

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the September 16, 2015 Regular Meeting

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4. 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)*

5. VISITORS

(There are no visitors scheduled for this meeting.)

5. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

B. Staff Project Report – Carey Meyer

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

1. Public Meeting #2 Results & Update

- Public Comments & Input Forms

Page 9

Page 11

6. PUBLIC HEARING *(3 minute time limit)*

7. PENDING BUSINESS

A. Public Engagement Schedule – Status Update Fall 2015

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8. NEW BUSINESS

A. Next Meeting Date and Deliverables

Page 49

9. INFORMATIONAL ITEMS

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

Page 51

10. COMMENTS OF THE AUDIENCE

11. COMMENTS OF THE CITY STAFF

12. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

13. COMMENTS OF THE CHAIR

14. COMMENTS OF THE COMMITTEE

15. ADJOURNMENT/NEXT PUBLIC MEETING WILL BE OCTOBER 22, 2015 AT ISLANDS & OCEAN VISITORS CENTER SEMINAR ROOM 8:30 -5:00 AND THE REGULAR MEETING IS SCHEDULED FOR NOVEMBER 4, 2015 AT 5:30 P.M. at City Hall in the upstairs conference room located at 491 E. Pioneer Avenue, Homer Alaska.

Session 15-07 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:34 p.m. on September 16, 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, WYTHER, AND CASTNER
ALTERNATE MEMBERS HUTT AND MIOTKE

DESIGN TEAM: SARA WILSON-DOYLE, DALE SMYTHE AND DENNIS MORRIS, STANTEC
(TELEPHONIC)

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 August 26, 2015 Regular Meeting

Chair Called for a motion to approve the minutes.

HOWARD/WYTHER – SO MOVED.

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, encouraged the City to build two buildings. She advocated for building the Police Station as soon as practical and delay the completion of the design and construction of the Fire Station for 5 to 8 years. The buildings should be situated so construction and maintenance equipment can efficiently work around each one which is not the case now at all. We need a new Police Station immediately. The Fire Station is still serviceable. Many Fire Departments would be thrilled to have a building as good as that one. The two departments are under the umbrella of Public Safety but they are very distinct entities. They are not like the integrated City Hall where various department personnel interact frequently on a face to face basis from one room to another to make being under one roof much more efficient and cost effective, The current public safety building design calls for separate entrances, lobbies, kitchens, living spaces, restrooms, conference rooms, offices, etc. The only common use area is the exercise room which is in the police section. The design team stated at a recent committee meeting that they are having problems joining the two buildings; that it currently is a very awkward junction. It is good to have the two buildings on the same parcel and it is smart to complete the modified 35% design now for both facilities however it is much more practical

for department functions to build separate buildings for these two services; it could also create a financially affordable solution to our urgent need for a new police station.

Mr. Scott Adams, city resident, was looking at the price for knocking down the structure and was wondering if anyone has notified the landfills regarding the amount of the debris; he knows that they are going to 35% and hoping that they are going to get this done within 10 years but he did not see it coming with the way the State is looking for everybody to be taxed; City wants to tax people the State wants to tax people; good luck; he will wait to listen what the committee presents tonight before making further comments.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported no recent actions from Council on this project. Chair Castner asked about significant outcomes from the public meetings in July and the online efforts. Mayor Wythe stated that the function of those efforts were to see what the priorities of the public were and those were Public Safety – Police and Fire/EMS which reinforced the Council’s belief that Public Safety should be the highest priority.

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

Mr. Meyer stated that they now have Stantec under contract as shown in the packet; the Hazardous Material Study was concluded and that report has been provided and is later on the agenda. There is also a Rough Order of Magnitude of Costs for Demolition of the buildings. The Clean landfill can be disposed of at the Homer Landfill offering a savings in trucking.

The reason to move forward to 35% Design is to get a better handle on the costs for the project and by the time they have completed the 35% Design they will be able to address additional line items and could possibly reduce the contingency further.

