

Session 15-08 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on October 14, 2015 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 AND CASTNER  
ALTERNATE MEMBER(S) MIOTKE

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

**ABSENT:** COMMITTEE MEMBER PAINTER (EXCUSED)

**STAFF:** CAREY MEYER, PUBLIC WORKS DIRECTOR  
RENEE KRAUSE, DEPUTY CITY CLERK

### **AGENDA APPROVAL**

The agenda was approved by consensus of the committee.

### **APPROVAL OF MINUTES**

A. Minutes for the September 16, 2015 Regular Meeting

Chair Castner called for any changes or corrections to the minutes as presented.

There was no discussion.

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)*

Mary Griswold, city resident, stated that she was sharply disappointed at the September 30<sup>th</sup> Open House. She expected the Design Team describe design concepts, site, layout, phasing options and funding options which was stated in the Fall 2015 Public Engagement Schedule; the Mayor requested plans reflecting turning radius' for fire apparatus; instead they heard a re-hash of the existing buildings deficiencies; she believed they were beyond this since the team presented this information a year ago on the Space Needs results. The October 22<sup>nd</sup> meeting looks like more glitter than substance. She looks forward to hearing about tonight about the Funding Feasibility Focus groups that will be meeting from 8:30 - 5:00 p.m. Ms. Griswold stated she has studied the preliminary conceptual plans and recommended paring the project down from desires to needs before progressing to 35% Design. She stated that the Harbormaster project was a good example for this committee. She found one synopsis for the Port & Harbor Building Task Force of December 20, 2013 that spoke about reducing the project revising the conceptual design by reducing the building overall 25%, building it planning for a future 2<sup>nd</sup> story. They discussed the shop and overslope development and those being important features. They also spoke about costs and funding options. Ms. Griswold urged this Committee to start thoughtful discussion about this project; it gets harder to make design changes the further you get into it. She recommended that the Committee separate the buildings far enough to make for efficient construction. Ms. Griswold believed that building the Police Station hard

against the HERC gym will be time consuming, inconvenient for construction staging, more expensive and potentially dangerous to the public. She requested the Committee scrutinize the office spaces, kitchen and dining areas, a lobby that displays the Fire Engine 1 Jeep, Fire Station Bays longer than requested in the Space Needs Assessment. Further, Ms. Griswold asked the committee to please consider what space can be enclosed now for future expansion, what space can be added later. Please have some lively discussion to scale back this project before going to 35% design.

## **VISITORS**

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

#### A. Council Report – Mayor Wythe

Mayor Wythe reported there were no recent actions from Council on this project.

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

Chair Castner requested Mr. Meyer to speak about the discussion that was held after the Open House on September 30, 2015.

Mr. Meyer reported on the public efforts conducted by Stantec meeting with various groups, handing out surveys to the general public to get input on the project then culminating in the Open House on September 30<sup>th</sup>. This meeting was not attended by the public. The attendees were very disappointed in the results.

Mr. Meyer reported that after the meeting waiting on departure flights between Don Bivins, Sara Wilson-Doyle, Chair Castner and himself they agreed that bringing the information to the public would be a better approach instead of expecting the public to attend a meeting. Suggestions were articles in the papers and Coffee Table with the local radio station.

Mr. Meyer reported that they spoke on the following:

- scaling back the project
  - keeping the overall plan consistent for the facility
  - using the Harbormaster Office as an example
- phased approach to construction
- finding a champion from a member of the public

Chair Castner explained that after the meeting they had a general discussion on how they were going to proceed with continued public outreach. Since what he has heard from Ms. Griswold is that the public wants to know that information first.

Mr. Meyer continued that the next public meeting was to pull a couple of options on how they want to proceed. They are hoping that they can stimulate discussion by the committee on these options tonight and that they will be able to participate on October 22<sup>nd</sup>.

Committee member Howard reported that the PowerPoint presentation was very hard to see from the back of the room, contained way too much information. She would like to have a preview of any slides that are to be used. Further comments on the little to no advertising for the project and the difficulty finding any information on the project, she had to go the Public Works website to find anything on the project.

He continued by opining that the public was not interested in hearing from Staff or the committee since there was the appearance of bias, he agreed that an outside champion or group that supported the project was needed. Mr. Meyer stated his goal would be between this meeting and the next identify some of these groups.

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

Ms. Wilson-Doyle reported that Don Bivins and she met with the Kenai Peninsula Borough, Fire Station Personnel, Police Station personnel, and Kachemak Emergency Services Area personnel. They also spent time at local grocery stores to bring awareness to the public about the project. Ms. Wilson-Doyle agreed with the statement that the public wanted more detailed information before voicing opinions and making decisions. Ms. Wilson-Doyle stated they are preparing for the next meeting which is broken down into two groups of fire and police and requesting additional specific groups such as MAPP which she felt was tied into Police.

