

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Synopsis of the May 22, 2014 Regular Meeting **Page 3**

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

5. PUBLIC HEARING

A. Public Safety Building Project Proposed Building Sites **Page 9**

1. Homer Educational Recreation Center Site

2. Wildberry Parcel

3. Existing Property in Between Current Buildings

a. Public Comment Received **Page 15**

6. PENDING BUSINESS

A. Proposed Building Site Selections **Page 17**

– Development of Site Selection Matrix

B. On Site Visit Report – Committee Member Ralph Crane **Page 19**

7. NEW BUSINESS

A. Scheduling the Next Steps in the Process

– Development of a Case Statement **Page 21**

8. INFORMATIONAL ITEMS

A. Resolution 14-20, Committee Creation Task Outline **Page 23**

B. Public Questionnaire, created and Distributed by Meredith Noble, USKH
Page 25

C. Public Response- Completed Questionnaires Received **Page 27**

9. COMMENTS OF THE AUDIENCE

10. COMMENTS OF THE CITY STAFF

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

12. COMMENTS OF THE CHAIR

13. COMMENTS OF THE COMMITTEE

14. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 24, 2014 AT 5:30 P.M. in the City Hall Conference Room – Upstairs located at 491 E. Pioneer Avenue, Homer Alaska.

Session 14-05 a Regular Meeting of the Public Safety Building Review Committee was called to order by Acting Chair Beth Wythe at 5:35 p.m. on May 22, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, AND WYTHE

ABSENT: COMMITTEE MEMBER CASTNER (EXCUSED)

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
DAN NELSEN, PROJECT MANAGER
WALT WREDE, CITY MANAGER
RENEE KRAUSE, DEPUTY CITY CLERK

DESIGN: USKH - DALE SMYTHE, PROJECT MANAGER
MEREDITH NOBLE, PUBLIC RELATIONS/FUNDING
JERRY NEUBERT
BERRY ARCHITECTS – LOREN BERRY, JACK BERRY (FIRE & POLICE SPECIALISTS)

AGENDA APPROVAL

Ms. Wythe asked for a motion to approve the agenda as presented.

PAINTER/ROBL – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

APPROVAL OF SYNOPSIS

A. Synopsis for April 29, 2014 Regular Meeting

Ms. Wythe requested a motion to approve the synopsis of April 29, 2014

PAINTER/CRANE – MOVED TO APPROVE THE MINUTES OF THE APRIL 29, 2014 MEETING AS PRESENTED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

STAFF & COUNCIL REPORTS

There were no reports.

Before opening the Public Hearing Ms. Wythe stated for clarity of the record that the sites being considered for selection were the Homer Educational Recreation Center Site, the Wildberry Parcel and

the existing Property. The maps provided of the original six sites that were considered by the committee tonight however sites 2, 4, and 5 were removed from consideration by the committee at the previous meeting.

PUBLIC HEARING

A. Proposed Building Site Selections

Ms. Wythe opened the Public Hearing for public comments.

There were five who testified against using the Homer Educational and Recreation Center (HERC) site as the future Police and Fire Department Complex.

Ms. Wythe closed the public hearing.

PENDING BUSINESS

A. Proposed Building Site Selections

Ms. Wythe requested the members of the committee to express their opinions on the proposed site selections.

Chief Painter provided the following comments on the existing site:

- concern working out of a temporary site for an extended period
- previous discussion years ago on acquiring the Borough Maintenance property
- even a substantial remodel of the buildings would not be suitable for a 20-30 year period
- only benefit was the known travel/response times
- temporary location may require staff and equipment at two separate locations
- there is history to the building which was built by the volunteers
- limited use of the grounds during construction
- demolishing a building that could be sold, refurbished and repurposed and is much newer than the HERC buildings.