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

The overall total square footage is 22,000. The main school building is 13,923 square feet. The shop addition is approximately 800 square feet. The smaller building is approximately 3500 square feet per floor with a total of 7000 square feet.

PUBLIC HEARING

PENDING BUSINESS

A. Updated Public Engagement Schedule – Fall 2015

Sara Wilson-Doyle stated that there were several reiterations on the dates and schedules explaining that there was poor availability of meeting rooms and inquired if the Mayor would be able to take time to be telephonic for the welcome and introductory to the presentation. Ms. Wilson-Doyle

explained that the meeting will start at 5:30. She has made contact with several stakeholders and will be following up individually.

Committee member Howard requested additional space on the flier between the date and the time as it may be confusing to the reader.

B. Updated GANNT Schedule

There were no comments on the schedule as presented.

C. Hazardous Materials Report

Mr. Smythe stated that he was quite proud of the report that Mr. Morris presented and there were several interesting items. Chair Castner noted that a report was completed approximately 10 years ago on the intermediate school building (smaller building). Mr. Morris replied that it was completed in 1998. Mr. Morris responded that it was a very thorough and there was very little that he conducted on that building.

The larger building however very minimal testing was done back then , it was noted that the building was occupied at that time.

There was no discussion by the committee. Mayor Wythe thanked Stantec for completing the Survey as it provided known costs for them and the project.

NEW BUSINESS

A. Draft Online Survey Review and Approval

1. Comments from Chief Painter dated August 27, 2015

Chair Castner noted that the survey is intended for the users only.

Ms. Wilson-Doyle responded that there was enough anecdotal public comment in the recent Town Hall survey regarding the project and the concerns expressed by Chief Painter so she revised the content of the online survey to employee response only from those two departments that will be affected. This will allow them to drill down and share with the decision makers and the public as they move forward.

The intent of the survey is non-statistical. Ms. Wilson-Doyle wanted to make sure that as they go into the funding feasibility review that they have heard and covered the breadth of the issues and they could share that as they go into the public process, in the spirit of transparency and fully airing these side conversations that are distracting from the real issues – mainly that they have obsolete facilities that the community needs to find a solution for at the minimum.

Suggestions from the committee were:

- Use an IP Lock on the survey to require respondents to use a different computer
- Change Question #2 to “How do the current facilities cause problems in performing your duties?”
- Formulate the question that would reflect their opinion on loss or displacement of facilities, activities such as the Skate Board Park, the gym, the basketball court, etc? Should the city rebuild or relocate these facilities?
- Worksession is more of an internal meeting to discuss the responses

- Email could be sent to the Chiefs with a link to the survey, all responses would be accessible only to Stantec
- Assurance that all responses are confidential; can be addressed in the email sent out.

B. Funding Costs

This was requested at the August 26, 2015 meeting regarding information on what funding would costs through a tariff through a property assessment or some other additional payment. Chair Castner stated that this was about the abatement and they already discussed that.

There was no further discussion or action taken by the Committee.

C. Preliminary Schematic Drawings of the Project – Fitting it to the Location

Chair Castner stated that they were no going to have any drawings for a while and referred to Mr. Smythe who responded that they are waiting for any further design aspect until they are finished with this Public Involvement input before they continue the design efforts that they recently contracted for. He inquired if they may present the Hazardous material report at this time.

Chair Castner stated he read through that earlier and believed it was very conservative.

D. Next Meeting Date and Deliverables

Mayor Wythe moved to have the next meeting on October 14th as she was unavailable on October 8th. No objection was voiced by the committee members present. She will schedule with the City Manager to make the opening remarks at the September 30th Public Meeting.

Ms. Wilson-Doyle will provide a stakeholders listing for the committee, including what stakeholders are and the committee will have a discussion at the October 14th meeting.

