

**NOTICE OF MEETING  
REGULAR MEETING**

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. APPROVAL OF MINUTES**

A. Minutes of the August 26, 2014 Regular Meeting

**Page 3**

**4. 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)*

**5. VISITORS**

*(There are no visitors scheduled for this meeting.)*

**5. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

A. Design Team Status Report

B. Staff Status Reports – Carey Meyer

**6. PUBLIC HEARING**

*There are no items for Public Hearing*

**7. PENDING BUSINESS**

A. Media Tour of Existing Facilities & Lessons Learned – Ralph Crane/Chiefs Robl and Painter

B. First Open House - overview on the success and what can be done better or differently including the items presented and results from the questionnaires. **Page 11**

1. Open House Posters

2. Input Forms and Sign-in Sheets

**8. NEW BUSINESS**

A. Review of Council Actions Taken Since the Last Committee Meeting **Page 41**

B. Site Criteria & Selection – **Page 43**

1. Committee recommendation and approval of Scheduling a Public Hearing on Site Selection

2. Site Selection Decisional Matrix and How Costs will Be Dealt with within the Matrix

C. Scheduling the Next Meeting Date and Agenda Deliverables **Page 44**

**9. INFORMATIONAL ITEMS**

A. Resolution 14-20 Creation of the Committee and Scope of Work **Page 46**

B. Public Safety Building Project Fact Sheet **Page 48**

C. Public Involvement Plan dated June 23, 2014 **Page 50**

D. Supplemental Strategies Chart – Updated and Revised as of August 19, 2014 **Page 60**

E. Project Contact List – Updated and Revised as of August 19, 2014 **Page 62**

**10. COMMENTS OF THE AUDIENCE**

**11. COMMENTS OF THE CITY STAFF**

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

**13. COMMENTS OF THE CHAIR**

**14. COMMENTS OF THE COMMITTEE**

**15. ADJOURNMENT/NEXT TENTATIVE REGULAR MEETING IS SCHEDULED FOR OCTOBER**

**8, 2014 AT 5:30 P.M. at City Hall** in the Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.



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 2<sup>nd</sup> 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 10<sup>th</sup>, 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: \_\_\_\_\_



We don't think about  
police, EMT and fire services  
until we need them...

Now they need us.



Come spend a few minutes to learn what our police officers and fire fighters need to do their job safely and protect our community.

## Open House #1 Homer Public Safety Building Project

Wednesday September 10, 2014 6:00 - 8:00 pm (drop in format)  
City Hall Cowles Council Chambers, 491 E. Pioneer Avenue

To learn more please contact us:



Carey S. Meyer, Public Works Director  
Dan Nelsen, Project Manager  
City of Homer  
(p) 907-235-3170

Sara Doyle, Public Involvement  
USKH, now Stantec  
sara.doyle@stantec.com  
(p) 888-706-8754









# Welcome to **Open House #1** for the *Homer Public Safety Building Project*

## **We need your input!**

Please visit each of the four **Open House Stations**, look at the displays, and ask questions. Then complete the input form on the back of this agenda and return it to the sign-in table before you leave.

*If you prefer to mail or email your input, send by September 17, 2014 to:*

Sara Doyle, Stantec  
2515 A Street Anchorage, AK 99503  
sara.doyle@stantec.com  
Fax (907) 258-4653 Phone (888) 706-8754

### **Station 1.**

Sign In & Project Overview

*Sara Doyle – Public Involvement, Stantec*

### **Station 2.**

Current Deficiencies

*Will Hutt – Police Lieutenant*

*Dan Moitke – Emergency Services Specialist*

### **Station 3.**

Established Needs

*Dale Smythe – Architect, Stantec*

*Ralph Crane – Public Safety Building  
Review Committee Member*

### **Station 4.**

Why Now? What's Next?

*Carey Meyer – City Engineer*

*Dan Nelsen – Project Manager*

### **Project Goal**

*“To ensure Homer has adequate emergency services into the future to protect community health and safety using a cost-effective, locally-responsive emergency service model.”*

### **Meeting Objectives**

- 1) To share progress and findings to date.*
- 2) To get community feedback.*

### **Ground Rules**

- ✓ Listen to learn.*
- ✓ Contribute to the project; share your knowledge, concerns, and feedback.*
- ✓ Be respectful; use a courteous voice.*
- ✓ Focus on SOLUTIONS.*

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

---

*Feel free to add additional pages or email further comments to sara.doyle@stantec.com.*

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

**A. Police and Fire are important City services.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree			Neutral		Somewhat Disagree			Strongly Disagree

**B. We as a City need to address police and fire facility deficiencies.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree			Neutral		Somewhat Disagree			Strongly Disagree

**C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree			Neutral		Somewhat Disagree			Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

**Question 3. Feel free to write any additional comments or ideas below.**



# Homer Public Safety Building

When	What	How	Who				
<b>Phase 1 - Preliminary Concept Design</b>							
			Fire Department	Police Department	*Public Safety Building Review Committee (PSBRC)	Public	City Council
May - August 2014	Assess Deficiencies	City of Homer General Fund \$300,000	✓	✓	✓		
August - September	Confirm Needs		✓	✓	✓		
September - October	Consider Site Options and Requirements						
October - November	Preliminary Design and Cost Projections						
December	Apply for Legislative and other Grants						
2015 +	Explore Potential Funding Mechanisms		?				

### Project Purpose

To ensure the City of Homer has adequate emergency services to protect community health and safety using a cost-effective, locally-responsive emergency service model.

### Project Scope

Preliminary concept design is fully funded to produce a space needs analysis, siting criteria, concept design, and cost projections for a new Homer Public Safety Building. The City has hired a consultant team using a General Contractor Construction Manager approach for cost savings and better value.

### Public Process

This effort will actively engage public safety facility users, a City Council appointed \*Public Safety Building Committee, and local residents in a transparent public process for developing a realistic building concept plan and weighing site options.

#### \*Public Safety Building Review Committee

Ken Castner	Committee Chair
Mayor Beth Wythe	City Council Liaison
Ralph Crane	Public Representative
Chief Bob Painter	Fire Department Representative
Chief Mark Robl	Police Department Representative

#### Additional Team Members

Carey Meyer	Public Works Director
Dan Nelsen	Public Works Project Manager
Dale Smythe	Project Manager, Stantec
Loren Berry Architects	Public Safety Facility Analyst
Cornerstone Construction	Design-Build Contractor





# Homer Public Safety Building

## Space Needs Assessment Highlights

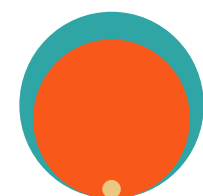
Produced by Loren Berry Architect 8/27/14 (for details, see the full document, available on the City's website)

City of Homer | Established Needs

Functional Element	Approximate Current (Based on KPB GIS Parcel Viewer data)	2014	2034
Fire Main Building	9,000 ft <sup>2</sup>	21,296 ft <sup>2</sup>	22,307 ft <sup>2</sup>
Police Main Building	5,900 ft <sup>2</sup>	22,081 ft <sup>2</sup>	24,684 ft <sup>2</sup>
Shared Main Building	none	4,341 ft <sup>2</sup>	4,585 ft <sup>2</sup>
Ancillary Uses (impound, generator, K-9 area, etc.)	280 ft <sup>2</sup>	10,009 ft <sup>2</sup>	10,009 ft <sup>2</sup>
Site Development (parking, landscape, snow storage, etc.)	21,600 ft <sup>2</sup>	70,295 ft <sup>2</sup>	78,615 ft <sup>2</sup>
Site Requirement (one story building)	1.57 acres (Current parcel size)	4.25 acres	4.66 acres
Site Requirement (two story building)		3.93 acres	4.31 acres

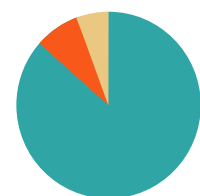
**Current and Projected Call Volumes:** A decrease in call volume occurred after Kachemak Emergency Services (KESA) formed. In just a few years, however, our call levels have already rebounded to over 600 calls annually. Between now and 2035 we expect call volume to increase to 1,000 calls per year, especially as Baby Boomers continue to retire.

