

Session 16-01 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:35 p.m. on January 6, 2016 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

**PRESENT:** COMMITTEE MEMBERS HOWARD, WYTHE, ROBL, PAINTER AND CASTNER

**DESIGN TEAM:** SARA WILSON-DOYLE, MEREDITH NOBLE, STANTEC (TELEPHONIC),  
DALE SMYTHE, STANTEC

**STAFF:** CAREY MEYER, PUBLIC WORKS DIRECTOR  
WAYNE ADERHOLD, PROJECT MANAGER

### **AGENDA APPROVAL**

The agenda was approved by consensus of the Committee.

### **APPROVAL OF MINUTES**

A. Minutes for the November 4, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

**PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA** (*3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on*)

There were no comments from the public present.

### **VISITORS**

### **STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT**

A. Council Report – Mayor Wythe

Mayor Wythe noted that the committee is scheduled to present the options to the Council on Monday, January 11, 2016.

Chair Castner noted that he would not be attending the Council meeting due to a commitment and that the other committee members would be able to bring Council up to speed.

B. Staff Report – Carey Meyer, Public Works Director and City Engineer

Chair Castner presented a brief summary of the direction provided to the staff and design team at the last meeting. He appreciated the efforts to present in a large format and that it is in an orderly fashion.

Mr. Meyer reiterated that they were tasked to come up with three options for the project:

1. Total Project
2. Provide a Scaled Back project keeping costs to \$20 million
3. Provide a new police Station with improvements to the Fire Station with costs kept at \$15 million

The results are included in the packet and he hoped that can provide direction on where they go next.

Chair Castner asked if there was a preference on working through the scenarios. The committee did not have a preference on the order.

C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle

There was a brief delay in connecting with the members that were participating via telephonic means.

## **PUBLIC HEARING**

### **PENDING BUSINESS**

A. Draft Funding Feasibility Memorandum

Chair Castner read the title into the record and asked if the committee needed to take action on.

There was no discussion.

B. Three Options to Consider

Mr. Smythe reported the following changes:

- overall research conducted on firing range and jail to tune-up those original numbers
- minor changes in civil costs

Option 2

- reduced square footages

Option 3

- removed anything regarding the fire station
- minimized storage and parking
- demo one building instead of both
- limited paving for Police Station
- no additional site access

Chief Painter noted that exterior painting and replacement of stairs are included in their current budget, he did not feel that adding a few feet to the existing building adds any benefits. Ventilation is a health and safety issue and if they had any reserves the painting and repairs would be funded through those building reserves.

Mr. Smythe then reviewed the elements outside of the main buildings such as impound, storage and staff vehicle parking, etc. The square footages fall due to the reductions. Mr. Smythe noted the overall square footage cost comparison for the options presented, contingency and administrative costs.

Chief Robl questioned the changes in the “future department needs”; Mr. Smythe responded that this is subjective, noting the options reflect the relationship regarding the time span into the future. Mr. Meyer also noted that it is generally trying to communicate to someone just getting involved with the project the reasonable life span of the building and when additional space will be needed in the future. Mr. Smythe confirmed that there is no difference in quality of construction materials.

Mr. Smythe also acknowledged the point that Chief Painter was getting at that putting \$1 million dollars into the existing building to extend the life of the structure 10 years but may not encompass those exact items as shown in the estimate provided.

Mrs. Howard commented on preferring to do things right and choose Option 1 but that it will be easier for the public to accept Option 3. Ms. Howard added that Option 2 is good money over a bad thing. She also noted that the timing is not good with the state regarding funding.

Mayor Wythe offered that if Option 2 has a reasonable buildout and that the City of Homer can maintain a copy of that then this is not a bad option; Option 3 is spending \$975 thousand dollars on nothing is not a good option, it is a waste of money. Most of what is proposed as a bandaid for the Fire Station is not worth bonding over. She further reiterated that Option 2 cost is minimal compared to Option 1 and the recent downgrading of the state makes the interest rates higher for bonding so every day that they wait costs the community more. \$15 million may sound good to the community now but will not answer the long term needs. Mayor Wythe appreciated all the input and is not sure where Council will go with this and that asking for \$23 million will be no harder than \$28 million.

Chief Painter commented on Option 3 not getting the Fire Station anywhere since over \$100 thousand is maintenance that wasn't done. If they can trim the budget to \$25 million with the right sales and PR they could get that through, he noted that Option 3 would be the easiest to swallow.

Chief Robl responded to a question on the difference between the Impound Storage and Impound Bay; this would allow them to disassemble a vehicle in a secured setting if required.

Chair Castner stated that the project started out as a \$15 million that quickly grew to 25-30 million and the public doesn't have the appetite to do that; they are in a transition in this town from having other people pay for things to they paying it for themselves. They are working towards building the partnerships between non-profits and the city to get things done. He believes that there is a community priority to get the Police Station replaced and that there is a community sentiment to have an operational Fire Department but Chair Castner does not believe the case has been made to have a new Fire Department right now. He was under the opinion that a new Fire Department is as needed as a Police Department and he would hate to see both get shot down because of one. He agrees with Mayor Wythe that the City has the million dollars to do what is needed now and Chief Painter should get that now. He is concerned with a focus on the differences between Option 2 and 1 and not the greater differences in Options 3 and 1.

Mayor Wythe questioned what amount if any has been included for the relocation of the Maintenance into the HERC building and that the facility is not supposed to be used without being brought up to code. Mr. Smythe stated that nothing has been included in these figures. Mayor Wythe continued by expressing the certification they received from the fire marshal for the facility was only for the Gym and not any other portion of the building. She noted that Council has spoken about the building many different times. Chair Castner and Mayor Wythe entertained discussion on the cost estimates to upgrade the remainder of the building to code including asbestos removal and demolition. If they do not include this in the discussion then it is not a true cost picture.