Chief Robl provided the following comments on the existing site:

- there are less issues to the police department during construction on the existing site
- remodeling the existing building will not gain the square footage that is required by the department
- placement of the existing building on the parcel does not allow for expansion
- possible incorporation of the Borough Maintenance land would offer more space to continue operations while construction is in progress on the existing site
- the Wildberry site contains buildings that need to be removed from that property as well as some additional issues
- the HERC site offers the most suitable access for both departments and allows room for expansion in the future

Mr. Crane provided the following input on the sites:

- two sites contain buildings of some historical value to the community
- he cannot provide a preference on any site at this time, and the committee has not made a hard and fast decision on the site.
- he has experienced working out of a temporary site during a remodel of Station 5 in Anchorage
- it is too premature in decision making in his opinion on relocating temporarily

- there are many unique challenges for each department to consider during this undertaking that are dangerous
- costs are unknown at this time

Ms. Wythe stated that she would like to hear from the Design Team on the sites selection influences moving forward.

Dale Smyth, project manager, USKH introduced the members of the Design Team present. He also provided a brief summary of the GC/CM process. Mr. Smyth then outlined the three steps in their process: Process Planning, Site Selection and Public Involvement and Funding options.

Mr. Jack Berry provided a brief presentation on the space needs process to obtain a general design for the building. During his presentation he showed pictures of current conditions of the Police Department and Fire Department.

Some areas highlighted in the buildings were insufficient storage, compliance with Federal and State mandates regarding prisoners and access to operations areas by prisoners.

Ms. Wythe requested Chief Robl and Chief Painter to relate the existing deficiencies that they are facing with their existing facilities.

Comments were made on the responsibilities of the city to provide fire and police services as a first class city and that each year this is delayed the cost to the city is higher.

Chief Robl related the following regarding the Homer Police Department (HPD):

- roof leaks
 - drainage issues with water leaking directly into the jail which causes icing issues in winter It is believed that this is caused from the construction of the parking lot at the high school. In the 1970's the building may have worked as the police station however not today.
 - work areas are too small. All critical needs such as copying, fax, supplies are outside of the dispatch area.
 - jail overcrowding with 700 arrests last year it is not uncommon to over crowd the jail. HPD is required to transport the prisoners to Kenai.
- Chief Robl recounted an attempted escape when transferring a prisoner to visitation resulting in a physical struggle between personnel and the prisoner. One such event the prisoner headed for dispatch but luckily dispatch was able to get the door shut in time.
- HVAC is in need of replacement. The prisoner's air is exhausted into general staff areas. Most prisoners have one or more communicable diseases.
 - They lack the proper storage areas for evidence that is mandatory to keep as long as forever in certain cases. This is not an isolated problem affecting just Homer. Anchorage has the same problem. Chief Robl provided examples on the evidence that is required to be retained which included large items such as furniture.
 - training cannot be done on site due to space requirements.
 - Efficiencies are lowered due to time spent to work around space requirements. This results in less officers on the street.
 - do not meet the Federal and State requirements to maintain sight and sound separation between male and female prisoners and between adult and youth offenders.

Chief Painter reported:

- the building is in good shape
- some inadequacies were addressed in the 1990's
- the building houses the City's emergency operations and there is no guarantee that the building will withstand an earthquake, this same room is used as a training facility.
- there is a lack of storage
- due to the limited size of the equipment bay they are required to design a piece of equipment to fit the building this increases equipment costs.
- during day to day operations they have room in the facilities to accommodate staff however when they have a large event they call in volunteers and then they need additional parking for 40 vehicles immediately.
- they only have two bunk room for overnight calls; other rooms were converted into offices for staff. They would like additional rooms to reinstate the resident responder program.

Ms. Wythe commented on the desire for the police and fire departments to be in a highly visible location to provide services to the community and non-community. The initial selection of property was based on what was owned by the city and can be used to obtain further funding toward the total costs of the project. At this point in time the Fire Station has a potential resale or repurposed for other uses such as a community center. The police department has little if any value. She wanted to make sure the audience was aware of the discussions already held by the committee.

