

Session 16-11 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on August 24, 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, PAINTER, ROBL, WYTHE AND HOWARD

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR  
JENNY CARROLL, SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR  
RENEE KRAUSE, DEPUTY CITY CLERK

### **AGENDA APPROVAL**

The agenda was approved by consensus of the committee.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. August 10, 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 had nothing new to report from Council.

B. Staff & Design Team Report – Carey Meyer

1. Fire Hall Improvement Project

Chair Castner provided a brief report on what he knew about the Fire Station walls. He stated that he spoke with Mr. Meyer and they will be drilling five cells to see if there are any bond beams.

2. Public Safety Building, Phase I, Police Station

Chair Castner did not have anything new to report.

C. Report on Presentations – Chair Ken Castner

Chair Castner provided an update on the outcome of the presentations he gave to the Kachemak Bay Realtors, Homer Council on the Arts and the Homer Seniors. He did not receive any comments or questions from the realtors.

He responded to Mrs. Howard that there was a misconception from the Homer Seniors group that the sales tax would be applying to food outside of the period when sales tax is normally collected on food items. He believed that he explained that well enough and afterwards he came and spoke with the City Manager to be clear on the application of the sales tax.

There was a brief discussion by the committee on how the tax will be applied to the sales of food.

Mrs. Howard commented that they need to be clear on the sales tax application in their ads and information as they proceed.

Chair Castner conveyed experiencing people misunderstanding the meaning of words being used in the information. This took a bit of time trying to locate within the materials where the confusion was at in the documents so he could provide further explanation for the audience. He voiced that what he has tried to do was to get to the meat of the matter during his presentations.

In response to Mrs. Howard's question regarding the need for additional materials, Chair Castner stated that he did not need additional materials at this point; so far everyone appreciated the plan view showing how the buildings will be on the site. He believes that the audiences appreciated FAQ Questions Number 5 and Number 6 regarding the uses of HERC site and the existing building.

Chair Castner related that Mr. Mike Dye was at the meeting of the realtors presenting on the SPARC project and he had the opportunity to mention to Mr. Dye that they may have opposition to this project by the City Council candidates. He reported that Mr. Dye would be willing to speak with those candidates since he had relatives in the line of work, as he believed it was a reasonable solution. Chair Castner expressed that he thought the presentations went really well.

He will keep the Clerk informed on the outcome of the upcoming presentations.

Mrs. Howard confirmed that Chair Castner has several presentations lined up in September referring to the schedule in the packet and noted that there is a collision on the next meeting date where he was to be at the Friends of the Homer Public Library and there is a committee meeting on the same evening.

Chair Castner responded that he is busy with the SPARC project, the Boathouse project and this project and that is why he wanted Mrs. Howard to take on the election portion of this project because he was booked up. He doesn't feel that there is much more for the committee to do until after the election and that is what he has been telling people. He added that at this time they know they can have an \$11 million dollar project quite easily but unless they get details and drawings for the electrical, mechanical and security, these are the big \$\$ items, that they have no clue where they will be at and it's too hard to estimate the costs.

Chair Castner questioned what the committee will chat about at the next meeting but advocated for a meeting before the election but did not want to meet on the fourth Wednesday of the month as he has a prior commitment.

## **PUBLIC HEARING**

### **PENDING BUSINESS**

A. Citizen Outreach Plan and Election Calendar

1. Summary of Proposition 1
2. Sample of Newspaper Advertisements – Pre & Post Election
3. Sample Mailer
4. Sample of Radio Advertisements
5. Sample of Additives to City Website

Mrs. Howard invited Jenny Carroll, Special Projects & Communications Coordinator to the table, introducing Ms. Carroll and explaining that she is the creator of the materials for the Public Outreach. Mrs. Howard also distributed a revised budget to the committee noting that the Tribune has come back to life in print form. Mrs. Howard thanked Ms. Carroll for her quick work and requested her to provide a summary of her memorandum and walk them through the draft materials.

Ms. Carroll explained and briefly summarized the sample documents that she has provided the committee for some feedback. She noted that reviewing the calendar she provided for timing things are coming up pretty quickly and they may want to run some of the items by Council.

