

Session 14-09 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 26, 2014 at the City Hall Conference Room Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, CASTNER AND WYTHE
DALE SMYTHE, PROJECT MANAGER, STANTEC

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

TELEPHONIC: STANTEC - SARA WILSON-DOYLE, PUBLIC RELATIONS; JERRY NEUBERT
LOREN BERRY ARCHITECTS - JACK BERRY

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for July 31, 2014 Regular Meeting

Chair Castner called for a motion to approve the minutes as presented.

WYTHE/PAINTER – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the committee.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

There were no comments.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

Chair Castner provided a brief synopsis of the committee report he provided to Council on Monday, August 25, 2014. He reported the following:

- requested the Council to make two policy decisions
- provided an update from the committee on the size of the building and what he thought the cost would probably be

There was an exchange regarding the report provided to Council between Mayor Wythe and Chair Castner.

A. Design Team Reports

Mr. Smythe acknowledged Sarah Wilson-Doyle and Jerry Neubert participating telephonically. He further noted that Jack Berry will also be telephonic at any point during the meeting.

Mr. Smythe provided the following information:

- space needs complete
- influences the site selection process
- public involvement underway
- establish public meetings
- conceptual design

Mr. Smythe noted that if a site selection is completed they will remain on task as scheduled.

B. Staff Status Reports

Chair Castner did not bring to the floor for discussion.

PUBLIC HEARING

There were no items for Public Hearing.

PENDING BUSINESS

A. Space Needs Assessment for the Proposed Public Safety Building

Chair Castner stated the Space Needs Assessment was a very comprehensive document and appreciated the 20 year outlook. He inquired about a redundancy regarding the shooting range in this proposed building and in the Capital Improvement Plan. Chief Robl stated that if a shooting range is constructed in the proposed building the CIP project would be a redundancy.

Chief Robl commented that he is very pleased with the report as presented; he believes it to be accurate, complete and satisfied with how it concluded.

Chief Painter did not find any holes in the assessment. They did use the middle of the road design size options for the office space.

Both Chiefs agreed that the needs assessment addressed the required training spaces for the departments.

Mr. Jack Berry came on telephonically at 5:40 p.m.

Chair Castner confirmed that they were reviewing the 2034 scenario for the space needs which results in a 50,000 + building requirement and 4.5 + acres site requirement as follows:

- Fire Department (includes ancillary services) 23, 766 sf
- Police Department (includes ancillary services) 31,914 sf
- Fire Department Site Facilities (Parking Public, Staff and Storage) 34,873 sf
- Police Department Site Facilities (Parking Public Staff and Storage) 39,192 sf

Mr. Berry strongly supported the 2034 assessment because if they built according to the 2014 space needs the design would be antiquated when they moved in.

A discussion ensued on the pros and cons of a one story facility versus a two story facility. It was noted that a one story facility would be a very dense facility with little window space but a two story building would allow for a more uniform shaped building but would also require an elevator since it was a public building. There would be economy in heating a two story structure compared to the one story. It would not necessarily require a hose tower due to the type of hose in use by the fire department but would offer a more economical means to drying the hoses as required. This would be easier to build into a two story structure.

Chair Castner stated that it appeared they were at the site selection period and believed they should discuss the economic effects are of this, that this project was larger than expected and requested input from Mayor Wythe on the economic reality on raising the money for a new facility on a different site.

Mayor Wythe responded that the "Need" is the "Need" and the need is for a new facility. She further opined that after hearing from the Chiefs and others throughout this process, trying to retrofit the existing facilities is not a realistic objective and she further stated, how they get there is the legwork and hard work for the council to determine.

Mayor Wythe further opined that because the "Need" appears to be more than what they estimated is not the time to back off. When you know the costs are escalating that means you should move forward more quickly to get it done so it will result in a cheaper project. Every year this is postponed it will be more expensive.

Mayor Wythe stated that the committee should move forward until Council says to stop. She further stated that if the Chair would like information or direction from Council then the Committee should submit a memo to council regarding those requests.

Mayor Wythe reiterated that she did not feel that it would stop the project just because of the higher cost.