2014 Volume Characteristics

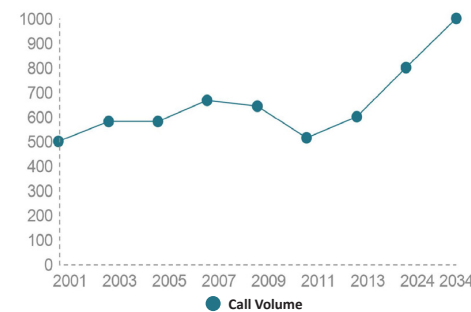


600 calls annually  
85% for EMT Services  
Of Remaining Calls, 1 in 5 are Actual Fires

Volunteer Firefighter's Value



2010 Homer General Budget (86%)  
2010 Fire Budget (8%)  
Outlay if volunteers were paid staff (5%)



“A public safety facility in a small town has space needs similar to the base facility of a larger city because of core functional/equipment needs and basic life/safety regulations.”

~ Jack Berry of Loren Berry Architects based on over 50 years of architectural experience designing Public Safety Facilities

## Assumptions:

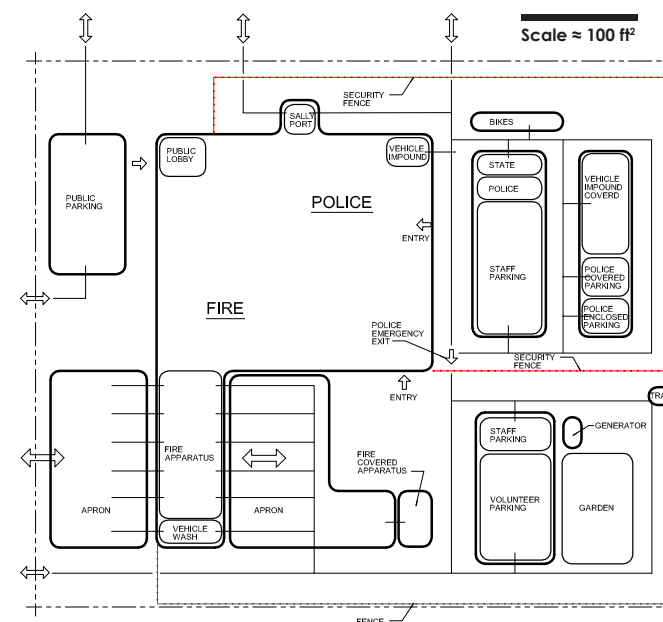
1) Needs were assessed using “middle-of-the road” national space standards for each functional element.

2) Twenty years is a recommended span for planning new public safety facilities. This assessment uses a 2034 City population estimate of 8,621, assuming an average increase rate of 2.4% based on past data (understanding this may be on the high side given historical trends).

3) Beyond 2034 the facility may need to expand, or satellite facilities could meet this need (e.g., Police sub-station at the Spit).

4) If the City is going to build a new facility, a quality structure (like our schools), solidly built for a 50-year use span, is more cost-effective over the long run.

Conceptual layout for a joint facility sized for the City of Homer's projected population in 2034.





# Fire Station Deficiencies

- Cramped work areas
- No bay ventilation for exhaust
- Extremely limited storage indoors
- No place to dry or clean gear and clothing
- Walls are rotting from water trapped indoors
- Not enough room for volunteers to stay overnight or prepare meals
- Cement floor cannot sustain weight of apparatus and is cracking throughout
- As training expectations continue to grow, so does the need for specialized clothing and equipment, which impacts the limited storage space
- Premature wear of expensive equipment and vehicles stored outside also causing slower winter response times
- Existing bays too short for new standard sized fire response apparatus requiring special modifications that are much more expensive.



Diesel exhaust is a complex mixture of thousands of gases and fine particles that contain more than forty toxic air contaminants. The US EPA has reported that long-term exposure to diesel engine exhaust is linked to lung cancer.

Homer Fire Fighters are exposed to these conditions daily when starting apparatus indoors for service calls.

# We May Call Them Firefighters...

but they do much more than that.





# Police Station Deficiencies

- Extremely cramped work areas
- Poor design causes efficiency problems
- No prisoner visitor area
- No secure service counter window
- Lack of evidence storage/lab space
- No decontamination or cleaning areas
- Small site doesn't provide enough parking for staff and visitors
- Premature failure of expensive radio equipment because of poor ventilation
- Law requires evidence to be stored indefinitely requiring considerably more storage
- Escape attempt and safety issues due to poor design layout or when bringing detainees in and out of the building
- HVAC system routes from jail cells to dispatch, risking the passage of airborne communicable disease
- Drainage and flooding problems because the building was not sited properly



Some evidence storage



IT Room, Utility Room, Storage

“ We have poor radio reception in our building and we have many intermittent problems with our radio system that are suspected to be happening due to poor cable placements...

Our critical radio and computer equipment is also not in climate controlled rooms which we believe has caused premature failure of some of this very expensive equipment. This also is suspected of causing intermittent system failures and outages.” -Police Chief Mark Robl



Lt. Randy Rosencrans & Officer Rick Pitta

“ We have two rooms, a hallway, closet, and a bathroom that feels like a closet...the booking room is functionally serving the needs of five different rooms. We have had several escape attempts because of vulnerabilities in our layout.” -Police Officer Rick Pitta



Dispatch

“Work-Out Room”

Jail cells filled beyond capacity

“ If there's one thing we want the public to know it's that our current facility is impacting our efficiency. The facility is so cramped that it's hard to move through it and get what you need, such as recharging radio batteries. We want the public to get their money's worth and have us out on the streets, not stuck in an inefficient, cramped building.” -Police Officer Stacy Luck





# Homer Public Safety Building

## Why Now?

Homer's Fire and Police Services are vital to the safety and health of our community. Adequate and safe working environments show our respect for the public servants who provide these services, and at the same time, reduce local vulnerability to emergencies and risk.

For coming on 15 years, the City has recognized that our emergency service facilities have chronic deficiencies, high energy costs, and sites that limit incremental investment and expansion. Over this period, facility upgrades have been on the City of Homer's Capital Improvements Project list continually, but only minor improvements have been funded. At the same time, new mandated equipment requirements and growing local demands further strain our overextended facilities.

It is a testament to our staff and volunteers that they have managed to extend the useful life of these facilities as long as they have. Delaying action puts our law enforcement, EMT technicians, and fire fighters and our community at risk.

## What's Next

A transparent public process is underway to develop a realistic long-term solution that includes a new, adequate combined police and fire emergency services facility. Please join us at future events to offer feedback and help us to weigh costs and options:

### Public Safety Building Review Committee Meetings (ongoing)

All meetings are open to the public and we welcome your participation. Contact the City for dates, information packets, and past minutes, or visit:

[www.cityofhomer-ak.gov/cityclerk/public-safety-building-review-committee](http://www.cityofhomer-ak.gov/cityclerk/public-safety-building-review-committee)

### Open House #2 - Site Selection Criteria & Preliminary Design Concept

(target date October, TBA)

### Open House #3 Refined Design Concept & Site Selection

(target date November, TBA)

We don't think about police, EMT and fire services until we need them...

Now they need us.







# Homer Public Safety Building

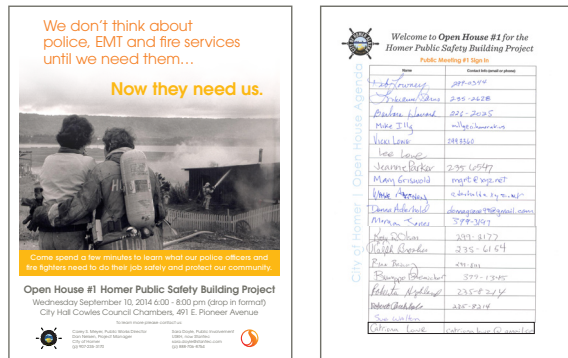
## Public Meeting #1

### Meeting Objectives

- 1) To share progress and findings to date
- 2) To get community feedback.

### Event Summary

An initial public meeting was held on **September 10, 2014**, with **19** members of the public attending. The informal open house presented project findings-to-date at four stations, each with project team members and/or City staff and officials on-hand to share information, answer questions, and discuss the project.



Meeting Flier

Participant Sign-In

### Station 1. Sign In & Project Overview

**Homer Public Safety Building**

**Project Purpose:** To ensure the City of Homer has adequate emergency services to protect community health and safety using a cost-effective, locally-responsive emergency service model.