She pointed out some aspects of the surveys they are receiving regarding service, operational needs, funding and available funding. Ms. Wilson-Doyle would like some input on other groups to invite to the worksession on Friday, October 23, 2015.

Ms. Wilson-Doyle requested that at the worksession and the focus groups that they come up with three options that they might be able to implement a Direct Mail Program.

They will have a deliverable for the November 4<sup>th</sup> meeting from these meetings and a memo from Don Bivins. They will need to prepare for the November 30<sup>th</sup> Public meeting.

Chair Castner requested basic civil overlays on the site so they can see how the new bays would sit the site with relation to turning radius'; he then asked about having the information that Ms. Griswold requested regarding the demolition and space between buildings.

Committee member Howard expressed concern regarding having a Public Meeting the night before a Special Election. Chair Castner provided a brief overview of the financial situation of the city and what is scheduled.

**PUBLIC HEARING**

**PENDING BUSINESS**

A. Public Engagement Schedule – Status Update Fall 2015

Ms. Wilson-Doyle provided her tentative agenda for the October 22<sup>nd</sup>, Islands & Ocean, Focus Group Meetings as follows:

- 8:30 a.m. to 10:00 a.m. - Smaller group to discuss economic issues such as price points
  - The invitation list is still a work in progress
- 10a.m. to 12:00 p.m.- Invitations have been extended to Fire Personnel
- 12:00 p.m. to - Homer Police, MAPP discussions on how the Homer Police Department services the overall community
- Time slated as afternoon - Discussion with champions and advocates.

Friday October 23<sup>rd</sup>, Council Chambers, Worksession:

10am to 4pm - Sharing results of the previous day focus group sessions and brainstorming, funding possibilities and mechanisms and looking at the design details to come up with three distinct alternatives, this could be a line item or space related budget, etc.

The Committee is needed to help guide the discussion asking, What does the public really need in order to make an informed choice, that might reflect something that is actually doable for the community and on what timetable like the next two years, or five years. This will be an open discussion. The City Manager is scheduled to attend this meeting also.

They will need to get down to the nitty gritty and speak about design assumptions, detailed elements. This worksession will be the place to express what the committee wants and can set the framework of the project. Ms. Wilson-Doyle noted that Mr. Smythe will be present to assist the committee with architectural design details. She reiterated the location will be in Council Chambers.

Committee member Howard questioned who the stakeholders were that Ms. Wilson-Doyle was speaking about earlier? She inquired if Ms. Wilson-Doyle has already met with them. Committee member Howard stated that they do have some groups in her opinion that deal with Public Safety Issues and the community and have the information that is very current, she further stated that they would have the level of service required, the community tolerances on what they will inconvenience themselves to have that level of service. Ms. Howard stated that they would be well on their way if they invited such as MAPP, Haven House, Youth Court, Green Dot regarding services funding has to be tied to the need and to get this approved we have to show the value. She further opined that they are too disconnected from the community at this point.

Committee Member Dan Miotke stated that the only numbers they have heard for the project is 30 million, he suggested presenting it as this is the amount per year that a taxpayer will pay, Committee member Miotke further commented on being pitted against pickle ball/recreation from the start and noted that individual departments within the city are not totally on board with this project. How do we provide the project without the full support of all the departments within the City? Committee member Miotke believed that if they can provide alternative recreation space and get the support from city departments the project will fare better.

Chair Castner provided information on the City of Whittier Public Safety Building/City Hall and they received bids \$2 -\$9 million for a 3 story 34000 sf facility, which doesn't have a jail, but did have a holding facility. He opined that maybe there was some opportunity ahead to get the project since the bidders included some companies that would not have looked twice at the project last year. Since the City of Whittier decided not to have an estimate done they saved money and had \$4.5 million put away for the project.

Chief Robl expressed his disappointment on the lack of public interest. He agreed that there may have been a lack of advertisement for the last meeting but his impression from the public is that they don't care and they don't know; they will care when it comes time to vote on the bond. How the committee can generate the interest and interact with the public he is not sure what they can do. Chief Robl further stated they really need to change the tactic to get the voters informed because when it comes to vote of a bond issue it will not pass.

Chair Castner responded that for several years they had money coming in for these projects and did not have to go to the voters but now they have to; just like the Harbormasters Office he believes he knows the number that they will be able to sell; he advocates for buildings they need to replace; he

believes that they have the correct message to replace the Police Station and believes that people are supportive. We still need to keep the other buildings in mind such as the Skateboard Park and the HERC building regarding replacement. Those people are going to need something to be convinced and should not be forced to give them up.