INFORMATIONAL ITEMS

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

COMMENTS OF THE AUDIENCE

Mr. Adams stated that he had a few questions that the committee may be able to answer: has the design and size changed any from what was envisioned months ago and the online survey - you have a group of people who work for the city or are contracted by the city, it's like working on a boat and saying that needs to be replaced and that needs to be replaced, oh let's just buy a new boat, the survey that was done by the city and they got 24% as showing that people were in a no position at this time because of the dire financial situation we, not just state but actual local, and so he is sure that you would get 100% positive for a new building but it doesn't seem right. If they want to do a survey they should include everybody and they can allow people to put their comments on it. Mr. Adams then noted that he has been coming to the meetings since April and every time he comes he sees new faces and this disturbs him, because the people are supposed to be represented at the committee are the ones who are making the recommendations to Council; and Council concerns him a lot when

there is no report or questions back from the Council, he has questions about that too, especially since this is supposed to be their number one project on their list he thought they would have more involvement.

Mary Griswold, was reading Ms. Wilson-Doyle's report in the August 26th minutes about bringing in Don Bivins to clear any misconceptions. She has read so many misrepresentations from all sides and sources on the possibility of a combined Borough Fire/Ems service area which would include Homer, Kachemak City and KESA. Central Emergency Services includes a large rural area plus the City of Soldotna up to but not including Kenai which has its own EMS and Fire Department; she is not sure what it has to do with this Public Safety Building, but encouraged city representatives to speak with their counterparts in Kenai and Soldotna on the advantages and/or disadvantages of belonging to a borough service area and how those concepts may or may not apply to Homer.

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe responded to Mr. Adams concerns regarding Council not questioning or responding to the committee. The Council does not report to the committee if they had questions or concerns regarding direction or recommendations the Council would submit those to the committee; in regards to a service area that is the question that has to be had and the question to those at this table is if it is a function of this committee and believes that will come out through the various public meetings and surveys that they do. She believes that they have heard from many people that KESA is interested in Homer coming into that group but when speaking directly with the Borough Mayor he has stated that unless directly requested from Homer that they will not be considering including Homer. She believed there was information coming from both sides as to whether that is valid or not is to be determined and initial blush regarding potential mil rates, the KESA mil rates are 2.6-2.9 and the current cost for the City of Homer run about 1.5; so these are numbers that are being looked but just has not come to that point and looking at the stakeholders information will be very good.

COMMENTS OF THE CHAIR

Chair Castner stated he has had 7 firefighters speak to him over the course of time about what it would mean to the community to have a combined effort and he brought it up and it was one of the five topics that he was forbidden to bring up but now it is subject of public comment so, there are a lot of people who have a dog in this fight and now there are other people who are now asking the question of what is right, how it would affect this committee would be reflective of what type of building they may build. Such as building a building for a regional effort. He does not really have any skin in that game but when people talk to him and say this is a big public policy question and we should be addressing it now rather than later after they have invested a whole lot of money into a specifically designed building then he believes that it is incumbent on this committee to exercise that a little bit. He has no preconceived notion about it. He had agreed to the 35% a long time ago and he reminded them that they all agreed to it by consensus, they all agreed that the facilities need to be replaced and agreed to the location. But once they get that information out in front of them then the hard questions come about, such as how do we do this and how do we pay for it. How is this whole thing going to come together? Do we phase it? Build one at a time, and get the most pressing needs done? Or wait until they have the money to do it? There are two side of an issue and every side is presented here at the table. They are going to 35% design and understand what it will cost to build

the building at 35% and all these other issues are going to come back for discussion, they will face the reality that Mr. Adams keeps talking about.

(Mr. Adams commented from the audience that was inaudible on the recording and not captured in the Clerks notes.)

Chair Castner responded that they are going with the conceptual design and it is based on the needs to get them through the next 50 years. He referred again to the GANTT Chart and they will know when they get to the end, but just like the hazardous Material Study they will have real information at the end and will make their recommendations to Council and the Police and Fire Departments can say what they want and we will see where it goes, but there is a lot of things happening in the city and a lot of things happening in the State. He believes they are going to have a hard time sticking it all together like they would have done 10 years ago. He stated that no one should feel nervous talking to them.

