

Session 16-08 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on June 29, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: Committee Members Castner, Howard, Robl, and Wythe

STAFF: Public Works Director Meyer
Deputy City Clerk Krause.

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Mary Griswold, city resident, encouraged the Committee to include in the outreach presentations an explanation why the police station cannot be renovated especially since the Fire Station suddenly gained new life at relatively low cost; that the firing range should be constructed but not outfitted now, that should wait until the future with grant funding as recommended in the memorandum from the Police Chief dated February 18th to leave it in the budget will act as a lightning rod for opposition; the biggest obstacle for voter approval of the bonding proposition is the unfortunate fact that City Council has failed to identify reasonable solutions to the revenue gap, a 1% sales tax was probably the least painful way to garner all the necessary revenue. The Council diverted 2/3rd of that to this project without seriously discussing any replacement funding. The Borough anticipates a ½ mil increase in property taxes next year another ½ mil increase by budget 2020. Homer may face a mil rate increase plus another sales tax increase to replace the HART by 2019 and Council is not having any more revenue worksessions until next winter. She requested the Committee to please ask Council to come up with some viable funding options for the outreach presentations and she believed that the community would understand the need for a new police station but they need to believe that we can afford it.

Mr. Scott Adams, city resident, expressed concerns for the costs of the shooting range, he understands the costs have been cut in half, appreciates the work of the committee on this, but this is still a want item and not a need item, no other police force that has an indoor firing range. He stated that if they are doing a gymnasium and have equipment he would support using the Bay Club to support a local business. He questioned the need for enclosed vehicle where is the need. He questioned the \$1.4 million for dispatch and believed it was quite a bit more than required. He supported this project but not at the heavy costs. As previously stated there are going to be lots of tax issues and even income tax. Businesses are closing and some are not working. This may be a the number one on the wish list of the city, he doesn't really see it passing and he appreciates the reductions in some costs but you still have a almost \$12 million costs.

Heath Smith, resident, commented that he may not say anything new, but the more feedback he gets from the public, the more concerned he becomes as to their reaction to the price tag; he is not sure at what level the education can have to move them off of the number, because that is the first thing that will stick in their minds, and once they start to see the conceptual side of things they will start to look at if individual items are really needed. He guessed that the educational side would have to fall within

the realm of yes we really need this because...Those are some of the answers that he has brought up at other meetings and have not been answered yet. He believes that it will be very important to establish is how do you define the need and then being able to sell that to the public. If you have been looking around homer Gigs Bead, Timeless Toys and Kachemak Gear Shed will be closing if they don't sell, you see what e-commerce is doing to our taxes, we are facing some really uphill things and you wrap that up in a really nice tight package with what is happening at the borough and state levels, people are not blind to what is happening in the community and the state, there has been a really negative reaction to the movement to tapping into the Permanent Fund so that sentiment is not going to play well into our hands when it comes to this. We have to bring something that shows we recognize that we know where we are at and if we push all that aside and say it is in the name of public safety and a necessity people are going to ask what if we say no, they will make do because they have to. This will need to be packaged so that it shows the work that has gone on here. He wants the Committee to be successful but wants to connect with people to show that this is a win-win and we are not going to see movement on the city side to get the public to buy in. We are aware of what we must do we can only chomp off so much at a time or it will be no across the board and we get nowhere.

RECONSIDERATION

APPROVAL OF MINUTES

A. June 8, 2016 Regular Meeting Minutes

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe reported that Council approved a Resolution to approve the Bond Proposition for the \$12 million and Sales Tax increase to 5.15% with .65% for the Fires Hall renovation.

B. Staff & Design Team Report – Carey Meyer

Carey Meyer reported that final rendering has been provided for tonight's meeting. He requested the committee to review and let him know of any changes they would like to see. Dale Smythe met with Chief Robl to review square footage in reference to public comments and found some areas to reduce the space and relocate spaces from the new construction to the renovation side which offers cost savings.

The floor plans have not been modified at this time to reflect those changes. The geotechnical investigation was completed to test the soils under the old building and nothing was found that would add additional costs to the project.