Mr. Meyer stated that they did ask that question at the November meeting and the decision was to include in the decisional matrix but not spend time on costs until they decide what Option they choose. As he understands it, they are to see what Option is chosen then they will figure the costs.

Discussion centered on what they are doing with Maintenance Personnel and that they did not include what it would cost to make a temporary home for Maintenance Personnel, they only included the costs to demolish the existing building. The costs are added to each of the options as presented to bring the HERC up to code and habitable. Chair Castner argued that the estimates previously given are over inflated. They should have the people that they have hired to provide a cost estimate. He believed that they are dancing around the big picture and if they plan on doing anything in 2016 they need to make some decisions to go to bond this fall.

Mayor Wythe stated she will not vote for Option 3 and doesn't even know if the committee should vote or let Council decide.

Chair Castner reiterated that ultimately it is in Council hands but would prefer to even if they have no recommendation, state that the Mayor's preference is to bite the bullet now and build the whole thing out, Chair Castner viewpoint is to get the Police Station built now and the money is there today to get the Fire Department upgrades but it is a matter of political will.

Chief Painter responded that for the Fire Station to be usable for another 10 years is to maintain it properly: Exterior Paint/Stain should be done every 5 years, Flooring hasn't been replaced in 35 years; exterior stairway needs to be replaced; adding 4-5 feet in the bays would be nice but not sure it is worth the cost. He further commented on not seeing progress if they bond for the Police Station that the community would be willing to Bond again until that is paid off.

Further discussion on bonding continued along with needed upgrades to the existing Fire Station facilities to extend the life 10 years: completion of paving and grading the back lot, correcting the bay floors and drainage issues in the bays, noting the training room is not ADA compliant but that there is no requirement at this time to bring it into compliance; additional heated storage space is desired.

Chair Castner noted that filling voids can be done in different ways. He believed that they put in some big numbers as place holders and \$1 million dollars is a lot of money and will get a lot of construction done. What they were trying to do was to address the most pressing need and the fact that it has lingered this long and it should not linger any longer or he will be disappointed. The Police Station needs to be replaced. It would be a shame if it wasn't replaced.

Discussion ensued on the life expectancy of the building and the bond expense. Mayor Wythe requested that the numbers reflected the years when presented to Council on Monday. She noted that it should reflect the Annual Costs for the Bond. Further comments from the committee ensued on the costs savings in interest that would be realized by the community, and the benefits of quantifying what it was going to cost the taxpayer over the span of the bond in language that the public can understand.

Next the committee discussed the costs to maintain the new facilities which would be included in the costs of doing business; the rate of interest at 4% is a little high; showing Options 2 and 3 at 25 years; Mayor Wythe requested the annual bond costs be added to the Conceptual Cost Estimate that reflected the 20, 30 and 50 year costs scenarios for the Council meeting on Monday. Chair Castner also requested the 2015 mil value also to be reflected as a point of reference.

There was a brief discussion on how to present the information to Council and by whom on Monday. It was noted that the pitch is required and it should be someone other than the Chiefs making that pitch. Ms. Howard agreed to make the pitch.

### **NEW BUSINESS**

#### **A. Next Meeting Date and Deliverables**

Chair Castner inquired if the next meeting date was scheduled, Ms. Howard noted that the Clerk had put the dates in the packet.

Meredith Noble will be continuing in Ms. Doyle place and she noted that once the committee has determined what they want to accomplish in February and looking at the ala carte ways and what the Committee feels comfortable doing.

Chair Castner stated that he would hope the Council would be fairly decisive by March and hopefully by the end of January on what they intend to do so they could go to bond this fall. Mayor Wythe noted that there is not anything actionable on the agenda.

Ms. Noble responded that it would be a good objective to include the public at the meeting in February. Chair Castner requested Ms. Noble to review and make the matrix understandable by the general public. She stated that reviewing the document and polishing it up would be beneficial. Ms. Howard did not feel that another public meeting outside a Council meeting would be beneficial since attendance has been very poor and that they should put it on the Council's agenda and then people will pay more attention.

Discussion continued on vetting this before the public and that the main concern is the cost to the public and not to waste the public's time. The value of having another public meeting without Council is very minimal.

Chair Castner confirmed a meeting for February 10<sup>th</sup> at 5:30 p.m.

### **INFORMATIONAL ITEMS**

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Contact List as of December 21, 2015
- C. Written Comments from Mary Griswold dated December 28 and December 29, 2015
- D. Response from Public Works Director to Mary Griswold Comments

### **COMMENTS OF THE AUDIENCE**

There were no comments from the audience present.

### **COMMENTS OF CITY STAFF**

Mr. Meyer commented that that they did not expect any decisions at this meeting but expect a more proactive public support for the bond issue. They were looking for input from the Committee tonight, input from Council on Monday and input from the Public from the information provided on the website.

**COMMENTS OF THE COUNCILMEMBER**

Mayor Wythe had no comments.

**COMMENTS OF THE CHAIR**

Chair Castner commented that he did not expect anything more than what was accomplished tonight and he appreciates everyone's input tonight. He additionally wanted to make sure that council was aware of the additional costs related to relocating Maintenance Personnel for the interim.

**COMMENTS OF THE COMMITTEE**

Ms. Howard thanked Mr. Smythe for making the information clear and understandable.

Chief Painter had no comments.

Chief Robl commented on the phasing approach and making sure that council was aware of costs related to that approach whether for 5-10 or 15 years.

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 6:56 p.m. The next regular meeting will be **WEDNESDAY, FEBRUARY 10, 2016 AT 5:30 P.M.** at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_