Ms. Wythe requested a motion to hold an additional meeting and public hearing on the proposed building site selection.

ROBL/PAINTER – SO MOVED.

There was brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Approved Design Task Outline Review

1. Explanation and Discussion on Overall Scope of and Process for the Project

Ms. Wythe requested the representatives of the Design Team forward to the public table for ease of discussion. Their objective is to approve the schedule and outline.

ROBL/PAINTER - MOVED TO APPROVE THE DESIGN TASK OUTLINE REVIEW AS PRESENTED IN THE PACKET.

Dale Smyth covered the main tasks in the outline:

#1 - Fire and Police Station Building Program – includes the Space Standards, Space Needs, Adjacency Diagrams, and Site Selection

#2 – Site Selection and Concept Design – includes Site Selection, initial concept design and Final Concept Design

#3 – Public Involvement – includes introduction and public outreach, Seek involvement and input and finalize and seek support. This was to run concurrent with everything.

A discussion ensued on the next meeting date and public involvement which can be done without selecting the site such as how the public would like the building to look like, what are important issues to consider and how would you like to receive project updates such as the stories related tonight. What the staff of the fire and police is dealing with is what the public needs to be aware of now. It was noted that Mr. Crane would be gone until June 23, 2014 and Chief Painter will be gone also. However, Dan Miotke can attend in his place. After review of the calendar June 17, 2014 at 5:30 p.m. to review the schedule for public involvement.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Scheduling the Next Steps in the Process – Development of a Case Statement

This item was not addressed by the committee.

B. Scheduling the Next Meeting Date

There was a brief discussion on when the next meeting and or public hearing should take place.

Ms. Wythe requested a motion on establishing June 17, 2014 as the next meeting date.

ROBL/PAINTER – SO MOVED.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

A. Resolution 14-36(A), Creation of the Committee

COMMENTS OF THE AUDIENCE

Kathy Hill commented on the need to “sell” the project to the public.

Deb Lowney commented on the importance of safety to the community but adamantly supported keeping the HERC for the benefit of the community. She reminded the committee that they should do their campaigning without a location in mind and make sure people understand that the site is not selected.

Carey Meyer, Public Works Director, commented on their recent work with the architects and other previous projects that had support groups to provide outreach to the community.

COMMENTS OF CITY STAFF

There were none.

COMMENTS OF THE COUNCILMEMBER

Ms. Wythe commented on the critical cross-points by Council moving the project to get it on the CIP and on Juneau's radar this year and one action on Council's part was to do a preliminary site review which preliminary is the key word. She acknowledged the community attachment to the HERC building and also noted that the building is an inordinately expensive building to maintain in an open state, it has no means of support, it is being used in violation of the fire code at this time and she has been raising the roof with the City Manager almost on a weekly basis. If the city is going to use it then they need to find the money to bring it into code. If not then they need close the building. She further commented that bottom-line Homer is not a community with a way to finance Parks and Recreation. They do not have money in the budget to maintain that building in an open state. To operate this building, even just the gym, illegally, is not okay with her. Even if they fix the building they will not have the money to run the building. She then responded to the comments on the issues surrounding the use and preservation of the property as it stands and that it requires more discussion on the options available to them. She is very interested in what will be done for public outreach since this project is not a fancy one that people will readily attach themselves to. She appreciated the audience for expending the time to attend the meeting.

COMMENTS OF THE CHAIR

None.

COMMENTS OF THE COMMITTEE

Mr. Painter had no comments.

Mr. Robl commented on public outreach in Homer in the summer will not reach many people. He noted that they can reach some people but it would be more effective in the winter months.