Chair Castner responded that he did not want to field questions from the public regarding what this committee discussed and the response would be no they did not so his intent is to field every possible action. He believed that a \$15 million dollar project was doable, that Katie could find \$10 million and then they could bond \$5 million but once they get over into the next echelon then Gary Stevens is going to have to deliver from the Senate sort of thing, he did it for Kodiak but whether he can do it for us – he did not know- it is a different climate down there (Juneau).

Mayor Wythe responded that she did not want to wait until funding was found but wanted to do as much as possible to show the serious intent the City had in this project. She further cited that was the process for the Harbor Projects and look what they got - everyone was willing to jump on board and they received the funding.

Chair Castner said if the Chiefs said they did not want to ever walk into those buildings again they can check off that box. Mayor Wythe is confident that the message expressed by Chief Robl that there is no usable function to the existing building. Chair Castner requested a motion to that effect.

WYTHE/ROBL - MOVED THAT THERE IS NO UTILITY TO THE EXISTING BUILDING CURRENTLY USED FOR THE HOMER POLICE DEPARTMENT DUE TO THE INABILITY TO CORRECT STRUCTURAL DEFICIENCIES SUCH AS: SPACE LIMITATIONS, HVAC, INADEQUATE PRISONER FACILITIES, AND LIMITED STAFF ACCOMMODATIONS.

There was a discussion on the following: assurance that the growth projections in the assessment were adequate for each department; if they are going to do this project then do it all, not part; is 20 years a long enough projection for this community and area; were all future potential federal and city requirements considered in relation to this assessment; studies conducted on growth potential, current size of existing facilities compared to assessment; increase the life span to 35 years.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Discussion ensued on expanding out 35 years and the following points were noted: making the project too much; too large of a scale; build the same as the schools; affordability in 20 – 25 years; growth will not push 3%; very specific expansion items according to the chiefs; buildings are projected for 50 years; design of site can be accomplished to allow future expansion. A discussion was entertained on the longevity or durability standards which will be defined by budget.

The committee agreed by consensus that the proposed facility will be durable for 50 years and has an occupancy life of 20 years.

Chair Castner requested confirmation that the existing fire facility has potential for future use. Chief Painter confirmed that there was value in the building itself. He noted that in 1991 there was consideration of increasing the 2nd floor and the cost was around 2 million dollars but it still would not meet the needs of the department. He went on to elaborate that with all the federal mandates and requirements the building has outlived its usefulness as a fire department.

Further discussion included scenarios of using the existing facility as a satellite fire station or turning it over to Public Works and moving their administration offices and building maintenance departments which would be an option thus addressing a critical need for Public Works too.

Chair Castner then announced that he was approached regarding buying Kachemak Center however if the existing building doesn't work then there is no point to discuss that option.

The committee agreed by consensus that the current fire department building does have further utility however does not meet the future needs of a Fire department.

Mr. Berry responded to Chief Robl query regarding the building size being comparable to other towns the size of Homer.

Mayor Wythe inquired where Chair Castner was on the agenda reminding him about the Open Meetings Act and the necessity of following the agenda.

Chair Castner called for comments from anyone in audience including staff.

Carey Meyer inquired about the comment regarding satellite stations and why not builds a station at the end of West Hill and one at the end of East Hill. Chair Castner stated that they will address those options soon enough. This was not on the agenda tonight but he will get that idea on the agenda.

Next Mr. Meyer stated that they should be planning the open house and requested some direction on how to set up the September meeting.

NEW BUSINESS

A. Scheduling the Next Meeting Date and Agenda Deliverables

Chair Castner read the title into the record and stated that the next meeting should be fairly soon. He inquired how everyone's schedule looked for two weeks. There was a brief discussion on availability of the committee.

The committee discussed dates and determined that September 10th, Wednesday, at 6:00 p.m., was agreeable for the majority; Chiefs Robl and Painter would have representatives attend as they would both be out of town.

Next the committee and staff discussed the actual set-up and staff provided an example of a recent and very successful open house held by DOT on a local project.

Staff would like the Needs Assessment posted on the website separate from the packet/meeting materials. They suggested separating the document and having committee members and staff at each table that can explain and answer questions. Ms. Wilson-Doyle noted the tasks as outlined on page 227 under Task 2 pertinent to the Open House Public Meeting as follows:

- Create Public Displays that summarize team findings to date and illustrate the need for a new facility using rough planning level parameters (size, adjacencies, order of magnitude costs, etc.)
- Create an agenda and input form and a public presentation for open house #1
- Conduct outreach for open house #1 to the public contact listing.
- Facilitate open house #1 and gather input from participants
- Summarize meeting proceedings and input in written memo

Discussion was entertained on keeping the event more of an open friendly discussion that allows for a drop in format with as many committee members available to mingle and answer questions. The committee agreed by consensus to have story boards and laydowns instead of PowerPoints presentations.