**Project Scope:** Preliminary concept design is fully funded to produce a space needs analysis, siting criteria, concept design, and cost projections for a new Homer Public Safety Building. The City has hired a consultant team using a General Contractor Construction Manager approach for cost savings and better value.

**Public Process:** This effort will actively engage public safety facility users, a City Council appointed "Public Safety Building Committee," and local residents in a transparent public process for developing a realistic building concept plan and weighing site options.

When	What	How	Who
<b>Phase 1 - Preliminary Concept Design</b>			
May - August 2014	Assess Deficiencies		City of Homer
August - September	Confirm Needs		City of Homer
September - October	Consider Site Options and Requirements	City of Homer General Fund \$300,000	City of Homer
October - November	Preliminary Design and Cost Projections		City of Homer
December	Apply for Legislative and other Grants		City of Homer
2015 +	Explore Potential Funding Mechanisms		City of Homer

**Public Safety Building Review Committee:**

Role	Committee Chair	Additional Team Members
Ken Carter	Committee Chair	Chris Heiser
Mayor Rich Taylor	City Council Member	Public Works Director
Rich Crane	Public Representative	City Clerk
Chief Bob Parker	Fire Department Representative	Police Manager, Sheriff
Chief Bob Hall	Police Department Representative	Public Safety Facility Architect
	Committee Co-Chair/Staff	Design Build Contractor

### Station 2. Current Deficiencies

**Fire Station Deficiencies:**

- Cramped work areas
- Fire design causes efficiency problems
- No precise vehicle area
- No secure service counter window
- Lack of evidence storage/hold space
- No accommodation or clearing area
- Small site doesn't provide enough parking for staff and visitors
- Presence failure of expensive mobile equipment because of poor ventilation
- Low requires evidence to be stored in readily accessible secondary storage
- Escape attempt and safety issues due to poor design layout or when bringing materials in and out of the building
- HVAC system makes hangup calls to dispatch, making the passage of airborne communicable disease
- Drainage and flooding problems because the building was not sited properly

**Police Station Deficiencies:**

- Cramped work areas
- Fire design causes efficiency problems
- No precise vehicle area
- No secure service counter window
- Lack of evidence storage/hold space
- No accommodation or clearing area
- Small site doesn't provide enough parking for staff and visitors
- Presence failure of expensive mobile equipment because of poor ventilation
- Low requires evidence to be stored in readily accessible secondary storage
- Escape attempt and safety issues due to poor design layout or when bringing materials in and out of the building
- HVAC system makes hangup calls to dispatch, making the passage of airborne communicable disease
- Drainage and flooding problems because the building was not sited properly

### Station 3. Established Needs

**Space Needs Assessment Highlights**

Functional Element	Assessment/Current	2014	2034
Fire Main Building	9,500 SF	21,296 SF	22,307 SF
Police Main Building	5,900 SF	22,081 SF	24,484 SF
Shared Main Building	none	4,341 SF	4,585 SF
Ancillary Uses (shared with other)	280 SF	10,009 SF	10,009 SF
Site Development (shared with other)	21,400 SF	70,295 SF	78,615 SF
Site Requirement (shared with other)	1.57 acres	4.25 acres	4.66 acres
Site Requirement (shared with other)		3.93 acres	4.31 acres

**Assumptions:**

- Needs were assessed using "middle-of-the-road" national space standards for each functional element.
- Twenty years is a recommended span for planning new public safety facilities. This assessment uses a 2034 City population estimate of 8,621, assuming an average increase rate of 2.4% based on past data (underpinning this may be on the high side given historical trends).
- Beyond 2034 the facility may need to expand, or satellite facilities could meet this need (e.g., Police sub-station at the SIF).
- If the City is going to build a new facility, a quality facility (like our schools, safety suit for a 30-year use span, is more cost-effective over the long run.

### Station 4. Why Now? What's Next?

**Why Now?**

Homer's Fire and Police Services are vital to the safety and health of our community. Adequate and safe working environments show our respect for the public servants who provide these services, and of the same time, reduce local vulnerability for emergencies and risk.

For coming on 15 years, the City has recognized that our emergency services facilities have chronic deficiencies: high energy costs and sites that limit incremental investment and expansion. Over this period, facility upgrades have been on the City of Homer's Capital Improvements Project list, but only minor improvements have been funded. At the same time, new mandated equipment requirements and growing local demands further strain our overcrowded facilities.

If it is a testament to our staff and volunteers that they have managed to extend the useful life of these facilities as long as they have. Our City's fire and police services are vital to our community, and the citizens and our community at large.

**What's Next**

A transparent public process is underway to develop a realistic long-term solution that includes a new, adequate combined police and fire emergency services facility. Please join us at future events to offer feedback and help us to weigh our options.

**Public Safety Building Review Committee Meetings (ongoing)**

Attend public meetings, and post meeting, at our website: [www.cityofhomer.ak.gov/development/public-safety-building-review-committee](http://www.cityofhomer.ak.gov/development/public-safety-building-review-committee)

**Open House #2 - Site Selection Criteria & Preliminary Design Concept**

September - October, 2014

**Open House #3 - Refined Design Concept & Site Selection**

November - 2014

Open House Station Displays

## What We Heard - Input Form Feedback:

- 1 Respondents AGREE that Police and Fire are important City Services.**  
(16 responses; **4.4 average** on a scale from -5 to +5 where + means you agree, 0 is neutral, and - means you disagree).
- 2 Respondents somewhat AGREE that Homer as a City needs to address Police and Fire facility deficiencies.**  
(16 responses; **3.6 average** on a scale from -5 to +5 where + means you agree, 0 is neutral, and - means you disagree).
- 3 There is MIXED AGREEMENT on whether the City needs to work toward a long-term solution that includes a new, adequate, combined police and fire emergency services facility.**  
(16 responses; **2.5 average** on a scale from -5 to +5 where + means you agree, 0 is neutral, and - means you disagree. More than half AGREE, three are NEUTRAL, and two DISAGREE, with respondents noting they feel it is not mandatory, or that a combined project is not needed.)
- 4 When asked "What issues or questions you would like this process to explore further," responses include:**

- Proximity to middle school**—is this a plus or minus? The **HERC site** needs to be approved by the community. What about **State Highway facility** near the fire station?
- Explore site choices.** How will the City address the **absence of a public gymnasium** that would be cause by demolition of the HERC building? **Maintain present location** – vacate proposed road extension of Lake Street and trade property with Borough maintenance to increase present site. If road extension of Lake Street is a go and Heath is to be vacated, combine that portion of property.
- Where will the money come from?** I do not feel that use of **HERC building** would be good. Old building torn down next door and land in front might be okay. Could the **Borough property** be added to existing site and provide adequate area for the facility? Facility should be designed to **fit on existing fire/police property** plus adjacent borough maintenance lot.
- Kids need the skate park; do we really need a new fire department?** Explore incorporating the **public recreational needs** with the public safety building. **I like the HERC location** more than putting a facility like this in the middle of downtown.
- Could City Center be developed?** Explore how to **keep the Gym** and build a new facility.
- Keep the facility adequate—not extravagant.** Can we **build part now** and add on later as needed?

## 5 Respondents additional input, comments, and ideas:

- What would happen to **existing buildings** if a new site is selected? Could **existing fire department buildings be remodeled** and added on to? Try to get the best use of the existing building?
- Thanks** for the open house. **A healthy community is part of public safety.** Adults having healthy interactions and mentoring young adults through recreation is an important part of preventative public safety. I am strongly **opposed to choosing the HERC site** (former intermediate school) for a new public safety building. HERC Site is too **valuable for community recreation** to be used for police/fire when an alternative site exists. **Retain the gym**—incorporate into public safety building.
- The current **buildings are becoming obsolete.** Work areas are cramped, unprofessional, and difficult to work in. Public safety is the core of city services and a united building in a central well seen site shows the citizens' commitment to their safety. **Maintain current fire department** with remodel and addition. **Tear down police** – rebuild to tie into existing fire hall. Use additional land for footprint expansion and parking. **HERC Site is too valuable for community recreation** to be used for police/fire when an alternative site exists.
- The only **deficiencies the City needs to address are police.** **We need a new police station** but not a fire station. Focus on police only. **Not convinced** about the combined part. Could we **leave police at present location** – expand but relocate fire?
- I see project benefits but it is **not mandatory.** We must live **within our means.**