COMMENTS OF THE COMMITTEE

Committee member Howard responded to the concerns expressed by Mr. Adams regarding new faces assuring him that she has fully read every agenda packet, the minutes and agenda, attending the Open House and as a Council member voted to keep these two projects on the CIP while she is not quite as up to speed as others she hopes that she can add value and as a citizen he will be comfortable with that.

Committee member Hutt commented that he has attended one other meeting but believed that Chief Robl has had consistent attendance at the meetings.

Committee member Miotke stated he is glad to be a part of this committee, the Chiefs are the administrators and they will not be around to use the facility in the future like he and his co-workers will be; he believed that to have their input as employees is important to the project. As far as the stakeholders regarding a service area, he did not think it was as much as a lack of service but the look of the overall demographics of the service area with the response times and inadequacies also being cut in half by the city which does not provide for the smoothest organization and believes that they just want what is best for the community.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:25 p.m. The next regular meeting will be **WEDNESDAY, OCTOBER 14, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____



Welcome to Public Meeting #2 for the Homer Public Safety Building Project

Sign In 9/30/2015

City of Homer | Open House Agenda

Name	Contact Info (email or phone)
Mary Griswold	mgnt@xyz.net
KEEL CASTNER	KEELCASTNER@TANISIA.BIZ
Corey Stewart	Corey Stewart, law@gmail.com
Donna Aderhold	donna grace 99@gmail.com
Wynne Aderhold	aderhold@xyz.net



Public Meeting #2

DRAFT Powerpoint Outline

1) Introduction

- a. Welcome
- b. Project Overview (Updated Fact Sheet Content)
- c. Agenda/Format (Presentation with Input Form)

2) Project Findings to Date

- a. Police and Fire Department facilities are functionally obsolete (photos, narrative by staff/volunteers)
- b. Deficiencies vs. Needs (space needs assessment)
- c. How obsolete facilities affect residents

3) Projected Needs and Estimated Costs

- a. National standards for modern facilities
- b. What this looks like in Homer – site concepts to date
- c. Cost estimate and project comparisons, appreciating that each community has different needs and variables (like comparing apples, oranges, bananas, etc.)
- d. Typical funding sources, and options for this project
- e. Alternate approaches that can achieve savings in the long run: Joint police/fire facility co-location, General Contractor Construction Manager approach, 50-year lifespan cost savings, etc.

4) Funding Feasibility Review

- a. Introduce the funding feasibility process
- b. Don Bivins, Emergency Services Consulting International (ESCI): Homer is not alone – challenges and lessons learned all over the U.S. in providing more services with fewer resources.
- c. Next steps (Funding Feasibility Memo/work session, Alternatives, Public Meeting #3).

From: Jo Johnson
Sent: Wednesday, September 30, 2015 12:49 PM
To: Renee Krause
Subject: FW: Public safe building projects.

FYI

Jo Johnson

From: Dotti Harness
Sent: Wednesday, September 30, 2015 12:32 PM
To: Carl Nostrand
Cc: Department Clerk
Subject: RE: Public safe building projects.

Carl,

Thanks for sharing the information.
I'm forwarding your email to the City Clerk's at 235-3130.

Dotti Harness-Foster
City of Homer
Planning and Zoning
907-235-3106
907-235-3118 fax



From: Carl Nostrand [<mailto:class9.50@gmail.com>]
Sent: Tuesday, September 29, 2015 5:58 PM
To: Department Planning
Subject: Public safe building projects.

Hello all

I'm in-favor of a new public safety building. Building a disaster proof thin shell concert complex would be a smart move. One that could be done in stages. They make great recreation centers as well.

Might be able to get some FEMA money as well. I have some building plans of a 200 foot dome gym if anyone is interested. Lots of books and technical information about domes as well. I even have a dome jail design in one of my books.

The Monolithic Dome web site has lots of interesting and timely content.