Mr. Berry stated that they could also have a sample building plans ready for this meeting that the public can see a visual of this is what the building could look like; it was agreed that it could be at the last table.

Further discussion on presenting the information on each level to the public so that they are on the same page as everyone else as this project progresses ensued. Chair Castner wanted any information and discussion held by the committee before presenting to the public.

Chair Castner requested Ms. Krause to send out a go to meeting request. He will provide agenda deliverables at that time during his comments.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Supplemental Strategies Chart – Updated and Revised as of August 19, 2014
- E. Project Contact List – Updated and Revised as of August 19, 2014
- F. Resolution 13-087(A), Adopted the 2014-2019 Capital Improvement Plan and Established Legislative Priorities
- G. Memorandum 13-124, from Katie Koester to City Council dated August 21, 2013 re: CIP Projects Public Safety Building and East West Transportation Corridor
- H. Memorandum 13-131, from Katie Koester to City Council dated September 4, 2013 re: Public Safety Building Site Assessment
- I. Resolution 13-095, Keeping the HERC Gymnasium Open for Pickleball
- J. Resolution 14-084, Viable Site for a Community Center
- K. Sample Site Analysis and Site Recommendation

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

Chair Castner did not bring this item to the floor for comments.

COMMENTS OF CITY STAFF

Chair Castner did not bring this item to the floor for comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that they are on track and wanted to encourage the team to get the public meetings on calendar and continue forward, she has been very vocal and is a strong supporter of this project, she noted that the city has three essential services: fire, police and roads and at this point in time they have identified that they have inadequate facilities and not to address that now is unacceptable. She likes the idea of a joint facility and being able to add on to in the future. She is confident that the space needs will last longer than 20 years.

Mayor Wythe responded to Chair Castner regarding the selection of the HERC- that in the documents that went to the legislature it was stated as the preferred site, however if this committee comes up with something different then Council can very well accept the committee recommendation. She further commented on Council's actions.

COMMENTS OF THE CHAIR

Chair Castner commented that there are two policy matters that council must make a decision on and one of them is the HERC and if they have already decided that they that is their decision. He further noted that the decisions were made during a worksession. So there really was no resolution on the selection. Chair Castner stated that this will attract a lot of attention.

Chair Castner said the other issue is that the issue of leasing is off the table, which Mayor Wythe has stated that as well, and he knows that Walt has told one person the same. He further stated that if that is true then he would like to see it as a resolution from the Council.

He commented that at the next meeting they will be talking about sites including the HERC and some of these other alternative things and hopefully they will have something from the Council before the next meeting at the end of September.

COMMENTS OF THE COMMITTEE

Mr. Crane apologized for dropping the ball on the media tour/open house but he would like to get a date from the Chiefs that works well for both of them.

Chief Painter responded that next week, the 15th or the last week of September will work for him. Chief Robl agreed with the first week but would have to look at his calendar.

This will be during the regular work hours. Ms. Wilson-Doyle requested a plug for the open House if scheduled next week.

Chief Painter responded to Mr. Meyers question regarding satellite departments and he believed that they needed to get a base station established first that had the training facilities; if they were a full paid department they could then assign personnel to a satellite station; 20-25-30 years down the road if

Homer grows in size as well as population then it may be time and worthwhile to discuss establishing satellite stations to cover those outlying areas of the community to improve the response times.

Chair Castner interjected that the Chief was willing to discuss those options even in conjunction with this project. Chief Painter attempted to respond that they had in the past discussed satellite stations but Chair Castner stated they can talk about it and come to some resolution at the next meeting.

Chief Robl had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:00 p.m.
THERE WILL BE AN OPEN HOUSE SEPTEMBER 10, 2014 FROM 6:00 P.M. TO 8:00 P.M. at City Hall Cowles Council Chambers. The next regular meeting will be **WEDNESDAY, SEPTEMBER 24, 2014 AT 5:30 P.M.** and will be at the City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved:_____