Updated 9/18/14

City of Homer | Input Summary





# Welcome to Open House #1 for the Homer Public Safety Building Project

## Public Meeting #1 Sign In

City of Homer | Open House Agenda

Name	Contact Info (email or phone)
Dab Lowney	299-0344
Inkiewicz Darno	235-2628
Barbara Howard	226-2025
Mike Illg	millge@ci.homer.ak.us
VICKI LOWE	2993360
Lee Lowe	
Jeanne Parker	235 6547
Mary Griswold	mgnt@xyz.net
GRACE ADERHOLD	aderhold@xyz.net
Donna Aderhold	donnagrace99@gmail.com
Morgan Jones	399-3197



# Welcome to *Open House #1* for the *Homer Public Safety Building Project*

## Public Meeting #1 Sign In

City of Homer | Open House Agenda

Name	Contact Info (email or phone)
Katy R. Olson	299-2177
Walph Broshes	235-6154
R-IAN BRUNY	299-8111
Bumppo Bremicker	399-1345
Robertu Nighland	235-8214
Robert Archibald	235-8214
Sue Walton	



# Welcome to *Open House #1* for the *Homer Public Safety Building Project*

## Public Meeting #1 Sign In

City of Homer | Open House Agenda

Name	Contact Info (email or phone)
Ralph Crane	Kummok@Earthlink.net
Catriona Lowe	catriona.lowe@gmail.com

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

**+** means you **AGREE**

**-** means you **DISAGREE**

**0** means **NEUTRAL**

## A. Police and Fire are important City services.

<b>+5</b>	<b>+4</b>	<b>+3</b>	<b>+2</b>	<b>+1</b>	<b>0</b>	<b>-1</b>	<b>-2</b>	<b>-3</b>	<b>-4</b>	<b>-5</b>
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

## B. We as a City need to address police and fire facility deficiencies.

<b>+5</b>	<b>+4</b>	<b>+3</b>	<b>+2</b>	<b>+1</b>	<b>0</b>	<b>-1</b>	<b>-2</b>	<b>-3</b>	<b>-4</b>	<b>-5</b>
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

<b>+5</b>	<b>+4</b>	<b>+3</b>	<b>+2</b>	<b>+1</b>	<b>0</b>	<b>-1</b>	<b>-2</b>	<b>-3</b>	<b>-4</b>	<b>-5</b>
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**Question 2. What issues or questions would you like this process to explore further?**

location - I like the HECC location more than putting a facility like this in middle of downtown.

**Question 3. Feel free to write any additional comments or ideas below.**

Thanks for the open house.



# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

**A. Police and Fire are important City services.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**B. We as a City need to address police and fire facility deficiencies.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**Question 2. What issues or questions would you like this process to explore further?**

**Question 3. Feel free to write any additional comments or ideas below.**

The current buildings are becoming obsolete, walk areas are crowded, unprofessional + difficult to navigate. Public safety is the core of city services + a united build in + central well seen sign shows the citizens commitment to their safety.

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

**+** means you *AGREE*

**-** means you *DISAGREE*

**0** means *NEUTRAL*

## A. Police and Fire are important City services.

+5    +4    +3    +2    +1    0    -1    -2    -3    -4    -5  
Strongly Agree                      Somewhat Agree                      Neutral                      Somewhat Disagree                      Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5    +4    +3    +2    +1    0    -1    -2    -3    -4    -5  
Strongly Agree                      Somewhat Agree                      Neutral                      Somewhat Disagree                      Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5    +4    +3    +2    +1     0    -1    -2    -3    -4    -5  
Strongly Agree                      Somewhat Agree                      Neutral                      Somewhat Disagree                      Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

Proximity to middle school - is this a plus or minus?

**Question 3. Feel free to write any additional comments or ideas below.**

Could we leave police at present location - expands, but relocate fire?

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

+ means you *AGREE*

- means you *DISAGREE*

0 means *NEUTRAL*

## A. Police and Fire are important City services.

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

I see benefits but it is not mandatory

## Question 2. What issues or questions would you like this process to explore further?

Maintain present location - vacate proposed road extension of Lake St. and trade property w/ Borough maintenance to increase present site. If Road ext. of Lake St. is a go & Heath is to be vacated, combine that portion of property.

## Question 3. Feel free to write any additional comments or ideas below.

Maintain current fire dept. with remodel & addition. Tear down police - rebuild to tie into existing Fire Hall. Use additional land for foot print expansion and parking.



# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

## A. Police and Fire are important City services.

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral			Somewhat Disagree			Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral			Somewhat Disagree			Strongly Disagree

*just police*

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral			Somewhat Disagree			Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

*- Here site needs to be approved by community.  
- project needs an advisory vote from city residents*

**Question 3. Feel free to write any additional comments or ideas below.**

*We need a new police station, but not a fire station. Focus on police only.*



# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

## A. Police and Fire are important City services.

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

Do not feel that use of HERC building would be good. Old building torn down next door + land in front of it might be O.K. what about state Hwy facility near fire station?

**Question 3. Feel free to write any additional comments or ideas below.**

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

*Feel free to add additional pages or email further comments to sara.doyle@stantec.com.*

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

**A. Police and Fire are important City services.**

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Somewhat Neutral Somewhat Strongly  
Agree Agree Disagree Disagree Disagree

**B. We as a City need to address police and fire facility deficiencies.**

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Somewhat Neutral Somewhat Strongly  
Agree Agree Disagree Disagree Disagree

**C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.**

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Somewhat Neutral Somewhat Strongly  
Agree Agree Disagree Disagree Disagree

**Question 2. What issues or questions would you like this process to explore further?** *How to keep the sym & build a new facility*

**Question 3. Feel free to write any additional comments or ideas below.**

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

+ means you *AGREE*

- means you *DISAGREE*

0 means *NEUTRAL*

## A. Police and Fire are important City services.

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5 +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## Question 2. What issues or questions would you like this process to explore further?

Location for facilities. Could the borough property be added to existing property and provide adequate area for project.  
Could city center be developed?

## Question 3. Feel free to write any additional comments or ideas below.

Could existing firedept. buildings be remodeled and added to on to. Try to get the best use of ~~the~~ the building. What would happen to ~~the~~ existing buildings if ~~no~~ new site is selected?



# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

**+** means you *AGREE*

**-** means you *DISAGREE*

**0** means *NEUTRAL*

## A. Police and Fire are important City services.

+5 (+5 circled) +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5 (+5 circled) +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5 +4 (+4 circled) +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

- 1) Where will the money come from?
- 2) Can we build part now + add on later as needed?
- 3) we must live with in our means.

**Question 3. Feel free to write any additional comments or ideas below.**

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

**+** means you *AGREE*

**-** means you *DISAGREE*

**0** means *NEUTRAL*

## A. Police and Fire are important City services.

+5   +4   **+3**   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5   +4   +3   +2   +1   **0**   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5   +4   +3   +2   +1   0   -1   -2   **-3**   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

Kids need the skatepark,  
do we really need a new  
fire department?...

**Question 3. Feel free to write any additional comments or ideas below.**

(sigh)

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

*Feel free to add additional pages or email further comments to sara.doyle@stantec.com.*

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

## A. Police and Fire are important City services.

**+5** +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

**+5** +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

**+5** +4 +3 +2 +1 0 -1 -2 -3 -4 -5  
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

*How will the City address the absence of a public gymnasium that would be caused by demolition of the HERC building?*

**Question 3. Feel free to write any additional comments or ideas below.**

*Retain public gym - incorporate into public safety building.*



# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

*Feel free to add additional pages or email further comments to sara.doyle@stantec.com.*

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

## A. Police and Fire are important City services.

+5    +4    +3    +2    +1    0    -1    -2    -3    -4    -5  
Strongly Agree    Somewhat Agree    Neutral    Somewhat Disagree    Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5    +4    +3    +2    +1    0    -1    -2    -3    -4    -5  
Strongly Agree    Somewhat Agree    Neutral    Somewhat Disagree    Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5    +4    +3    +2    +1    0    -1    -2    -3    -4    -5  
Strongly Agree    Somewhat Agree    Neutral    Somewhat Disagree    Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

Keep facility adequate - not extravagant  
facility should be designed to fit an existing fire/police  
property plus adjacent borough maintenance lot

**Question 3. Feel free to write any additional comments or ideas below.**

here site is too valuable for community recreation  
excellent site to showcase Homer opportunities  
to be used for police/fire when alternative site  
exists

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

+ means you **AGREE**

- means you **DISAGREE**

0 means **NEUTRAL**

## A. Police and Fire are important City services.

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

## B. We as a City need to address police and fire facility deficiencies.

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

## C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

incorporating the public recreational needs with site-choice } the public safety building

I am strongly opposed to choosing the site of the HERC building (former intermediate school) for a new public safety building.

