

Session 16-03 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on March 9, 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, PAINTER AND CASTNER

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

DESIGN TEAM: DALE SMYTHE, LEAD ARCHITECT, STANTEC

STAFF: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the February 10, 2016 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)*

Scott Adams, resident, commented that he contacted the Kenai and Soldotna Police Departments and that neither department has a firing range, they use the firing range owned by Snowshoe and pay for a membership; Soldotna has 16-17 persons working and their building is 11,000 square feet; Kenai has 27 personnel, they also hire 6 temps in the summer, he is hoping that they remove the gun range since it is quite a bit of money and the city can do what our neighbors do and get a membership; he is hoping that the city gets skin in the game, after Mr. Castner asked the City to give some funds and would provide 2-3 million instead and bond for like 8 million and not expect the residents to pay for everything, speaking of bonds the rating of the state has been reduced again and property assessments are down at least his was, and he was not sure how this would affect the Borough on all things; plus the state is in the beginning of a deep recession, BP has reduced jobs on the North Slope again.

Questions from committee members were directed at Mr. Adams on the size of Kenai facilities and if they have jail facilities, he did not get that information, as it was he was shuffled from person to person.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe provided a brief synopsis of the actions of Council at the last meeting and noted that the resolution was included in the packet.

Chair Castner commented that he was unsure he thought that the original resolution included all the options. Mayor Wythe replied that it did include the three options and council winnowed it down. Chair Castner stated they needed more support from Council behind the project.

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

Mr. Meyer was not present.

Chair Castner reported that he met with Chief Robl and Mr. Meyer and walked through the HERC building with the drawings since their thinking changed on how the building could possibly be repurposed for the project in any way to meet some of the space needs requirements of the police station as a non-essential element to the project. He went on to explain the difference between essential facilities and non-essential facilities. Three items were determined as non-essential functions to the Police Station needs and they were long term evidence storage, and a drying room which is used to dry evidence; and the firing range. They visited the east half of the facility and reviewed how it was built, what impediments it would have and what corrections it would need and made a list of questions and that would be for discussion at the committee level before they discuss if they can use any of this space as part of the project. Chief Robl had no objection to using any of the existing facility if they could. Then they contacted Mr. Smythe and explained what they were considering.

C. Stantec Project Report – Dale Smythe

Mr. Smythe stated he has forwarded some information from the “Code” for consideration as far as important factors for police stations to consider on the idea of splitting it, they spoke briefly about other projects where they looked at the same thing and he strongly advocates for repurposing existing structures if it makes financial sense considering costs to make the necessary upgrades versus demolition and new construction. The next step would be to determine what program elements are needed and wanted, if they could be split and what the costs of those are so you would know what the best value is moving forward.

Chair Castner then reported on a meeting held this morning regarding a project that will be built by Mr. Zatz primarily for soccer and there was extensive discussion on the possible inclusion of expanding the project to include court facilities if the HERC facilities were to go away and he then conducting a research on the costs of flooring, etc.

Mayor Wythe responded that she would have a resolution before Council but stated that she would speak about it during closing statements.

PUBLIC HEARING

PENDING BUSINESS

A. Project Direction and Preliminary Planning for a Public Information Plan

1. Resolution 16-016(A)
2. Option #3
 - a) Expenditures for Design Studies and Construction Documents for Fire Station
 - b) “Assisted” Design/Construction Contract with Architect and GC
 - c) Square Footage Determinations for Police Station – Preliminary

- d) Repurposing Existing Structures
 - e) Skateboard Park
 - f) Expenditures for Design Studies and Design for Police Station
3. Excerpt from the February 22, 2016 Council minutes
 1. Memorandum to Council from Chief Robl dated February 18, 2016
 4. Public Information Plan and Steps to a Bond Proposition
 1. Memorandum from Deputy City Clerk Krause re: Preliminary Planning of the Public Information campaign

Chair Castner commented that his concern was all the money got contained in the Bond proposal election in October and this really ties their hands with any planning. Mayor Wythe responded that when they were talking they have plans in hand that will take them so far in design and they still have not expended all the funds that were currently appropriated. Chair Castner noted that they only have \$150,000 remaining. Mayor Wythe stated that they do not have the ability to do the public education that they need to do and the bond issue any sooner than that and if they need to they will have to request additional funds. Chair Castner responded that they will need money for the police station then there is the whole question on the Fire Station and he would like to get in the front of the line.

Assisted Design

Chair Castner then stated that he spoke to Mr. Smythe on the imperfect approach of doing this under the CMGC process where the General Contractor acts as the Construction Manager as opposed to the Design Build which is also what they are not doing, there is an assisted design contract that allows the designer to still work on behalf of the owner and the owner has an arms-length transaction with the contractor that can be negotiated; Chair Castner further stated he has no problem working with Cornerstone on this project or any of the projects that they generate from this process but he advocated for doing it in such a way as to not creating a lot of documents and paying for a lot of drawings that are unnecessary when they can do it pretty much by description.