Mrs. Howard requested Ms. Carroll to contact the Chamber and the Library to see if they were going to have Candidate Forums and if so if the committee can have a representative to speak on the Proposition.

Mrs. Howard requested the committee to review the draft of the Mailout card. Chair Castner offered that during his presentations so far the groups seemed to understand that there is no room for people and that there are changes within policing, that they are very people orientated agency understanding that the problems that they are and will be facing in 2017 are much different than what they were facing in 1977 when the facility was built. Mrs. Howard read through the points listed. Chair Castner commented on the 4<sup>th</sup> bullet point that there is just no space, no room for storage, IT, people. Chief Robl in response to a query stated that they have no room to comply

Mayor Wythe felt that the first bullet point regarding prisoner traffic should reflect that the staff has no safe separation from prisoners and the second bullet point should reflect that there are no juvenile holding areas or crisis cells because the juvenile issues is more important than crisis.

There was a brief discussion on the hospital being the appropriate place to handle to detox related issues over the jail as outlined in state law.

Mayor Wythe recommended re-writing the 4<sup>th</sup> bullet to state - Inadequate space for employees, prisoners, evidence, equipment, vehicles and communications systems, compromises response capabilities and \_\_\_\_\_ failures.

She wants their primary concerns express to the Public. Mrs. Howard requested input on the section regarding how the debt will be repaid. Ms. Carroll noted that they have a little bit of time to review this. There was a brief discussion on the need for this to go before council before printing and distribution. It was determined that the final approved materials can be included in the council packet.

The committee discussed the conflict in understanding how the sales tax will be applied to food. Mayor Wythe would like the paragraph rewritten to better express that the payment will be annually for the life of the bond Sales Tax will increase from 4.5% to 5.15% annually from April to September. Approximately \$800,000 will be generated annually to pay the Bond Debt.

Mrs. Howard stated that she believed that the voters will make their decisions based on this paragraph. Ms. Carroll will submit the revised draft for final review by the committee members who in turn will send any additional changes in return. Final copies will be included in the next meeting packet.

Next the committee discussed having a story on the city website home page linking to the project webpages. The committee also discussed using social media, tag lines and making sure that they had the information on how the new Police Department will make the community safer, including a picture on the address side of the mailer and that picture would be best to reflect an image of the Police being helpful; confirmation was given on the filing of the required APOC documents; a treasurer's report will be included for each meeting; a home page article will be distributed for approval by August 29<sup>th</sup>; review and approval of the radio script, no call to action and no adjectives are allowed.

Mayor Wythe suggested removing the word "careful"; changing "asked to support" to "decide to improve our"; approves a temporary increase of 0.65% in seasonal sales tax for the purpose of paying the bonds off.

Ms. Carroll stated that brings the message within the guidelines required by KBBI.

Mrs. Howard recommended using the same language on the mailer to provide consistency in the campaign.

The committee discussed the frequency and increasing the budget to accommodate that frequency.

Ms. Carroll then asked about developing talking points for any community leaders that are selected above and beyond FAQ's. Mrs. Howard noted that is what the Hospital uses and agreed that would be good for them to use. The committee had a brief discussion on the use of the word safer within the message. Mrs. Howard agreed that it would be beneficial, Ms. Carroll stated that she does not have a time frame at this time; it was mentioned that having letters to the editor submitted throughout September would be beneficial; Ms. Carroll stated that she will take those talking points from the FAQ's. She additionally told the committee to feel free to submit any ideas to her and requested if the committee wanted any of the previous materials needed to be updated and if Chair Castner needs any or provides any handouts for his presentations. Mrs. Howard would appreciate the Fact Sheet updated but would like information regarding the voting, registering to vote deadlines, etc. provided to the audience members. Ms. Carroll provided rates for the newspapers the cost of a half page ad for 4 weeks would be a cost savings and since the Homer Tribune is back in print the additional cost would be \$650. Mrs. Howard inquired if they wanted to do a banner ad for those who read online and they could have multiple venues.