**Question 3. Feel free to write any additional comments or ideas below.**

a healthy community is part of public safety. Adults having healthy interactions & mentoring young adults through recreation is an important part of preventative public safety.

public safety building



# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

**A. Police and Fire are important City services.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**B. We as a City need to address police and fire facility deficiencies.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

*not convinced about the combined part*

**Question 2. What issues or questions would you like this process to explore further?**

**Question 3. Feel free to write any additional comments or ideas below.**

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

*Feel free to add additional pages or email further comments to sara.doyle@stantec.com.*

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

**A. Police and Fire are important City services.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**B. We as a City need to address police and fire facility deficiencies.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.**

+5	+4	+3	+2	+1	0	-1	-2	-3	-4	-5
Strongly Agree		Somewhat Agree		Neutral		Somewhat Disagree		Strongly Disagree		

**Question 2. What issues or questions would you like this process to explore further?**

**Question 3. Feel free to write any additional comments or ideas below.**

# Input Form

Thank you for joining us tonight! Your input and feedback will help shape future decisions about the Homer Public Safety Building Project.

Please answer the following questions after visiting all the stations.

Feel free to add additional pages or email further comments to [sara.doyle@stantec.com](mailto:sara.doyle@stantec.com).

**Question 1. Rate your feedback to each statement below on a scale of +5 (strongly agree) to -5 (strongly disagree) by circling your response:**

*+ means you AGREE*

*- means you DISAGREE*

*0 means NEUTRAL*

**A. Police and Fire are important City services.**

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

**B. We as a City need to address police and fire facility deficiencies.**

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

**C. We as a City need to work toward a long-term solution that includes a new, adequate combined police and fire emergency services facility.**

+5   +4   +3   +2   +1   0   -1   -2   -3   -4   -5  
Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

**Question 2. What issues or questions would you like this process to explore further?**

**Question 3. Feel free to write any additional comments or ideas below.**



## **Resolution 14-100 Declaring it to be in the Public Interest to Own the Proposed New Public Safety Building**

**Resolution ID:** 14-100

**Resolution Status:** Awaiting Decision

**Resolution Summary:**

A Resolution of the City Council of Homer, Alaska, Declaring and Stating for the Record That It Finds it to be in the Public Interest for the City to Own the Proposed New Public Safety Building and It is Not Interested in Leasing the Building From a Third Party. Mayor/Council.

CITY OF HOMER

HOMER, ALASKA

Mayor/Council

RESOLUTION 14-100

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, DECLARING AND STATING FOR THE RECORD THAT IT FINDS IT TO BE IN THE PUBLIC INTEREST FOR THE CITY TO OWN THE PROPOSED NEW PUBLIC SAFETY BUILDING AND IT IS NOT INTERESTED IN LEASING THE BUILDING FROM A THIRD PARTY.

WHEREAS, The Committee Chair, on behalf of the Public Safety Building Review Committee, has requested that the City Council provide the Committee with guidance on whether leasing a new public safety building from a third party builder/owner is an option that the Council would consider; and

WHEREAS, The City Council discussed this topic in some detail at its regular meeting on September 8, 2014 during review of the City Manager's report; and

WHEREAS, Although no formal action could be taken at that time, all five Council members present and the Mayor voiced support for public ownership of the new public safety building and opposition to leasing; and

WHEREAS, The Mayor and Council requested that a resolution to that effect be drafted and placed on the September 22 Agenda for further discussion and action.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby declares and states for the record, that it finds it to be in the overall public interest for the City to own the proposed new public safety building and it is not interested in leasing the building from a third party builder/owner.

BE IT FURTHER RESOLVED that the Council finds public ownership of the building to be preferable for

**Resolution 14-100 Declaring it to be in the Public Interest to Own the Proposed New Public Safety Building**

Published on City of Homer Alaska Official Website (<http://www.cityofhomer-ak.gov>)

---

the following reasons:

The City retains more control over the location of the building.

Lease payments could continue indefinitely and exceed the cost of the building.

The land the building will be sited on could not be used as a local project contribution to leverage state or federal funding.

State or federal capital funding would no longer be an option and the taxpayers would pay the full cost of building construction and more.

A public safety building houses core functions of the City and is too important to not be in public ownership.

PASSED AND ADOPTED by the Homer City Council this 22nd day of September, 2014.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

**Source URL (retrieved on 2014-09-18 14:21):**

<http://www.cityofhomer-ak.gov/resolution/resolution-14-100-declaring-it-be-public-interest-own-proposed-new-public-safety-building>



# Homer Public Safety Building

## DRAFT Site Selection Criteria



Homer Public Safety Building  
Review Committee Meeting



Parcel Characteristics		Weighting Factor	Site Name	Site Name	Site Name	Site Name	Site Name
<b>1 Parcel Ownership and Cost</b>							
1a	City Ownership & Potential for Drawing on other Funding Sources	10					
	<i>Potential Site Acquisition - Expected cost per SF</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<i>Potential Site Acquisition - Ranking by lowest cost</i>						
<b>2 Size and Available Configurations:</b>							
2a	≈ 4 acres or more	5					
2b	Configuration requirements	5					
	<i>Square</i>						
	<i>Rectangular, 2:3 ratio</i>						
	<i>Rectangular, 1:2 ratio ONLY if facing 2 streets for egress</i>						
	<i>L or T shape ONLY if not too narrow for site circulation</i>						
	Subtotal		0.0	0.0	0.0	0.0	0.0
	<b>Subtotal Ranking</b>		#	#	#	#	#
<b>Physical Characteristics</b>							
3	<b>Environmental Risk</b>						
3a	Well Above Tsunami Area	5					
3b	Well Above Floodplain	5					
3c	Structural Soils - Load bearing for seismic concerns	5					
4	<b>Development Suitability</b>						
4a	Gravity loading, well-draining soils	2					
4b	No wetlands	2					
4c	No subsoil rock outcroppings (excavation expense)	2					
4d	Site Slope	2					
	<i>Relatively flat</i>						
	<i>Slight slope for positive drainage</i>						
	<i>Sloped supporting a multilevel facility ONLY if fire apparatus, egress and site circulation are highly functional</i>						
5	<b>Utilities</b>						
5a	Existing Utilities meet "essential facility" specs for seismic failure	2					
5b	Water, with redundancy (piped plus well or room for storage tank)	2					
5c	Electric, with redundancy (room for generator)	2					
5d	Natural Gas						
5e	Communications						
	Subtotal		0.0	0.0	0.0	0.0	0.0
	<b>Subtotal Ranking</b>		#	#	#	#	#
<b>Community Characteristics</b>							
6	<b>Community Location</b>						
6a	Central to Fire Service Area	5					
6b	Easy for the Public to Find, Access, Park, and Enter Shared lobby	2					
6c	Visible Location that enhances Civic Identity	2					
7	<b>Traffic and Access</b>						
7a	Efficient access to major community collector/arterial roads for quick egress	10					
7b	Distant from intersections where backed up traffic and congestion could inhibit outgoing and returning vehicles	2					
7c	Low accident rates on adjacent roadways/intersections	2					
7d	Located on a corner lot with access to 2 streets	2					
7e	Multiple site access options, including separated entrances and exits for public parking, officer parking, and exiting fire/police vehicles	2					
8	<b>Facility Compatibility with Existing Neighborhood</b>						
8a	Enhances rather than displaces existing use	2					
8b	Complimentary to adjacent and nearby land uses	2					
8c	Compatible with Existing Zoning	2					
	<i>Current Parcel Zoning</i>						
8d	Compatible with Adopted Plans	6					
	<i>City of Homer Comprehensive Plan (2008)</i>						
	<i>Homer Area Transportation Plan (2005)</i>						
	<i>Homer Emergency Operations Plan (2013)</i>						
	<i>Homer Local All-Hazard Mitigation Plan (2010)</i>						
9	<b>Security</b>						
9a	Positioned above, not below nearby streets and adjacent lots	2					
9b	No adjacent lot concealed areas (complex building footprints, woods, etc.)	2					
9c	No adjacent raised structures (tall buildings looking down, raised highway or viaduct, due to potential for accidents or mischief)	2					
9d	Lot configuration enables visible clear zone and security setbacks from nearby parcels and roadways.	2					
9e	Ability to locate impound storage so it is not visible to or easily accessible by the public.	2					
9f	Low chance of all site access being blocked by accidents, vehicular congestion, and backed up traffic at intersections	2					
	Subtotal	100	0.0	0.0	0.0	0.0	0.0
	<b>Subtotal Ranking</b>		#	#	#	#	#
<b>Total</b>							
	Subtotal	100	0.0	0.0	0.0	0.0	0.0
	<b>Subtotal Ranking</b>		#	#	#	#	#

Symbols	Values	KEY
X	0	Fatal Flaw
	1	No Compliance with Criteria
	2	Minimal Compliance with Criteria
	3	Strongest Compliance with Criteria



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE  
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I  
DATE: SEPTEMBER 18, 2014  
SUBJECT: SCHEDULING UPCOMING MEETINGS AND DELIVERABLES

---

October and November are a very busy months. We have several meetings, holidays and elections.