Mr. Crane commented on accessing the talents of Meredith and providing the "dirty pictures" to staff they will get some mileage out of it. There are people here who support fire and police in a big way. If they go to places like the Elks and Rotary they may do some good.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:20 p.m. The next regular meeting will be **TUESDAY, JUNE 17, 2014 AT 5:30 P.M.** and will be at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

NOTICE OF PUBLIC HEARING

Public notice is hereby given that the City of Homer will hold a public hearing by the Public Safety Building Review Committee on Tuesday, June 17, 2014 at 5:30 p.m. at Cowles Council Chambers, Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

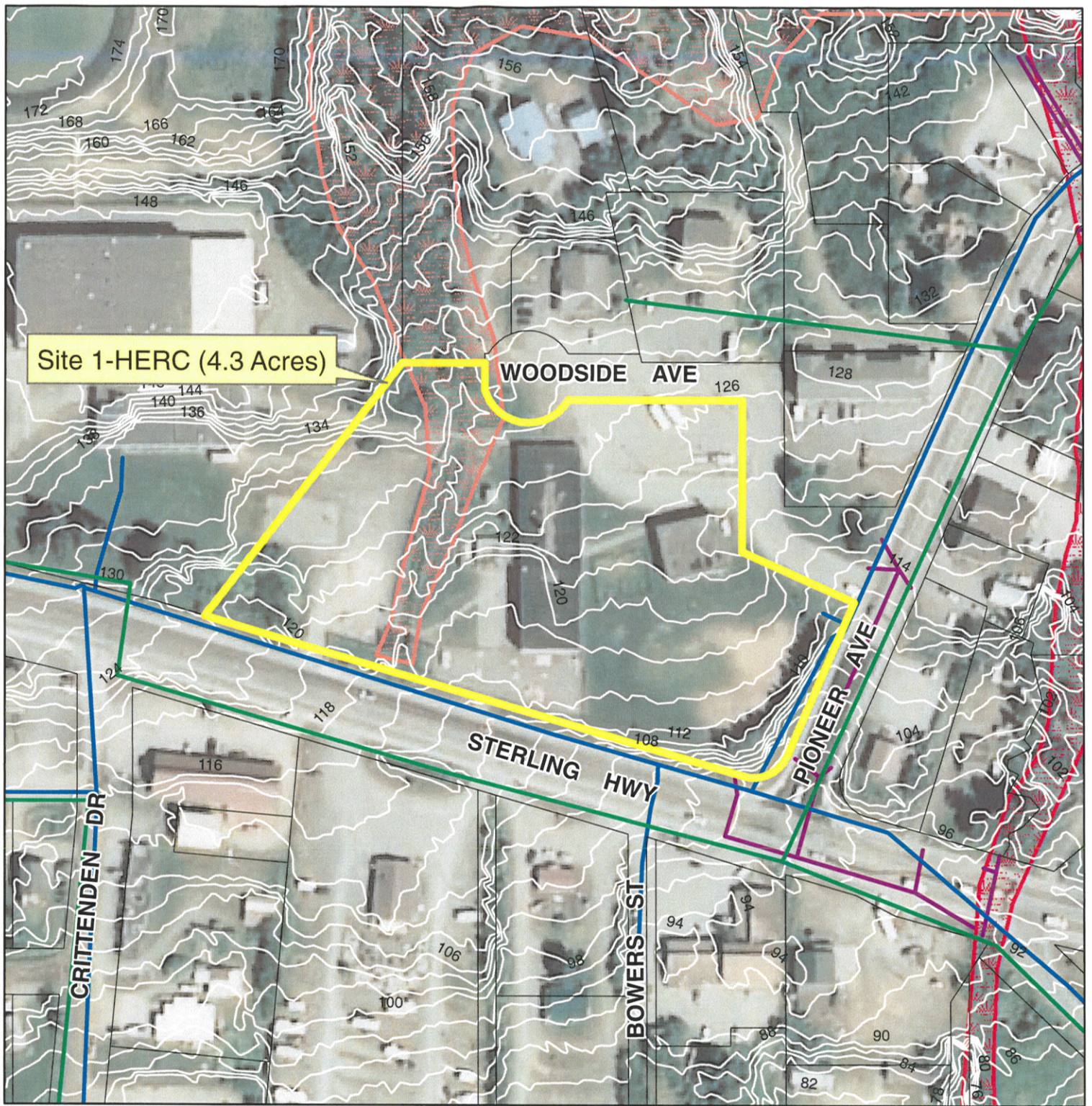
Public Safety Building Project Proposed Building Sites