On the Fire Station he has been working with Joe Jolley and he has a contract that is a standard for Design Build and believes that is ready to be executed. Carl Brinkerhoff will be the lead on the Fire

Station Improvement Project. He is in the process of identifying local contractors to perform the different disciplines that will be required. Mr. Meyer distributed some drawings on the project for the Committee's information.

Mr. Meyer confirmed for the Committee that the floor slab will require removal since it was not originally built to drain even though there are drains in the floor the slab is flat thus the problems with the drainage and remedial actions cannot be implemented in order to have effective drainage.

Mr. Meyer provided reports on ventilations, covered enclosure which was not part of the Fire Chief's memorandum so the two vehicles and three trailers will be protected from the weather. This structure will be similar to what was constructed at Public Works at a minimal cost but it does require a Conditional Use Permit and will be scheduled for the next Planning Commission meeting, July 20, 2016 but they should be able to complete before freeze-up. The Contractor is expecting to perform some seismic upgrades. Mr. Meyer had Ayres Plumbing evaluate the project to convert to natural gas and that came in at approximately \$100,000. Mr. Meyer is confident that if control is maintained they can maintain the budget and provide everything the Chief Painter has requested plus a few extra items.

Chair Castner requested a GANTT Chart and Cost Estimate for the next meeting since the Committee has oversight responsibilities for the project.

C. Memorandum from Chief Robl re: New Police Station Design dated June 9, 2016

Chief Robl provided the memorandum to answer some questions and to respond to the need for the square footage. He also noted that he can also respond to Ms. Griswold's question on why they cannot renovate the existing police building and he has had several people asked what they plan to do with the old building.

There was a brief discussion on the formal recommendation made by the committee earlier in the project.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

1. Assignment of Duties
2. Review and Approval of Budget
3. Service Organizations
 - a. Letter to Service organizations
 - b. Developing list of community leaders as presenters and job description
 1. Draft 3x5 Project Information cards
4. Public Information – Print and Radio
 - a. Designing the Draft Voter Information Pamphlet
 - b. Drafting the Radio Announcement Content
 - c. Drafting the newspaper display advertisements
 - d. Story Boards and Information for Fire Department 4th of July Open House

Committee member Howard is unaware of the committee taking any action at the previous meeting so requested all the items back on the agenda, she additionally noted that the budget should reflect exchanging advertising in the Tribune with creation of 3 x 5 cards at \$1000.

A brief discussion ensued on Council requirement to approve the funding for the educational campaign for a Bond Request in the amount of \$5000.00 to be in compliance with APOC.

WYTHE/HOWARD – MOVED TO REQUEST COUNCIL APPROVE THE FUNDING REQUEST FOR THE EDUCATIONAL CAMPAIGN FOR THE BOND PROPOSITION IN THE AMOUNT OF \$5000

There was a brief discussion on this request already being submitted.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Committee member Howard requested a motion to approve the proposed program.

WYHTE/ROBL – MOVED TO APPROVE THE EDUCATIONAL CAMPAIGN AS PRESENTED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Committee member Howard requested volunteer(s) to present to the various Commissions. After a brief discussion Chair Castner volunteered to attend each meeting and perform presentation to the various commissions.

Deputy City Clerk Krause will arrange and schedule with each of the commissions on behalf of the Committee.

Next item on the list was borrowed from the City Manager and reflected the service organizations and a draft letter which the committee would put on letterhead and request to be added as a visitor to speak on the Bond Proposition. Chair Castner stated that he will get this addressed and sent to staff to forward to the service organizations.

Public Works will create new story boards for the Bond Proposition Education campaign.

- B. Creation of Document, “Frequently Asked Questions”
- What has the Committee Done to Reduce Costs?

Chair Castner stated that he was going to provide a laydown to address many of the frequently asked questions such as the following:

1. Why did they choose this location?

- The City owns the selected location.
 - The selected location already has the required infrastructure such as electric, water, sewer, road access, etc.
 - Existing structure can be repurposed and thus effecting a cost savings to the project.
 - Police and Fire preferred a high visibility, accessible location
 - size of the location will endure for the 50 year estimated life of the project
2. Existing Skateboard Park and Community Recreation Programs
- The Skateboard Park will be relocated on the existing location
 - The Community Recreation Program will be relocated to the new proposed SPARC facility to be completed later this year (expected completion: September 2016)

3. Disposition of Existing Facility (Police Station)

A brief discussion ensued on the disposition of the existing police building and there was a divergence on what the recommendation of the committee was at that time. Deputy City Clerk Krause was requested to review files to see what the official Committee recommendation was to City Council for the next meeting.