<http://www.monolithic.org/in-the-media/oklahoma-school-says-its-buildings-are-tornado-proof>

Kind Regards,

Carl Nostrand
41480 Stellars Jay
Homer, AK
299-0897

From: Doyle, Sara <sara.doyle@stantec.com>
Sent: Saturday, October 03, 2015 5:20 PM
To: Carey Meyer; Renee Krause
Cc: Don Bivins
Subject: FW: Homer Public Safety Building Open House Input

FYI, here is some input from Mary Griswold. Renee scanned the 30 comment sheets from our conversations at the grocery store and has it on hand.

Sara

From: Mary Griswold [<mailto:mgrt@xyz.net>]
Sent: Wednesday, September 30, 2015 8:51 PM
To: Doyle, Sara
Subject: Homer Public Safety Building Open House Input

Open House #2 input

1. Level of service and cost to taxpayers must be balanced. Neither is more important than the other. We cannot afford the ultimate in quality and level of service. It is equally unaffordable in the long run to build a facility that does not meet our needs. It is OK to start with department desires and work down to what is essential. The recent harbor master building cited by Carey Meyer is a good example of the compromise necessary to create a successful project.
2. The city should move forward on design and construction of a new police station ASAP. The fire station is not nearly as decrepit as the police station and its replacement should wait 5 to 8+ years. The existing engines and ambulances fit and it is unlikely that the city will be getting any larger engines in the next few years. Reasonable maintenance and repairs should be continued on the fire station in the interim.
3. Pare the project to something affordable to city taxpayers. We need to know the cost of bonding. It is poor economy to expand the fire station bays to fit the existing school foundation. The extra space will be wasted, especially in drive-through bays.

The public will not engage in discussion of this project until they know what it will cost them. People will leave it to the fire and police experts to define their needs. Most people have no idea of space needs, required equipment, or level of

service. They just want an ambulance or fire truck at their door when they need one. It is important not to exaggerate the deficiencies of the fire station because that will create skepticism in the need for a new facility. The old harbor master office was in much worse condition before it got replaced and that was not paid for by city residents.

I made the following comments at the last committee meeting:

I encourage the city to separate the new public safety building into two facilities, build the police station as soon as practical, and delay completing the design and construction of the fire station for 5 to 8 years. The buildings should be situated so construction and maintenance equipment can efficiently work around each building.

We need a new police station immediately. The fire station is still serviceable. Many fire departments would be thrilled to have a building as good as that one.

The two departments are under the umbrella of public safety, but they are very distinct entities. They are not like the integrated city hall where various department personnel interact frequently on a face to face basis from one room to another to make being under one roof much more efficient and cost-effective.

The current public safety building design calls for separate entrances, lobbies, kitchens, living spaces, restrooms, offices, conference rooms, etc. The only common-use area is the exercise room, which is in the police section.

The design team said at a recent committee meeting that it was having trouble joining the two buildings. Currently, it is a very awkward junction.

It is good to have the two departments on the same parcel and it is smart to complete the modified 35% design now for both facilities. However, it would be much more practical for department functions to build separate buildings for these services. It could also create a financially affordable solution to our urgent need for a new police station.

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

New structure (s)

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Suitability and cost consciousness

Input Form

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Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Provide a new building for Police first and Fire
Second. Personally know the dump of a building the
Police operate out of now.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Location, demo the old HERC building and put
Police/Fire there

Input Form

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- Quality and level of service
- Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

unconditional love.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

more Free water pumps.



water

Thirsty
for justice



Input Form

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- Quality and level of service
- Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

New to city - unsure how bad conditions are

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Support the EMS / police with equipment and training.

Input Form

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Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

New to Homer,

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

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Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

I Believe That There should be a renewal.
At Least Make sure buildings are up to code,

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Police Officers should be renamed to public safety officials to shift mentality amongst the police force.

Input Form

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Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Informational Bake sales

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

♡ Fallout centers ♡

Input Form

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- Quality and level of service
- Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

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Cost to tax payers

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Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

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Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Replace both in a single facility

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Find creative ways to pay for it
but DO IT!