Anyone wishing to present testimony concerning these matters may do so at the meeting or by submitting a written statement to the Public Safety Building Review Committee, Renee Krause, 491 East Pioneer Avenue, Homer, Alaska 99603, or via email to rkrause@ci.homer.ak.us by 4:00 p.m. on the day of the meeting.

For additional information, please contact Renee Krause at the City Clerk's Office, 235-3130.



PLEASE PUBLISH ONCE ACCOUNT 100.0101.5227



Proposed Public Safety Building Site
 Site 1-HERC (4.3 Acres)

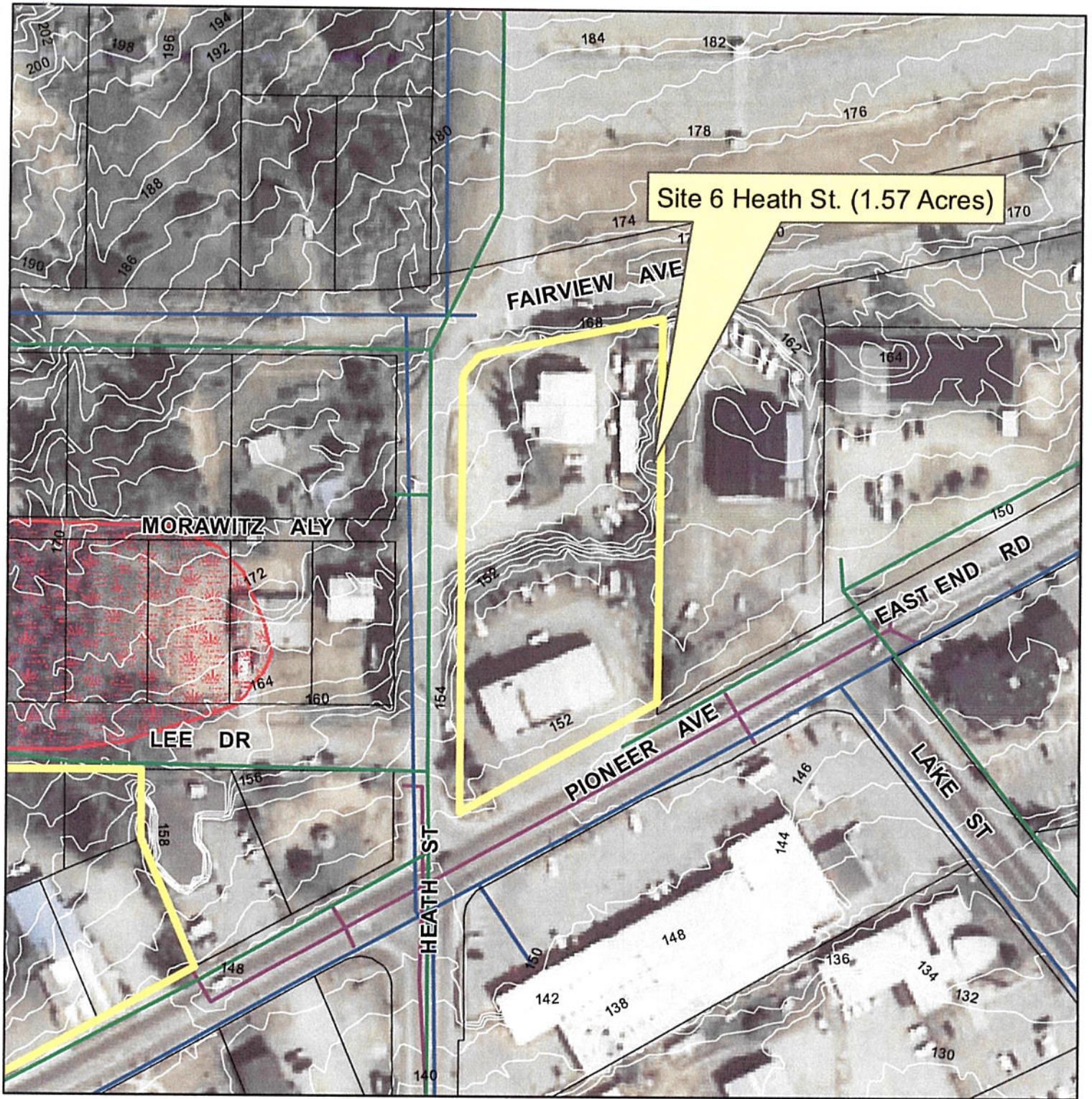


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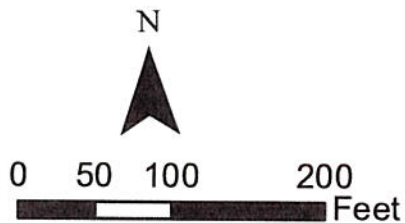
- Sewer Mains
- Water Mains
- 2 FT Contours

Wetlands RANK

- ▨ Low
- ▨ Moderate
- ▨ High
- Subsurface Drainage



Proposed Public Safety Building Site
 Site 6 Heath St. (1.57 Acres)