4. Cost of the project

Chair Castner commented that his goal is for the Police Station to be fully functional facility but did not want to waste a single dollar and there are repeated requests to reduce the cost of the project. The committee is doing their due diligence to reduce the line items in each discipline and they will get to a final number, but they don't have that as yet.

He expected that by the first of August they should know the final costs and Council can wrestle on how they will pay for it. He believed that once the Bond issue passed they would be in construction. They need to realize how they will sequence things , he is confident that they will come up with the right number and will be very disappointed if it doesn't pass since they have put in a lot of effort and time on the project.

Chair Castner noted that they needed the contact information for the Local gun club and they needed support for the firing range. He inquired if there were any additional frequently asked questions from the members of the audience.

- How much will it cost to maintain?
- Stated position and obligation as an employer to the employees not only State and Federal regulation requirements but moral obligations. What are they going to do to retain and recruit employees.
- Risk Mitigation Factor – there are inherent costs to not mitigating your risks
- the Police Department and Fire Department Social aspects
- Sales Tax versus Property Tax – how that works to reflect the actual service areas that the police, fire and facility serve
- Reuse the Story Boards created in 2014

The Committee had further dialogue on the basis and steps the committee employed to manage this large project.

Chair Castner will draft the Frequently Asked Questions document and submit to the Clerk. He confirmed the next meeting date is July 13, 2016.

NEW BUSINESS

A. Discussion on Expectation of Progress for the Project after the October 4th Election

Chair Castner did not want to plan for failure and would like to focus on successful bond proposition and how this will Segway into construction. There are a few things that will need to be engineered and drawn and are not included in the current package. The other part of that is what the committee wants them to do with the money that they have in contract now. Is there any engineering or design that they want to allocate from the funds they currently have available. He requested input from Public Works Director Meyer noting that they cannot sign a Guaranteed Maximum Price contract with Cornerstone until they have funding in place and they keep circling in place on what this is going to cost.

Chair Castner prefers the price from Cornerstone to nail down the costs instead of Stantec due to receiving too much design costs included in those numbers. If he can deliver us a number around August 1st then it will be around the real number for the project. A discussion between Mr. Meyer and Chair Castner on the costs versus drawings ensued and Chair Castner stating that they do not need drawings to get the costs. Mr. Meyer will contact Mr. Jolley and bring back the information for the July 13, 2016 meeting.

Chair Castner asked the committee if there was agreement that Mr. Meyer can expend funds to get the numbers needed.

B. Discussion on “Verification”

Chair Castner explained what “Verification” meant for the committee and the audience. He described it as follows:

Normally when you do a design construct or a CMGC construction manager acting as the general contractor, the general contractor comes in and says here are my numbers and the owner says will here are my numbers that we independently came up with and then they sit down and see where they agree and where they disagree. This is the verification. He has participated in this process with numerous clients, but he is not sure how the city does it. Usually you move along and then you have a “scope bust” where you saw it one way and they saw it another way and then you have to reach agreement at that point otherwise you have arm waving once construction starts. Stantec uses a company called Estimations regularly to perform Verification of construction costs and he would like Dale Smythe to address this issue. He cannot weigh in as it would be a conflict of interest and he would not be as objective. But he believes that they need to have this figured out before they get there. So he would like Mr. Smythe to figure out verification.

Mr. Meyer responding to a question regarding expertise stated that they do not have the construction aspect in house. The Committee agreed that Mr. Meyer should have a conversation with Mr. Smythe regarding verification.