Currently, Wednesday, October 8<sup>th</sup> has been tentatively scheduled for the next regular committee meeting with an official public hearing on the site selection as requested by Chair Castner. This public hearing will be noticed separately and requires a minimum of a two week notice for advertising. If this date does not work for the majority of this committee please keep in mind the advertising requirement when scheduling meeting dates.

Following are calendars representing the various meetings and dates available. If there is a meeting scheduled they are normally held in the Council Chambers so the upstairs conference room may be available for a regular meeting.





It is requested that the committee discuss and outline what documents or items should be drafted or prepared for the next scheduled meetings in order to assist staff and the design team.

As you can see our calendars fill up far in advance and quickly I strongly suggest trying to plan ahead for November as well this time.

Recommendation:

Review available dates and make motion to establish meeting date(s) and/or open houses for the committee and project for October and November.



SUN	MON	TUES	WED	THURS	FRI	SAT
OCTOBER 2014			1	2	3	4
5	6	7 Elections /LAB Meeting	8 <b>Available</b>	9 <b>Available</b>	10 <b>Available</b>	11
12	13 Council Meeting -	14 EDC Meeting	15 Planning Commission Meeting	16 Parks/Rec Meeting	17 City Offices Closed - 	18
19	20 Council Meeting	21 <b>Available</b>	22 Port /Harbor Meeting	23 Council Worksession	24 <b>Available</b>	25
26	27 Council Meeting	28 <b>Available</b>	29 <b>Available</b>	30 <b>Available</b>	31 <b>Available</b> 	
NOVEMBER 2014						1
2	3 <b>Available</b>	4 Elections & Library meeting	5 Planning Meeting	6 <b>Available</b>	7 <b>Available</b>	8
9	10 <b>Available</b>	11 City Office Closed - 	12 EDC Meeting	13 Public Arts Perm Fund Meetings	14 <b>Available</b>	15
16	17 <b>Available</b>	18 <b>Available</b>	19 Port Harbor Meeting	20 Parks/Rec Meeting	21 <b>Available</b>	22
23	24 Council Meeting	25 <b>Available</b>	26 <b>Available</b>	27 City offices Closed 	28 City offices Closed	29
30						

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 14-020**

A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER WHICH THE COMMITTEE WILL CONDUCT ITS WORK.

WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to conduct preliminary engineering, design, site evaluation, and cost estimating for the proposed new Homer Public Safety Building; and

WHEREAS, Proposals are due on January 21, 2014; and

WHEREAS, It would be beneficial to establish a Public Safety Building Review Committee (PSBRC) to assist the City with numerous functions including review and evaluation of the proposals, similar to the committees the Council has established for construction projects on other public buildings.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes the Public Safety Building Review Committee (PSBRC).

BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one member of the City Council, the Police Chief or their designee, the Fire Chief or their designee, a member of the public, preferably with construction or project management experience, and a member of the business community.

BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer and Dan Nelsen and secondary support shall be provided as needed and requested by the City Manager, the Finance Director, and the City Planner.

BE IT FURTHER RESOLVED the Scope of Work shall include:

- Review and rate GC/CM proposals and make a recommendation to the Council


- 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 13<sup>th</sup> 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



# HOMER PUBLIC SAFETY BUILDING

*"To ensure Homer has adequate emergency services into the future to protect community health and safety using a cost-effective, locally-responsive emergency service model."*

## Project Need

Homer's Fire and Police Services are vital to the safety and health of our community. Adequate and safe working environments show our respect for the public servants who provide these services, and at the same time, reduce local vulnerability to emergencies and risk.

The purpose of considering a new facility at this time is to address these issues and our aging facilities' deficiencies, including:

- Limited space for performing basic functions on-site with no room to grow even as community needs expand;
- Lack of efficiency in cramped buildings;
- Safety problems such as inhaling fire truck exhaust indoors, unprotected police dispatch and prisoner visitor areas, and communicable disease exposure risks;
- Lack of storage for police evidence, equipment, and vehicles; and
- Poor conditions for supporting modern electronic and communication systems.

## Why Now?

Homer's Police Station was built in 1979. In 1980, the Fire Hall was built on an older garage/shop structure using sweat equity and donations. It is a testament to our staff and volunteers that they have managed to extend the useful life of these facilities.

Fully renovating these outdated facilities so they comply with modern, energy efficient standards is cost-prohibitive compared with new construction. Moreover, Police and Fire have limited space for expansion on their current sites and need room to grow.

Thus, it is critical to take steps now toward a long-term solution that ensures adequate levels of service in the future and takes advantage of cost efficiencies in co-locating the fire and police station together.

## Preliminary Concept Design

The City is exploring options for designing and constructing an up-to-date combined facility for Police and Fire, specifically tailored to local needs and resources. The City has hired a consultant team including USKH (now Stantec), Loren Berry Architect and Cornerstone General Contractors using a General Contractor Construction Manager approach for cost savings and better value.

Preliminary concept design is fully funded and is just getting underway. This phase of work will produce a space needs analysis, siting criteria, concept design, and cost projections for a new Homer Public Safety Building.

This process will actively engage public safety facility users, local residents, and a City Council appointed Public Safety Building Committee in a transparent public process for developing a realistic building concept plan and weighing site options.

## We Need Your Input!

Once a space needs assessment is completed, three public open houses will be held to present findings, to ask for community feedback, and to discuss options:

- Meeting #1 - Project Need and Site Criteria (target date **September**, TBA)
- Meeting #2 - Site Selection Rankings and Preliminary Design Concept (target date **October**, TBA)
- Meeting #3 Refined Design Concept (target date **November**, TBA)

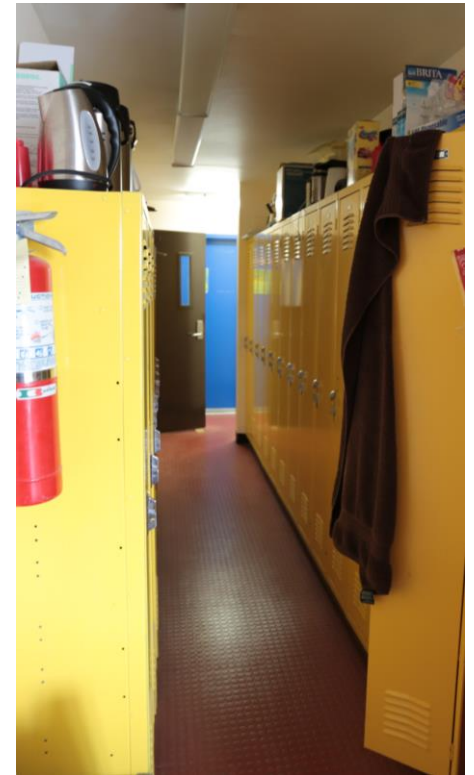
To learn about public involvement opportunities, or for more information about this effort, contact the City of Homer:

Carey Meyer, Public Works Director  
[cmeyer@ci.homer.ak.us](mailto:cmeyer@ci.homer.ak.us) (907) 235-3170  
3575 Heath Street, Homer 99603



# City of Homer Police Station DEFICIENCIES

- Extremely cramped work areas
- Poor design causes efficiency problems
- Escape attempt issues due to poor layout
- Lack of evidence storage/lab space
- No separation between staff work areas and prisoner through-traffic
- No secure service counter window
- HVAC system routes from jail cells to dispatch risking passage of airborne disease
- Vehicle exhaust enters work areas
- Premature failure of expensive equipment because of poor ventilation
- Regularly overfilling the jail cells
- Communication/computer system issues and limitations due to building age



# City of Homer Fire Station DEFICIENCIES

- Outgrown facility for today's needs with no room to expand for future needs.
- Cramped work areas, limited storage
- Premature wear of expensive equipment and vehicles stored outside with slower winter response times
- Diesel exhaust emissions indoors causing lung health issues among staff
- No OSHA compliant biohazard decontamination/cleaning area
- Existing bays are too short for standard size fire apparatus requiring expensive modifications
- Walls are rotting indoors from water trapped indoors
- Floor is unable to sustain weight of apparatus and cracking throughout
- Not enough room for volunteers to stay overnight during duty



**CITY OF HOMER**  
**Homer Public Safety Building**  
**DRAFT PUBLIC INVOLVEMENT PLAN**

**USKH**

SHARED VISION. UNIFIED APPROACH.