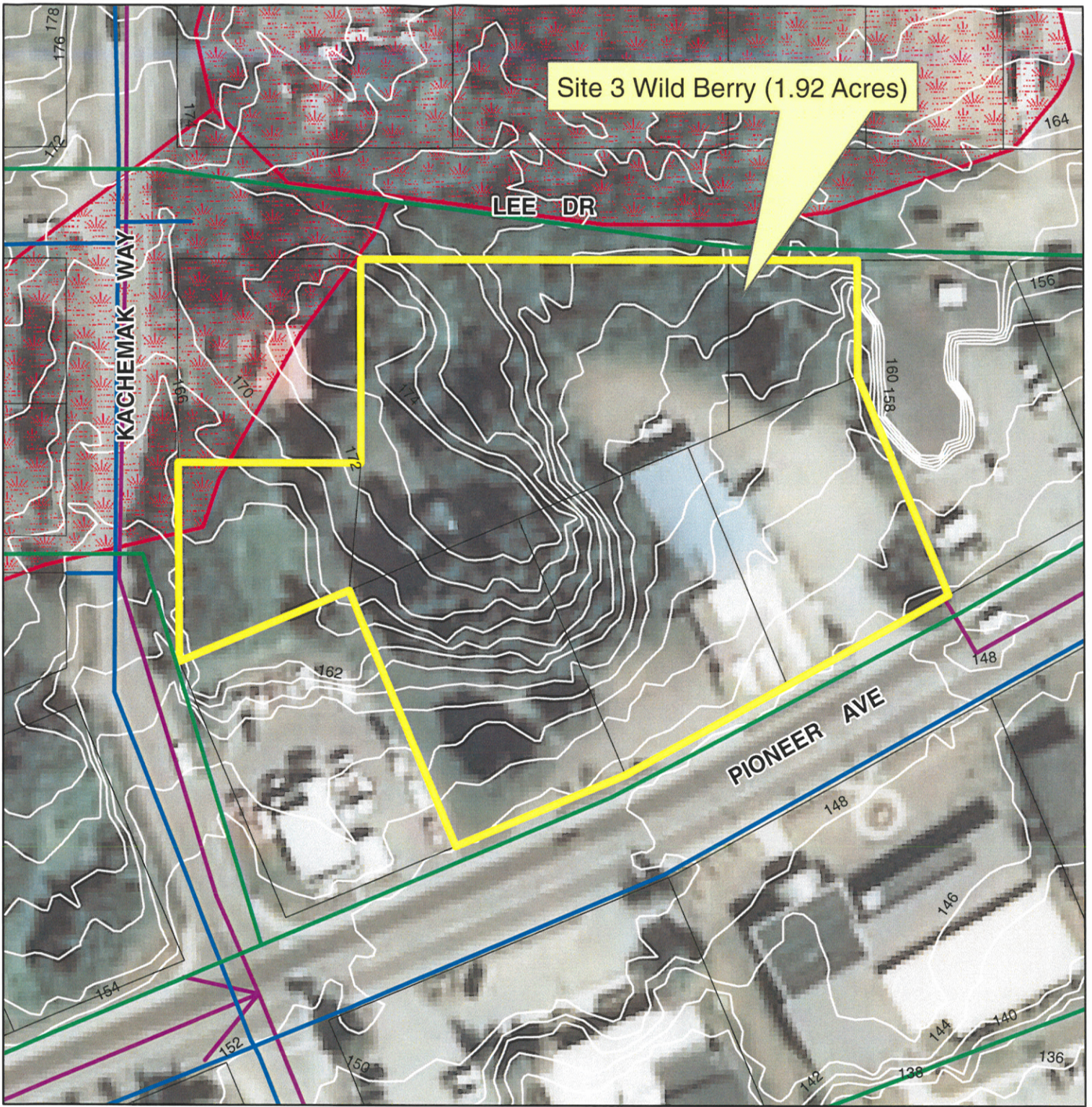


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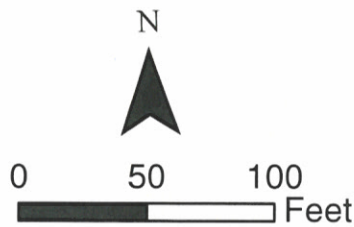
- Sewer Mains
- Water Mains
- 2 FT Contours

Wetlands RANK

- Low
- Moderate
- High
- Subsurface Drainage



Proposed Public Safety Building Site
 Site 3 Wild Berry (1.92 Acres)



Legend

- Sewer Mains
- Water Mains
- 2 FT Contours

Wetlands RANK

- ▨ Low
- ▨ Moderate
- ▨ High
- Subsurface Drainage

Renee Krause

From: george overpeck <geopeck@yahoo.com>
Sent: Tuesday, June 10, 2014 9:22 AM
To: Renee Krause
Subject: Pickleball

Hi Renee - I'm writing to express support for continued use of the HERC building as a public rec center.

The pickleball league has been growing quickly and attracting people from all ages and abilities. I regularly meet people who have started playing as a way to get in shape or to stay active through the winter months. With the low cost and regular timing it's a huge asset to the community.

Feel free to use my name and statement for any purpose you like.

George Overpeck

Renee Krause

From: William Bloom <akbillbloom@gmail.com>
Sent: Friday, June 13, 2014 11:40 AM
To: Renee Krause
Subject: Homer education and recreation center

To the mayor and city council,

6/13/14

If the intent of the Borough, when they sold the property to the city of Homer for one dollar, was that the property be used for education and recreation (hence the name) then I think the city of Homer should honor that intent.

Thank you, William Bloom, area resident



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: JUNE 13, 2014
RE: PROPOSED BUILDING SITES – DEVELOPMENT OF A SITE MATRIX

Chair Castner has requested this item on the agenda under Pending Business.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: JUNE 13, 2014
RE: ON SITE VISIT REPORT

Chair Castner has requested this item on the agenda under Pending Business.