C. New Police Station: Dispatch and Communications

1. Emails dated 06.22.16 and 06.23.16 re: ProCommAK

Chief Robl express concerns regarding building something that the radio engineer says will not work so that is the reason for his contacting ProCommAK. He is not sure how that is done but he would like to advocate getting the company involved sooner rather than later in this project. This company is familiar with the equipment, topography, maintain the equipment, every public safety radio

equipment was installed by this company. The line item in the budget is to reinstall the existing communication equipment, Mr. Meyer continued that they do not have the \$1 million needed to have the required upgrade to the communication system in the next few years.

Mayor Wythe noted that is the CIP item and Chief Robl confirmed that it was.

Mr. Meyer confirmed that they will advise Stantec that when the time is appropriate to contact ProCommAK for the work.

Chair Castner also commented on blocking out security requirements sooner just like they did for the jail cells and the shooting range.

Mr. Meyer will report back at the next meeting.

D. Next Meeting Deliverables and Agenda Items

Chair Castner noted the following deliverables for the July 13, 2016 meeting:

- Draft Frequently asked Questions
- Letters to Service Agencies, which will be ready to send out Friday, July 1st
- Response to Verification process, and ProCommAK and response to get pricing August 1st

INFORMATIONAL ITEMS

A. Election Calendar

COMMENTS OF THE AUDIENCE

Heath Smith commented on the new equipment being on the radar and putting feelers out for the available grants and encouraged the request being forwarded to the appropriate city staff to start searching now. He next referred to a podcast he recently heard that started out reading stats, input, data and interpretation then the next page and read all these other things and then asked which side you would choose - it turned out to be the same issue. It is all about perception and it's all about the sale. That is what this committee is charged with presenting the thing that will lead them to the decision point and the other side of that is going to be sold as well and overpowering that perception is going to be the point. So what is the prevailing perception? He does not believe that anyone in the community would say that we don't need a new police station if they knew its condition currently. He doesn't believe it's on their radar. Then it becomes the question of what is necessary? Mr. Smith stated he doesn't know anyone who builds for 30 or 40 years unless you are building a house and plan to be there a long time. It's a 30 year bond and planning 30 years in advance is a typical thing. Trying to get people to invest in a 30-40 year concept that far in advance is difficult would be extremely difficult.

Chair Castner provided the current police station was built in the late 70's and is approaching 40 years as a case in point on planning a building for 40 or more years.

Mr. Smith continued his comments by stating that they have to package it right, they can talk about the need, not orphaning anything, and bringing it off of the \$30 million mark. That cost was never a reality. But \$12 million dollars is still a lot of money in this economic climate but Chief Robl is still

pretty adamant on the square footage, there has been some movement and slight reduction in square footage but this is still a large building and people are going to look at that and say it is not a large enough compromise from the feedback he is hearing. He wants to be behind this building and be successful but they must move to sentiment of the people and if they do not gauge that there has been that recognition of the real world we are living in then we are not going to get that yes vote.

Scott Adams stated he like the fact that there is reduction in the dispatch space and that they are focusing on the cost not the design and the world is a difference place than it was two years ago and that they have to take into account what the people can afford. People will be paying for it with the groceries and gas and things they buy and he would like to see it brought down to \$9 million because they are going to have a sales tax for 30 years to pay for this and they still don't know how they are going to pay to take care of it and with Homer becoming the retirement capital of Alaska and lots of them don't live here year round and so he does expect much income so you need to look at whose living here year round. He mentioned the state economic problems, but if they move it to \$9 million he will jump on board.

Committee member Howard asked how he knows that \$12 million won't go and \$9 million will go? Mr. Adams responded that he doesn't but it would be an easier sell. you can give us the cost to build it right out but no one is giving what it's going to cost to run this, and supposedly there is 5500 resident for the City of Homer but there are not 5500 people paying sales tax. But regardless of people buying stuff but when you move sales tax from one place to another to pay for like they did for HART then you know you are in dire straits. I know \$12 million is a lot, but you reduced it from \$28, then \$15 he believed that people will accept \$9 million.