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

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Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Inspect buildings, assess what needs to be done, publicly communicate about ideas.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

I'm not knowledgeable about all that is currently happening, don't have a helpful answer,.... sorry

Input Form

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Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

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- Quality and level of service
- Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Improve upon them... based upon needs of workers and the city in general

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

I don't really know...

Input Form

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Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

let the public know what would happen if the facilities don't get updated and how it would impact them (lack of these facilities being able to protect/help people would upset people, but nobody seems to have the time to stop?)

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

I'm not sure, I haven't lived here very long and am not going to live here much longer, but I wish more people cared about things that would sure upset them if inconveniencing them

Input Form

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Quality and level of service

Cost to tax payers

Depending on the tax percent increase, yes quality

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

You'd have to show them to me.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

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Quality and level of service

Cost to tax payers

both are important

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Prioritize police building as it is most urgent.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Cost

Replacing any existing facilities (gym, skate board park, etc) if the new building displaces them.

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Seek the federal funding through grants and foundations in order to provide the quality and service that's needed at a minimal cost to its residence, in taxes. Especially with its aging citizens.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Make them better.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Make them better.

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Raise taxes

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

⊖ Indoor activities for families - ie, don't take away HERE.

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

- Quality and level of service
- Cost to tax payers

*As long as they
can do their
job the right way*

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

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Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Do what needs to be done for safety of citizens and workers.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

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Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

*Listen to the people
and the P.S. volunteers & employees.*

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

I have a trust issue with the Council.

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

I believe fire station has been doing well through the years. If wrong it's fire truck taking damage going up hill.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Cost to tax payers.

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Not raise taxes

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Subs, No New Taxes

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

- Quality and level of service
- Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions? *NOT raise Taxes*

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Jobs, No New Taxes

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Fix it

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions? *The inside of the fire department is fine, they have perfectly fine vehicle bays. It's just another project to cost more money.*

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project? *Taxes.*

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

I'm AGAINST IT PERIOD!

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?

Input Form

Your input will help shape decisions about the Homer Public Safety Building Project.

Question 1. Which is **more** important to you in addressing the City's obsolete police and fire buildings (check one):

Quality and level of service

Cost to tax payers

Question 2. In your opinion, **what should the City of Homer do** to address current police and fire building conditions?

Address the police building first. I do not think ~~if~~ there are enough advantages to coupling the buildings. ~~or~~ Or using the proposed lot on the corner of pioneer + the bypass.

Question 3. What else would you like **local decision-makers to consider** specific to the Homer Public Safety Building Project?



Fall 2015

Public Engagement Schedule

September

- 16 (Wednesday) **Public Safety Building Review Committee***
Intent: Review Prepared Engagement Materials.
- 22 (Tuesday) **Online Survey Available (Funding Feasibility Review)**
Intent: Gather candid, anonymous input from internal sources (sent via email to relevant City staff and volunteers) to help inform the project.
- 28-29 (Monday-Tuesday) **Stakeholder Interviews (Funding Feasibility Review)**
Intent: Assess stakeholder priorities, and explore cost avoidance strategies raised by the public (e.g., project phasing, downsizing, service transfer to Kachemak Emergency Service Area (KESA), contracting Police Dispatch Center in Soldotna, and other strategies).
- 30 (Wednesday) **Public Meeting #2 (Concept Study)***
Intent: Bring residents up to speed using a PowerPoint presentation. Describe needs, design concepts, site layout/phasing options, and describe the challenges of comparing project costs from other Alaskan communities. Outline the Funding Feasibility Review process underway, and initiate community dialogue on design and target funding options to replace the City's functionally obsolete police and fire buildings.

October

- 22 (Thursday) **Online Survey Ends (Funding Feasibility Review)**
Intent: Compile input to share at work session.
- Focus Groups (Funding Feasibility Review)**
Intent: Gain candid input on project design and funding alternatives.
- 23 (Friday) **Work Session (Funding Feasibility Review)***
Intent: Working meeting with key decision-makers and thought-leaders to prepare three project cost alternatives to present to the public. Incorporate public input, focus group, and survey findings.