Committee member Ralph Crane to provide a report on the visit of the Design Team



Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: MAY 16, 2014
SUBJECT: SCHEDULING THE NEXT STEPS IN THE PROCESS – DEVELOPMENT OF A CASE STATEMENT

Chair Castner requested this item on the agenda as it is important to provide the information to the public why the project is needed now and will assist in gathering support for the project.

What is a Case Statement?

A case statement is a document that provides the rationale and justification of a fundraising effort. It can make a case for a specific program or project, or it can advocate for general operating support. It focuses on a dilemma that needs to be fixed and explains the organization's proposed resolution.

The case statement is the core document of any fundraising campaign, especially for specific initiatives such as capital or endowment campaigns.

The case statement should include your mission, vision and values statements, and should set out to clearly answer the who, what, and why of your fundraising efforts. Some questions that an effective case statement might seek to answer:

- How do these organizations help people?
- Who do they help?
- What vital services do they offer?
- What is our organization's track record?
- What are our plans for the future?
- How do we use our money?
- Why do we deserve support?

I have provided a sample from the City of Sitka for review.

RECOMMENDATION

Recommend and request staff to draft a Case Statement with the assistance of the design team.

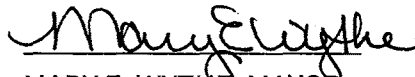
- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make 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

Public Safety Building Review Committee

5. Public Hearing

a. Introduction:

- i. USKH (Jerry Neubert, Dale Smythe, Meredith Noble)
- ii. Berry Architects (Loren Berry, Jack Berry)

b. Process:

- i. Space Needs Process (Berry Architects)
- ii. Site Selection/Concept Design (Dale Smythe)
- iii. Public Involvement (Meredith Noble)

Public Questionnaire

How important is a new public safety building (fire and police station) to you? (1 = low importance, 5= high importance)

1 2 3 4 5

Do you feel the community needs to learn more about why the existing fire and police station are inadequate? (Circle your response)

Yes I'm not sure No

Have you ever been inside the fire or police station?

Both Police Station Only Fire Station Only Neither

Would you be interested in a tour? Yes _____ No _____ If yes, when? _____

How do you want to be communicated with about the project? (Select all that apply).

___ City Website ___ Radio Messages ___ Newsletter (email)

___ Paper Insert in Utility Bill ___ Tours of Existing Facilities ___ 1-1 conversations

___ Council Meetings ___ Info at local businesses ___ Newspaper

___ Presentations by firefighters/police at local events (ex. Chamber of Commerce, Rotary meetings)

___ Movie theatre Other? _____

Public Safety Building Review Committee

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- Paper Insert in ~~Utility Bill~~ ^{paper (local)} Tours of Existing Facilities 1-1 conversations
- Council Meetings Info at local businesses Newspaper
- Presentations by firefighters/police at local events (ex. Chamber of Commerce, Rotary meetings)
- Movie theatre Other? _____

Kathy Hill
kathhilla@alaska.net
235-5352
spoke at public safety bldg. meeting
on 22-May

Deb Lowney
907-299-0344
dlowney@acsalaska.net

MAY 23 2014 AM 11:34

WJ

Public Safety Building Review Committee

5. Public Hearing

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Public Questionnaire

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1

2

Fire
3

Police
4

5

Do you feel the community needs to learn more about why the existing fire and police station are inadequate? (Circle your response)

Yes

I'm not sure

No

Have you ever been inside the fire or police station?

Both

Police Station Only

Fire Station Only

Neither

Would you be interested in a tour? Yes No If yes, when? Any Day

How do you want to be communicated with about the project? (Select all that apply).

City Website

Radio Messages

Newsletter (email)

Paper Insert in Utility Bill

Tours of Existing Facilities

1-1 conversations

Council Meetings

Info at local businesses

Newspaper

Presentations by firefighters/police at local events (ex. Chamber of Commerce, Rotary meetings)

Movie theatre

Other? Facebook or social media