Mayor Wythe agreed with the package deal for the Homer News for the cost savings and Mrs. Howard recommended requesting the same deal with the Homer Tribune. Placement is preferred lower outside corners of the pages or mid-page outside edge. They requested the ads to run September 8, 15, 22, 29 and the Thank you for October 6<sup>th</sup>.

Ms. Carroll next addressed the ad being based on the postcard mailer. Discussion included that all points will be connected and saying the same thing. She also noted that a picture says a thousand words and commented on the effect of touring the Police Department but that it supplies such an impression and inquired if the Chief would be able to provide tours for the public. Mrs. Howard suggested having 5-6 foot soldiers instead of the general public since that could be very disruptive to staff. Ms. Carroll advocated the tours since the average person has never been to a police station. Chief Robl requested time to review schedules and dates that could be advertised.

Dan Miotke suggested a virtual tour that could be put up on the website which brought forward a brief discussion on who could do that.

Mrs. Howard confirmed do to lists for the committee and Ms. Carroll:

- Chief Robl will review pictures
- tour dates
- talking points from committee members for the public

Chair Castner returned to the meeting at 6:43 p.m.

Mayor Wythe asked Chair Castner what materials he used for his presentations. Mrs. Howard clarified that the committee wanted to know if from the feedback at his presentations did he need additional information. Chair Castner responded no and that he only returned to provide a report on the presentation and will be taking his leave as he has another prior commitment.

Chair Castner provided a brief report on his presentation to the Port & Harbor Advisory Commission stating that he was asked about the length of the sales tax and how the improvements to the Fire Station were paid for and they liked reusing the HERC building. If there are questions of changes he can modify his handout and address concerns expressed. Ms. Carroll will remove that from her list. Following is the excerpt from Port & Harbor Advisory Commission minutes as written by Deputy City Clerk Jacobsen:

*Chair Ken Castner gave a brief overview of the history of locations of the police station. He reviewed planning and budgeting efforts that have taken place from the beginning with a \$30 million combined police and fire station to the current phase one police station project that incorporates the existing HERC building at a cost not to exceed \$12 million and a \$1 million fire department upgrade. Mr. Castner explained that policing has changed since the current building was remodeled in the 70's and there are different demands on the police force. It has become the number one social agency we have and has become more people oriented, but there isn't enough room for the staff, let alone the interviews and other things that take place in the building. The need is incredible and his challenge has been to find a solution that would get the police what they need to fulfill their obligations for the best price. He thinks they can bring the project in for under \$10 million but won't know until after the bond passes and they get new drawings. He referenced the story boards and described an overview of the building layout, noting the small building used by Public Works stays until sometime in the future when the fire station is addressed, and where on the property the skate board park will be moved to.*

*Mr. Castner pointed out how things are changing and there isn't easy money coming from the state or anywhere else. This kind of goes in with SPARC and the Boat House as being part and parcel to what we want our town to look like for the next 40 years. This is the most efficient way to do this project in*

*using an existing building and he hopes we can all get behind it because the need is high. When people ask what will happen if this proposition fails, he says there will probably be a special election in the fall because we just can't go on this way and bring in ATCO trailers to expand the police station. He explained that the bond issue will be addressed by a six month seasonal sales tax increase to 5.15%. In response to questions Mr. Caster explained the sales tax increase will end when the bond is paid off but doesn't know the term of the bond yet. He also explained that the fire department improvements are primarily deferred maintenance issues and are being funded by the general fund.*

*Chair Castner departed the meeting at 6:48 p.m.*

#### B. Updated and Revised Project Related Drawings and Cost Estimate

There were no materials provided and this item was not addressed at the meeting.

### **NEW BUSINESS**

#### A. Next Meeting Agenda Items

Reports on Outreach Campaign to include feedback or questions from the attendees at the presentations; Fire Station Improvement Project update report; and Treasurer's report; Final draft advertisements for radio and print.

Vice Chair Howard requested Mr. Meyer to provide his report at this time.