Committee member Howard agreed with the Chair and then commented on the expectations of the Committee from the Public. We need to provide the back-up materials, the costs and not expect the excitement regarding floor plans. She added a compliment to the Homer Police and Fire for being humble and doing so much with so little and believes that it works well for speaking out on living so long poorly. She acknowledged that they may not like the number but maybe when they break it down on a yearly basis it may be more acceptable.

Ms. Wilson-Doyle has extended personal invitations to the Police Department and Fire Department personnel. Mayor Wythe requested the names of individuals or groups that have been invited to participate in the focus groups. Ms. Wilson-Doyle stated that the following have been invited or will be targeted for invitation:

- Police and Fire Personnel
- MAPP
- Mary Griswold
- Committee Members

Ms. Wilson-Doyle expressed a desire to have input on any additional groups to invite to participate that will willingly take on the roles of champions or advocates for the project. Committee member Howard questioned the availability of these groups being that it is scheduled nine days from tonight. Chief Robl was not aware of any of his personnel that indicated they were aware of the meeting and planned on attending as it was not very clear in his opinion the invite that was included with the in-house survey. Ensuing discussion on inviting MAPP to push the invite out to all their participants on attending the focus group meeting and that the committee should take a bigger lead and direct the design team on what they should do.

The Committee also discussed the following:

- Presenting the design/facility and getting support from more than the employees
- What is doable? What will the community support? What are the priorities?
- Funding Alternatives – Having Finance, Bonding and Banking information for the worksession
  - Availability of Grants to include Federal, State, Local, other agencies and organizations, using more than one to fund the project
  - Bonding – a time honored traditional method used by municipalities to fund necessary projects
- Giving a presentation similar to the Harbormaster’s Office project would be appropriate
- Seniors and Senior Exemptions – Effects on the city and borough resources and revenue
- Project Cost listed in the CIP
- Providing the costs for bonding a project at various price points
- Determining if the project is dire or not and support that need, not waiting for “free money”
- Costs of maintenance and operations for a new building
- Contacting the Voice for Business, Chamber of Commerce, a Local Realtor
- Contacting State (Federal) Representatives
- Verifying and determining spaces in the design to narrow the costs
  - the Design team can provide the drawings they have and the committee can determine what is needed and what can be postponed until a later date.

## **NEW BUSINESS**

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

Chair Castner requested each committee member send the Clerk a list of topics so an agenda can be provided for the worksession with a clear defined purpose and outcome by the close of business Friday, October 16, 2015.

The desire for the focus groups was to try and make sure they are on board and agree they are part of the core services. The committee did not want any focus on the design features. The committee agreed that the October 22<sup>nd</sup> meeting was poorly advertised and the appropriate groups were not aware of this meeting.

The committee agreed after discussion that due to all the pending issues, lack of advertisement or prearrangement with outside groups and with the city budget being more prevalent on people's minds it would be better to postpone the meetings scheduled for October 22<sup>nd</sup>, and November 30<sup>th</sup> until after the first of the year.

Chair Castner in response to Ms. Wilson Doyle's question regarding rescheduling the meetings that he would like to get the budget issues over before wading into the details of the Public Involvement meetings.

It was confirmed that the October 23<sup>rd</sup> meeting will be an open meeting that will be conducted in a worksession format, noticed in the paper and if the design team can provide some idea of pricing, reasonable expectation of condensing space for discussion purposes.

## **INFORMATIONAL ITEMS**

### **A. Resolution 14-20 Creation of the Committee and Scope of Work**

## **COMMENTS OF THE AUDIENCE**

Mary Griswold, city resident, recommended refining the design and costs before the focus group canceling the October 22<sup>nd</sup> until after the workshop on October 23<sup>rd</sup> then invite those folks to the meeting on November 30<sup>th</sup>. They do not have a design or cost estimate and that is what people need. As the committee has stated the people do not have the expertise to look at space needs but they do want to know what it is going to cost them and she still hasn't heard anything. If you take the square footage of 50,000 and multiply that by \$210 per square foot then the cost is only \$10,500,000 and if you can reduce the square footage down to 35,000 or 40,000 then you're are talking in the ballpark.

## **COMMENTS OF CITY STAFF**

## **COMMENTS OF THE COUNCILMEMBER**

Mayor Wythe requested the project website to be updated and should be a front page item.

## **COMMENTS OF THE CHAIR**

Chair Castner responded to Ms. Griswold cost estimate regarding this project including some jail costs that were not included in the Whittier project. Mr. Smythe responded to the costs were being projected high since there are unknown aspects of the project.

## **COMMENTS OF THE COMMITTEE**

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 7:45 p.m. The next meeting will be a worksession **FRIDAY, OCTOBER 23, 2015 10:00 a.m. to 4:00 p.m.** a regular meeting will be **WEDNESDAY, NOVEMBER 4, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

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