concrete pavers, and the additional restroom on the lower level, but wanted to ensure the landscape designs are proper for drought conditions and ongoing maintenance needs and agrees the large box trees in the proposal might be too costly of a choice.

Councilmember Lopez stated that he likes the current landscape vision, the boulder outcroppings, and the outdoor seating areas as well as the indoor seating areas, and open civic spaces.

Vice Mayor Resnikoff stated that he likes the outdoor seating proposed and is hopeful more of the outdoor space is used by residents. In terms of project budget, Vice Mayor Resnikoff expressed concern about the tightness of the budget and that we are repurposing savings from one area of the budget to cover cost overruns in another area, and perhaps some of those cost savings should be set aside to cover future cost increases that are yet to be seen.

Mayor Gibbons expressed concern about the meadow landscape design, concern that the overall building does not invite or facilitate the needs of those with disabilities, concern about the windows, perimeter drainage and slope.

Mayor Gibbons stated further details are needed in the design documents such as materials selection and water proofing details. Mayor Gibbons shared the budgetary concerns of Vice Mayor Resnikoff and felt the overall budget is too tight and she would like a more detailed cost breakdown including the add-alternates.

Mr. Jayson stated that as a part of the documentation process the design team will render out the details requested and at this point in the process, there are still about 200 details to render, including the waterproofing details expressed.

Mayor Gibbons invited Santa Clara County Library District County Librarian, Jennifer Weeks to speak.

Ms. Weeks expressed appreciation to the Council and to the Jayson Architecture firm for their collaboration on this project and for listening to the needs of the Library District. Ms. Weeks stressed to Council that the team is working together to create a sense of belonging and inclusivity for this library building and noted the opportunities that still exist to bring in different seating designs, history pieces, and other accessible features. Ms. Weeks noted that the Library District has contributed an additional \$150,000 for acoustic upgrades in the building and is carrying a 10% contingency for the fixtures, furniture, and equipment (FF&E) and is excited for the opportunity to collaborate with the City on a great experience for library patrons. Ms. Weeks discussed the collaboration opportunities that exist with the Friends of the Library and expressed her comfort level with where the project is at this point in the development.

In response to an inquiry from Councilmember Bybee, Ms. Weeks stated that the Library District is in conversations with the Friends of the Library to identify opportunities for funding drives to support additional enhancements to the library patron experience and are currently discussing opportunities for the fall.

ADJOURN

Mayor Gibbons adjourned the meeting at 7:15 p.m.

APPROVED:

ATTEST:

Elizabeth 'Liz' Gibbons, Mayor

Dusty Christopherson, City Clerk