Mr. Adams started to mention line item costs but Chair Castner interrupted him stating that they were asked to throw numbers at items and they are working at fiscal restraints from the reductions. Mr. Adams acquiesced but still noted that the costs for a shooting range are still unacceptable. He continued by stating that come October the state is still in a downward spiral it will not be that the people don't want to build it they are going to be more concerned with looking out for themselves. You can do all the educating and that but when it comes down to surviving, Mrs. Howard stated that Sales Tax is a user fee if I don't buy it then I don't pay, but Mr. Adams responded that if they use Natural Gas they pay a tax, if they buy groceries they pay a tax so people will be paying for it.

Chair Castner stated that they will work on that.

Mary Griswold agreed with the threshold and under \$10 million is sellable, under would be great. She then noted that the previous minutes Mayor Wythe stated that the old police station just needs to go away. The minutes did not reflect that the committee made any recommendations on what to do with the building. But she contacted the City Manager and asked if Public Works has condemned the building and was told they had not. Ms. Griswold advocated for a consideration of repurposing the Police Station or selling it.

COMMENTS OF CITY STAFF

Carey Meyer commented on the timing of the project in reference to the change in the economic position of Alaska and the city; he is not sure how they can reduce the project from \$12 million to \$10 million. He noted that it would be difficult to review the square footage and just start lopping off square footage since they are now below the space required according to the professionals. The only

way to reduce the cost would be through grants or the sale of the property and a sale would have to wait to after the completion of the project but then they can reduce the bond with the sale. He mentioned agreements with the State and Borough regarding Jail Services. But they will be getting a cost from the contractor soon and he is not sure that they can reduce the project another \$2 million dollars. Mr. Meyer confirmed what he was to bring back for the next meeting.

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe stated a couple of times the costs of maintaining the building has been built into the project and made public. Mr. Smith responded that this was a figure that needed to be refined. Mayor Wythe responding to a statement/question from Mr. Adams regarding hiring more employees over 30 years, Mayor Wythe said that it is budgeted in as needed however the maintenance comes in at day one and that is simply square footage to square footage of new facility to get that number but it is in the number.

Mr. Smith added that he will be submitting a recommendation to apply the 1% for Art to the new portion of the project and not the HERC building since that is mostly storage, shooting range, and gym and it doesn't need any art there. They can realize a saving on that item making that change.

A brief discussion ensued on the cap to the 1% for Art Program limits with regards to the project costs, the program requirements and that this was something that cannot be changed. The guidelines and ordinance enacting the program follows the state which also follows the federal program. It was also stated that a correction was already made reducing the line item to \$75,000. But that it is applied to projects that were \$250,000 and over, new construction or renovation of municipal facilities that are used by the public.

COMMENTS OF THE CHAIR

Chair Castner commented that he loves this community and he has lived here a long time and he is involved in everything that is going on this summer for some reason. He is involved with the SPARC building and they are involved with this project by providing the relief with the gym, tomorrow they will be signing the agreement with the Borough to get the old track removed and they will be able to repurpose the old asphalt and gravel under that track, they will be able to repurpose approximately 1200 yards that can be used in these projects. He stated that he is involved in the Boat House project on the spit and to him, the community, the government has to be part of the whole thing and for the first time in a long time, he believes they are firing on all cylinders and working cooperatively and with the community on these projects. The story to him, this is a project they have to embrace and he is willing to have a little give and take but how do they get this done and how do they get to yes. Not spend a lot of time which costs money. In construction it is known that good planning makes good projects. He would prefer to spend the time in talking with the people about new skateboard parks, best layouts, and the best design to utilize the gym and not incurring another \$100, 000 in renovation costs. He would like to talk about things in a positive forward manner instead of answering why it should be a no, and he understands that everyone can go and vote no but that they realize they are part of a community and this is a community need. If you have a better way to do things then he is all ears.

COMMENTS OF THE COMMITTEE

Committee member Howard had no comments.

Chief Robl stated that he currently has a four part grant application pending for a backup generator for the Harbor and radio equipment. He also stated that what Mr. Meyer previously mentioned regarding replacing the radio system is that within the next 5 years the city will be required to replace the entire radio system, a \$1.2 million cost, due to FCC narrow banding compliance, the current equipment will be obsolete and will not be supported anymore or be repaired or replaced. He spoke with the Troopers today and they are not sure that they want to participate.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for July 13, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____