Mr. Smythe added that he has spoken with Joe to get his perspective too. The things he wanted the group to consider is that for those that are unfamiliar with the typical building and construction process, all the methods boil down to the following concepts owner, design team and builder. Mr. Smythe proceeded to differentiate between the various methods of contracting Design-Build, CMGC, Design-Bid-Build, having the designer separate allows them to provide honest feedback. The owner builder and designer with the owner having separate contracts with design and build and then engaging the builder early to determine alternates and getting a handle on costs early on in the project.

Chair Castner stated that this would be a preferable approach, assisted design. He will keep pushing it until they have some resolution and hopes that they reach agreement to do an assisted design before they force it into a design method which this never was.

Chair Castner then opened discussion on what they can get for \$12 million dollars. He believed that there will be at least \$1 million in soft costs to the Police Station. They now have a target and he would like to find about 6000 square feet in the existing buildings that could be re-purposed. He spoke about the possibility of redesign and repurposing the HERC and during the construction they could then demolish the smaller building which would allow a temporary reprieve for maintenance personnel.

At some point a decision will need to be made on whether they can repurpose the building. There is still the issue of the threat of asbestos to employees anytime they need to open up the facility. Chair Castner would like to have an inspection, he wanted facts all he has seen is unsubstantiated reports

or opinions and there are ways to deal with asbestos and lead paint. He would like to have the discussion soon. The costs of demolition will have to come from the budget and he would rather know sooner than later.

Chair Castner asked if Mayor Wythe would make a motion she declined and responded that she would not oppose a motion requesting funding for an inspection and report.

Chief Painter expressed his concern regarding anything being put into the HERC building.

Mayor Wythe explained that Chair Castner has not explained to the committee that he has a new idea to build a new police station against the old building allowing them to repurpose the building creating a savings and opening up the southern portion of the lot for a future Fire Station.

Mrs. Howard asked what was needed to either vote up or down on the HERC building? A discussion erupted on the number of inspections and the number of discussions on the asbestos and lead paint and the value to the project if they can repurpose the building to save money. It was noted that there is \$150,000 remaining of the original funds appropriated. Mr. Smythe commented that they have done it before and can do it again. Additional points discussed were as follows:

- Rating of the building for occupancies
- Information received by the Chair from Stantec
- investigating the idea to repurpose the HERC
- Stantec investigation and report to be separate and independent from Mr. Meyer and Chair Castner
- providing this repurposing as an option along with the option including demolition
- understanding what actually has to happen to the HERC and the costs related to those steps to repurpose the HERC

HOWARD/PAINTER - MOVED TO AUTHORIZE A UPGRADE REUSE ANALYSIS REPORT OF THE HERC FACILITY AND THE COST NOT TO EXCEED \$15,000

There was a brief discussion on the time frame to conduct the report and Mr. Smythe stating that he could have the report in 3-6 weeks. It was noted that the results were needed in 30 days. This report would legitimize the repurposing of the building.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner requested that they postpone items (c) Square Footage Determinations for Police Station (Preliminary) (e) Skateboard Park and (f) Expenditures for Design Studies and Design for Police Station until the next meeting since the report will affect these items. There was no apparent objection from the remaining committee members.

Chair Castner asked to address the Fire Station under Repurposing Existing Structures. He asked if there was any reason they cannot press forward on getting an ordinance to start the upgrades to the fire station. Mayor Wythe responded favorably on that idea.

Chief Painter stated he wanted to speak with the architects and engineers on what they can do with that building, he is not looking to expand the footprint but he would like to know the possibility of getting an additional 800-1000 square feet and doing what is really deferred maintenance on the building. Chair Castner noted that if they can complete this step it can be checked off the list. He further noted that the funding was available out of the existing funds they had for the project.

Mrs. Howard questioned how they were going to get the funds to do the maintenance since the Council was split and did not come back to the issue of the \$1 million funding. A brief discussion on having the ordinance on the Council agenda for the March 29, 2016 regular meeting ensued.

Mrs. Howard stated that this can be used to forward the momentum to support the bond by showing what they have accomplished.

Chair Castner will state those facts in the committee report to Council at the meeting on Monday.

Further discussion on the information required to include in the resolution and/or ordinance to have before Council at the March 29, 2016 meeting. The best steps to take to present the information. Mayor Wythe will discuss the best route with the City Manager noting that it may be a resolution authorizing this committee to move forward and then following by the ordinance to provide the funding.

Chair Castner confirmed with Mr. Smythe if he can plan to meet with Chief Painter to discuss the improvements to the Fire station possibly on April 6, 2016 or in conjunction with the analysis of the HERC facility.