Mr. Meyer provided actions and work done since the last meeting. He noted the increased costs related to the drain and floor slab replacement, the lesser costs for civil site work. There have been a few surprises on the expansions that may not allow the completion of energy saving such as conversion to natural gas and replacement lighting. The structural component is at a higher cost and requires more work due to structural upgrades to the building. The bond beams were not as expected and has resulted in significant additional foundation and structural work. Apparently fire stations are special and need special seismic design work than what was anticipated. He will address this issue after the work has been completed.

Mr. Smith speaking from the audience reported that Chair Castner stated that the bond beams were placed in every fifth cell not that there were not any bond beams, Mr. Meyer stated that in discussions with the structural engineer support or no, they would still be required to perform the additional structural upgrades because the building is a fire station.

Mr. Meyer reported that they are in the process of removing the floor slab and work on the drains and East Road Services has been notified on the start civil site work.

### **INFORMATIONAL ITEMS**

#### A. Election Calendar

1. Scheduled Presentations to Civic and Non-Profit Organizations

#### B. Frequently Asked Questions Presentation Handout

No discussion or comments on the materials.

## COMMENTS OF THE AUDIENCE

Heath Smith, city resident, acknowledged they needed a new facility and that will not be an issue for the voter to make a decision. Mr. Smith did not question how important essential services are to the community but questioned what is essential in providing those services. He stated that he had a conversation with Mike Dye also and once he disclosed a few things, Mr. Dye was not as convinced as he was told the rest of the story as Mr. Paul Harvey used to say, as when he (Mr. Dye) finished talking with Ken.

In regards to #8 (in the FAQ) referring to the cost reductions, Mr. Smith stated that when the Council chose the 3<sup>rd</sup> option the price was at \$14.8 million and the committee has reported that it is at \$11 million but is still asking the voters for up to \$12 million and he understands that it is not the thought of the committee or those who are going to construct it that the project will exceed that number, he questioned trying to sell it to the community as a great savings, he then referenced the \$144,000 as a conservative figure, needed to maintain the facility and that every dollar they add to their deficit is a dollar that Council will be chasing; that money will have to come from the taxpayer; that deficit is roughly a 15% increase to the amount that they have now; the firing range being on the CIP that is correct but in the beginning of the CIP there is a memo about adding it to our budget and if you can afford that (project), the answer is no we can't. Mr. Smith went on to state that he will continue to advocate that they can build out the space for the firing range but then finish it when they can afford it and they do not have the cost to actually maintain and use the firing range. A statement saying it could or should be available for public use; that is not a definitive answer in the public eyes, how much more do they spend to operate the firing range; there are a lot of layers and cumulative costs for that to be on the books. He went on to state that it is about selling what they need not what they want. While there may be added value with some of these things he does believe that they are essential to provide the services the city needs. He will continue to bring this point to the table and that they are prepared to show the people that they are aware and cognizant of their economy and things that are coming down the road but it isn't easy on the families that have to bear the cost of these things, we want the staff to be staff, people in dispatch to be safe we want a safe place for the people who have broken the law and earned a place in those cells but what is absolutely essential for that to happen and when those questions are adequately answered for him and right now he wants to be in favor of it but he thinks that there will be an additional paring for him to be on board; he does not want to speak against the project; he will say this because it is one of the things that drove him to run for council and was reflected in the minutes he read and paraphrasing, "well let's just ask for everything and see what we get" I mean look what we got with the port and harbor building, paraphrasing again, "we got more than what we imagined", that type of governance we do not need. We need to understand what is within our budgetary confines and what actually marries up to that; we are a small city and cannot live a big city lifestyle, as much as he would like to, we live in small community for a reason, we have to understand the limited resources and the extra costs with living at the end of the road. Mr. Smith stated he takes very seriously that they have to continue to look forward and what its gonna take to pay for the other things that they haven't already been paying for over the course of the last year and its gonna take a combination of many things and he believes they do not want to put their public in a place that they continually see us with our hands out even though they benefit the cumulative cost have a tremendous effect.

## COMMENTS OF CITY STAFF

**COMMENTS OF THE COUNCILMEMBER**

**COMMENTS OF THE CHAIR**

**COMMENTS OF THE COMMITTEE**

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 6:55 p.m. The next regular meeting is scheduled for September 14, 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.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

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