June 23, 2014

*Prepared for:*  
Homer Public Works Department  
3575 Heath Street  
Homer, Alaska 99603

*Prepared by:*  
USKH Inc.  
2515 A Street  
Anchorage, AK 99503

*Point-of-Contact:*  
Dale Smythe AIA, USKH Principal  
Regional Architectural Manager  
Architectural Department  
Phone (907) 343-5254

USKH WO# 1435500



## TABLE OF CONTENTS

1. INTRODUCTION .....	1
1.1 Case Statement draft options for input .....	1
1.2 Purpose and Organization .....	1
1.3 Project Scope and Public Involvement Goals .....	1
2. PUBLIC INVOLVEMENT TARGET SECTORS .....	2
2.1 Stakeholder and Interested Parties .....	2
2.2 Initial Stakeholder Themes .....	3
3. PUBLIC INVOLVEMENT ACTIVITIES .....	5
3.1 Consultant PI Tasks and Timeline .....	5
3.2 Supplemental Strategies .....	6



## 1. INTRODUCTION

### 1.1 Case Statement draft options for input

- To ensure Homer has adequate emergency services into the future that protects community health and safety using a cost-effective, locally-responsive service model.
- To ensure Homer has adequate emergency services into the future that protect community health and safety.
- To ensure Homer keeps residents safe by providing locally responsive, cost-effective emergency services.
- To ensure Homer's integrated emergency services protect lives, property, and the environment using a cost-effective, locally responsive service model.

### 1.2 Purpose and Organization

The purpose of this Public Involvement Plan (PIP) is to describe how the consultant team and Homer will keep stakeholders and the public involved and informed during conceptual design for a new Public Safety Building for the City of Homer. The PIP is organized into three sections:

- The first introduces the project scope and public involvement goals.
- The second lists interested parties and stakeholders, with initial themes from stakeholder interviews that can inform both the conceptual design and help guide more effective public involvement.
- Section three lists PI activities and targeted timelines for ensuring that targeted interests contribute to, and are engaged in the conceptual design process and for encouraging public awareness and participation in shaping outcomes. Specific tasks are listed that will be fulfilled by the consultant team, followed by a list of strategies beyond the consultant's scope that may be used by the City of Homer, to supplement the overall PI process, if desired.

### 1.3 Project Scope & Public Involvement Goals

The City of Homer's Fire and Police Departments are currently housed in aging facilities with significant deficiencies. Thus, the City is taking a careful look at the options and costs for constructing a combined department new Public Safety Building. To enable a more efficient project at a lower and more predictable cost, the City is utilizing the General Contractor/Construction Manager approach and has hired a consultant, USKH, to lead this effort in partnership with Loren Berry Architect and Cornerstone General Contractors.

Project consultants and the City of Homer will use a collaborative team approach aimed at designing and constructing a cost-effective, up-to-date combined facility for the Police and Fire Departments, specifically tailored to local needs and resources. A case statement will be developed

The scope of the first phase of work is conceptual design for a new Public Safety Building facility, with three primary tasks:





**Task A. Fire & Police Building Program** - The team will identify, analyze, and summarize in a report and presentations the technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.

**Task B. Draft Site Selection and Concept Design** - Building from Task A outcomes and criteria, the team will work with the City to determine the top two sites for the Homer Public Safety Building and then will explore alternative design approaches to achieve a draft Concept Design and rough cost estimates.

**Task C. Public Involvement** – Plan as presented for input.

During the Conceptual Design phase of the project, team efforts and activities will be guided by these Public involvement goals:

- Fully collaborate with facility users on the design concept to optimize outcomes and create a facility that is highly responsive to local needs and resources.
- Meaningfully engage key affected stakeholders, interested groups, and target sectors of the public in reviewing and providing feedback on interim deliverables and assumptions to improve project outcomes.
- Raise the awareness of community decision-makers and community in general around project needs, options, and possible outcomes to help them weigh public costs and benefits.

## 2. PIP TARGET SECTORS

### 2.1 Stakeholders and Interested Parties

Sustained efforts will be made over the duration of the concept design phase to actively seek the involvement of each of these targeted sectors of the community who have an interest in project outcomes:

#### Facility Owner/Users

- The City of Homer’s Mayor, City Council and Administration
- The City of Homer’s Fire Department, including staff and volunteers
- The City of Homer Police Department

#### Interested Parties

- Alaska Division of Homeland Security & Emergency Management
- Safety and Emergency Response agencies
- Law enforcement agencies (Troopers, Coast Guard and State Parks)
- The City of Homer Public Works Department
- State of Alaska Department of Transportation
- Kenai Peninsula Borough
- Environmental Permitting agencies
- The City of Homer Planning Department and Homer Advisory Planning Commission



- Potential Project Site Neighbors
- Potential Project Site Existing Tenants/Users (e.g., Homer Education and Recreation Complex (HERC))
- Community organizations
- Potential funding sources (Alaska State Legislature, Governor’s Office, Dept. of Commerce, etc. )

#### Regional Public at Large

- Citizens who depend on and are served by the City of Homer’s emergency services
- Taxpayers
- Citizens who seek to participate in community affairs

## **2.2 Initial Stakeholder Themes**

Project consultants spent several days in Homer May 21-23, 2014 to initiate information gathering and meet face-to-face with the City of Homer and key stakeholders. The team included Jack Berry and Loren Berry from Berry Architects and Jerry Neubert, Dale Smythe, and Meredith Noble from USKH. The team spent two days interviewing the Police Chief, Fire Chief, and staff members of each department learning about the needs for a future facility through site tours and intensive interviews.

Additionally, to better understand the project’s role in the community, including current facility deficiencies, and public opinion toward the project, Meredith Noble conducted ten “off-the-record” interviews with City staff and the public. Those identified from the public were referred through word of mouth as influential thought-leaders in the community. From those interviews several themes started to surface. Although anecdotal, and possibly reflecting only a narrow segment of the community, these themes can inform both the conceptual design and help guide more effective public involvement.

**Aging Facilities** – Homer’s Police Station was built in 1979, and a year later the Fire Hall was built on an older, existing garage/shop structure. These facilities have served the community well over several decades and, to many local residents, they are nostalgic landmarks from Homer’s early days as a small town. This is especially true of the Fire Hall, as Homer’s Volunteer Fire Department (established in 1952) found funding and invested sweat equity to build the facility — no city funds were used.

**Deficiencies** –Running modern emergency response and police services from aging facilities have costs, risks, and challenges that the community may not be aware of. Examples include:

- Replacing the heating systems from heating fuel to natural gas and building more energy efficient buildings would reduce annual heating costs by about 40% (roughly \$13,596 in annual savings);
- Winter emergency response times would be faster if indoor space was available to park emergency vehicles (not to mention deterioration and security issues associated with outdoor parking);
- The existing facilities are non-compliant with safety regulations/facility design standards and thus pose risks and health concerns to staff. Examples include the Fire Hall’s lack of OSHA compliant biohazard decontamination/cleaning area and lack of diesel exhaust emissions protection. The Police Station’s air handling system exhausts into employees’ work areas and its lobby does not have ready access to a secure, bullet proof, service counter/window with passive barriers to stop vehicles.