Chair Castner then stated that he will fold that back into the square footage and item four Steps to a Bond Proposition he is very sensitive to what people are willing to vote for and he does not want to push it too hard. He inquired where Mayor Wythe was on a \$12 million dollar bond issue.

Mayor Wythe stated that it will depend on the actual costs of the project, Council authorize up to \$12 million dollars, not \$12 million. The city has put a lot of money into this project already and for people to say that the city needs to put money into this is like saying that the citizens need to do that the city does not have money unless the citizens give the city money. She will not support any use of the city permanent fund for the project as that was not the purpose of the fund. Mayor Wythe stated that they have some options such as taking a loan to perform the repairs. She will have to discuss with the City Manager the options available to them. In response to a question posed by Mrs. Howard Mayor Wythe stated that currently the funding will have to come from the general fund and her understanding is that the recommendation from the committee is to get a resolution on the agenda for upgrades to the Fire Station not to exceed a million dollars. She believed that the previous number before Council was \$975,000.

Mayor Wythe added that her understanding is you start a construction project with one number and you do not stop moving forward or cut out essential things because the costs are higher than projected.

The committee then discussed the timeline for getting the ordinance authorizing public education, identifying the ballot question before Council no later than June. Mrs. Howard stated that they will need to have no later than May the cost for public education unless they just go with an arbitrary figure of \$5000. She advocated for Bond Education pointing out the benefits to having the education since there are many factors they do not know about.

HOWARD/WYTHER - MOVED TO REQUEST BOND COUNSEL FROM ALASKA MUNICIPAL LEAGUE.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Next Meeting Date and Deliverables

The committee established April 6, 2016 at 5:30 p.m. in the conference room as the next meeting date wanting to review and have recommendations for the April 11, 2016 Council meeting.

Mrs. Howard will be able to attend that date. Mr. Smythe confirmed the date the report was needed was April 5, 2016.

INFORMATIONAL ITEMS

A. Contact List as of December 21, 2015

There was no discussion on the informational items.

COMMENTS OF THE AUDIENCE

Scott Adams commented on the bond discussion by Council as reflected in the minutes seemed to include the Fire Station. Chair Castner and Mayor Wythe provided clarification on the Council decisions. He advocated for taking the necessary funds to start the work on the Fire Department this summer. He applauded the use of the existing building to accommodate some of the needs of the Police Department. He still did not think that the bond for \$12 million would pass since they are already strapped with the Natural Gas Assessment, all users get charged for the outstanding on the loan and the senior exemption getting cut, the committee needs to think about that, he was hoping this would be put to a special election.

Mary Griswold, resident, thought it was interesting that they were considering putting this on the side of the existing building, this takes a big cut out of the middle and placing the fire hall on the southern end which is really steep and they need two accesses is just not the best use. She advocated again for a plan that uses the 4 acres to the best possible placement with no regard to existing facilities, etc.

COMMENTS OF CITY STAFF

There was no comment from staff.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that she has a resolution, ordinance, proposal that she has requested the City Manager to try to draft up, she hasn't seen it yet, but one of the things that has been a continuous sticking point is the use gymnasium and the public recreation aspect of the existing facility and because she honestly believes for a lot of people that is the sticking point in this process is that public facility and putting forth a proposal to do something about that; the proposal would address the gymnasium and maintenance personnel needing a new home and it would do that in a manner requiring community participation and buy-in in the process. What she is proposing in a sense is that

the City Council would put forward up to that amount, \$660,000, is the figure she came up with, as a matching two for one contribution towards an actual small scale beginning of a community center in town center. This does two things providing a facility for the community and ultimately the city is putting a lot of “skin in the game” with the land and infrastructure as well as some funding. She has contacted CIRI but has not heard from them. This will be on the March 29, 2016 meeting with more information. Mayor Wythe noted that the land in Town Center has been committed to the purpose months ago. She is thinking of a small facility to start with and can happen very quickly. Mayor Wythe believes that the only way to move the Public Safety project forward whether the individually in phases or combined is to deal with the Community recreation which it seems the majority of the public believes is a responsibility of the city.

COMMENTS OF THE COMMITTEE

Ms. Howard had no comments.

Chief Painter commented that it is good to see that the Council adopts an option while it is not the best option for the Fire Department but he can see their concern. This is a big project and a lot of money so he understands the concern. He is a taxpayer like everybody else but they definitely need to proceed with the improvements to the Fire Station so it stays a viable facility and looks forward to seeing a motion on that, they will continue to work on the process, one meeting at a time.

COMMENTS OF THE CHAIR

Chair Castner commented that he felt it was Chief Painter’s memo that broke the log jam open, he stated that they were stuck on high center and expressed his appreciation. Now we have something they can work with and the public will have to be brought in to this and he wants to get Council behind this as it is a fair compromise.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:57 p.m. The next regular meeting will be **WEDNESDAY, APRIL 6, 2016 AT 5:30 P.M.** in the Upstairs Conference Room at City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____