November

- 4 (Wednesday) **Funding Feasibility Review Memo, with accompanying Community Discussion PowerPoint**
- 30 (Monday) **Public Meeting #3 (Cost Alternatives)***
Intent: Ask residents to weigh in on three alternatives.
- TBA** **City Council Briefing (with Public Safety Building Review Committee participation)***
Intent: PSBRC Committee shares public engagement results and requests Council direction so that design can proceed to a target funding level, with a scope that reflects broad community agreement.

*PSBRC participation requested.



Online Survey

DRAFT Details

Who

Proposed Email Distribution List

Gather candid, anonymous input from existing email lists including internal sources:

- All public safety personnel including Police and Fire staff and volunteers, present and past.

What

Proposed Questions

Help frame the public discussion with anonymous, experience-based information and opinions:

Question 1. What problems do you see because of the conditions you are working in?

Question 2. Do the current city facilities cause problems in performing your duties?

Question 3. As a citizen, how do you feel about the City's existing police and fire facilities?

Question 4. As a citizen, how do you feel about a new, joint Public Safety Building?

Question 5. In your opinion, is there anything else the City should consider (e.g., ideas, concerns, needs).

When

September 22 (Tuesday)

Online Survey Available

October 22 (Thursday)

Online Survey Ends and is compiled

October 23 (Friday)

Share results internally at Funding Feasibility Review work session.

November 30 (Monday)

Share selected elements at the 3rd public meeting.

How

Police/Fire shares the mass email lists to Stantec (by next Monday, September 21, 2:00 pm).

Stantec distributes directly to online list (next Tuesday) and compiles findings.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: OCTOBER 8, 2015
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

Currently the following date(s) are scheduled for the next meeting:

Wednesday, November 4th at 5:30 p.m.

If the committee would like to reschedule the regular committee meeting to November 18th at 5:30 p.m. that is available at this time.

Please review your schedules prior to the meeting and have alternative suggestions available.

It is also best to outline the deliverables needed for the next meeting in order to facilitate staff and the design teams work schedule.

I will have the Clerk's Calendar for meeting room availability at the meeting.

Recommendation:

Discuss dates and make motion to establish meeting date for the next meeting of the committee.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 14-020

A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A
PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND
ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER
WHICH THE COMMITTEE WILL CONDUCT ITS WORK.

WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to
conduct preliminary engineering, design, site evaluation, and cost estimating for the
proposed new Homer Public Safety Building; and

WHEREAS, Proposals are due on January 21, 2014; and

WHEREAS, It would be beneficial to establish a Public Safety Building Review
Committee (PSBRC) to assist the City with numerous functions including review and
evaluation of the proposals, similar to the committees the Council has established for
construction projects on other public buildings.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes
the Public Safety Building Review Committee (PSBRC).

BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one
member of the City Council, the Police Chief or their designee, the Fire Chief or their designee,
a member of the public, preferably with construction or project management experience, and
a member of the business community.

BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer
and Dan Nelsen and secondary support shall be provided as needed and requested by the
City Manager, the Finance Director, and the City Planner.

BE IT FURTHER RESOLVED the Scope of Work shall include:

- Review and rate GC/CM proposals and make a recommendation to the Council

- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make recommendations to Council as to how to proceed as various
- 43 benchmarks are achieved.
- 44

45 BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule
46 and shall be disbanded when the initial scope of work is complete and the Council
47 appropriation is expended. The Council may extend the life of the Committee and expand its
48 scope of work if the project proceeds beyond this initial phase and additional project
49 revenues are secured.

50
51 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties
52 interested in serving as the public and business community representatives.

53
54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January,
55 2014.

56
57 CITY OF HOMER

58
59
60 
61 MARY E. WYTHE, MAYOR

62
63 ATTEST:

64 
65
66 _____
67 JO JOHNSON, MMC, CITY CLERK

68
69 Fiscal Note: Staff time and advertising costs.

70
71