- Regular interruptions occur because of poor separation between uses. For example, prisoners regularly disrupt staff due to the lack of separated entrances into the jail and prisoner visitation rooms and acoustics between the jail and staff areas. The Fire Hall lacks space to accommodate more than four overnight crew members in the station without disrupting normal operations.
- Modern emergency response and police work depend on communications and computer technologies that did not exist 35 years ago. Both facilities have issues and needs that are hard to address in the current buildings.
- There is a lack of adequate space generally. The Departments are serving a much larger population based from facilities that have not expanded in 35 years. Acute issues include the need for a larger evidence storage room and evidence lab, training areas and meeting space for working internally and with outside agencies, overnight accommodations, and storage space generally (for clean medical supplies, equipment, etc.).

**Communicate Why the Facility Is Needed:** Homer’s fire station looks to be in mint condition, and from the outside appearances, the public does not necessarily understand why the police and fire stations are insufficient. After talking to someone who works there or getting a tour, it is woefully clear why a new facility is needed, but “you have a sales job here” to communicate this to the rest of Homer if you intend to seek support for a new building.

**Cost/Benefit Considerations:** As a community, Homer knows that this project will be costly, both upfront and into the future, as the total cost of ownership for the building can be almost three times more than initial design and construction costs. The City needs to be realistic when assessing the financial aspects of this project, and how Homer will pay for long-term O&M using. The public then needs clarity, since as seen with the public bathroom investment, there can be significant “sticker shock” at the cost of projects.

**Nice, But Not Too Nice:** Though a creative community that appreciates quality design, Homer residents have conservative values in terms of the overall community investment in public facilities. A new facility needs to be respectfully adequate and not “gaudy” or overbuilt so that it appears wasteful.

**Sensitive to HERC Site:** The HERC building provides a critical recreation need for the community. Some residents do not want the HERC site considered for this project, while others like the idea of keeping the gym but tearing down the rest of the building to make way for a new Public Safety building.

**Existing Site Repurposing:** It is important to maintain continuity in fire and police services by constructing the new facility while the existing sites are fully operational. Once services are re-located, the community has the option to try and recoup some of the facility cost by selling the Homer Volunteer Fire Department and Homer Police Station shared lot (KPB shared lot assessment ≈\$2,398,400) and adding to the downtown commercial district. Alternately, the strategically located central site could be used for a community purpose. Although this question is outside the scope of this effort, it is a question that needs community consideration and some clarity.

**A Base of Public Support:** Although support for the project is not universal within Homer at this preliminary stage, a solid group of supporters are willing to advocate for investing in a new, consolidated Public Safety facility to ensure that Homer has adequate services into the future. Moreover, Homer’s fire and police are valued and respected public services. A solid design concept and workable site, along with word-of-mouth communication from respected residents, could make it feasible for the project to build broad support well beyond its current base.



### 3. PUBLIC INVOLVEMENT ACTIVITIES

#### 3.1 Consultant PI Tasks and Milestones

This section outlines public involvement efforts for the Design Concept phase of the new Homer Public Safety Building to be performed by USKH, coordinating with Carey Meyer and the Public Safety Building Committee. Activities are focused around five tasks, each with a target timeline and specific objectives. The tasks marked with an asterisk indicate that a Public Meeting will be held to gain input on project progress.

#### Homer Public Safety Building Project Tasks and Timeline

##### **TASK 1: Seek Involvement and Input**

*Target Timeline: June - August 2014*

*Objective: Create outreach contact lists, tools, and prepare for an initial open house event, while retaining open communications with key parties.*

##### Consultant Activities

- a) Finalize project contact and outreach list.
- b) Confirm public meeting date calendar and reserve venues.
- c) Create outreach materials to include a project fact sheet, web text and graphics that the City of Homer can use on its page, and a flier announcing public meeting #1.
- d) Continue to coordinate with the City of Homer, the Public Safety Building Committee, and stakeholders to gather relevant input that supports a better understanding of technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.

##### **TASK 2: Present Project Need and Site Criteria, Gather Input**

*Target Timeline: August – September 2014*

*Objective: Share preliminary Fire & Police Building Program findings with stakeholders at a formal public open house. Gather input specific to the building program and site criteria to help refine and enhance project outcomes.*

##### Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for Open House #1.
- b) 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.).
- c) Create an agenda and input form, and a public presentation to share at Open House #1.
- d) Conduct outreach for Open House #1 to the project contact and outreach list.
- e) Facilitate Open House #1 and gather input from participants.
- f) Summarize meeting proceedings and input in a written memo.
- g) Continue to coordinate with the City of Homer, the Public Safety Building Committee, and stakeholders to gather relevant input that supports a better understanding of technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.





### **TASK 3: Present Site Selection Rankings and Preliminary Design Concept, Gather Input**

*Target Timeline: September 2014*

*Objective: Share preliminary site selection rankings and a preliminary design concept with stakeholders at a formal public open house and gather input that helps refine and enhance project outcomes.*

#### Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for Open House #2.
- b) Update outreach materials and displays to incorporate finalized building program, preliminary site selection rankings, input to date, and to announce Open House #2.
- c) Create an agenda and input form, and a public presentation to share at Open House #2.
- d) Conduct outreach for Open House #2 to the project contact and outreach list.
- e) Facilitate Open House #2 and gather input from participants.
- f) Summarize meeting proceedings and input in a written memo.

### **TASK 4: Present a Refined Design Concept**

*Target Timeline: October 2014*

*Objective: Share a refined design concept with stakeholders at a formal public open house and share rough cost parameters and possible funding strategies.*

#### Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for the final Open House.
- b) Update outreach materials and displays to incorporate the refined design concept, rough cost parameters, and possible funding strategies.
- c) Create an agenda, input form, and public presentation to share at Open House #3.
- d) Conduct outreach for Open House #3 to the project contact and outreach list.
- e) Facilitate Open House #3 and solicit input and letters of support from participants.
- f) Summarize meeting proceedings and input in a written memo.

## **3.2 Supplemental Strategies**

During stakeholder interviews a number of ideas were shared for generating additional public interest and support for the project. These are listed below in the event that the City of Homer or Public Safety Building Committee members and/or project advocates elect to undertake them to supplement the overall PI process:

#### **Outreach and Educational Activities:**

- Open House Tours
  - Have snow-cones or hot-dogs, etc. for the public and discuss what is deficient in your facilities and why you need a new building.
  - July 4<sup>th</sup> Volunteer Firefighter BBQ is an excellent opportunity for tours, handing out flyers, and having conversations with the public about the project.



- Announce the event on KWAVE- Straight Talk, Tuesday mornings 9-10 am. 15 minutes. Contact Tim White at [kwavefm@xyz.net](mailto:kwavefm@xyz.net)
- Invite police staff to join in the BBQ.
- Ensure all staff is on the “same page.”
- Tour for Re-create Recreate/HERC enthusiasts
  - As an obviously very sensitive issue, it would be beneficial to show HERC recreationists that their voices are being heard. Consider hosting a tour of the police and fire station for this group exclusively and ensure we engage them early when site selection conversations begin.
- Concert On The Lawn
  - Get a booth to discuss the project, hand-out informational flyers, and ask people if they’d like to be on an email list with project updates. Have fire fighters and police officers jointly staffing the table.
  - Deadline for booth is June 15<sup>th</sup>. Cost \$110 for 10x10 space.
- Presentations
  - Have a police officer and fire fighter discuss the project at various community groups. Suggested presentations include:
    - Homer Realtor Association- August 20<sup>th</sup>, 12:00, location unknown
    - Rotary Club of Homer-Kachemak Bay- 12:00, Thursdays
    - Chamber of Commerce Luncheon- Tuesday in September
    - Port & Harbor
    - Re-create Recreate/HERC enthusiasts
- Door-to-Door Campaign
  - Leave a flyer behind about the project at residences. There are enough clusters in Homer to do this with minimal time commitment.
  - Consider doing this to advertise your booth at an event or an open house.
- Engage City’s Various Commissions
  - Have agenda item on various commissions to get an update on the project. Could be watching video fire/police staff made of their facilities or get a quick update from a staff member on project status.
  - Why? This reaches 100 people with facts about the project that are civically minded and engaged. They can act as advocates for the project if well informed.
- Letters to the Editor
  - Newspaper isn’t relied on the way it used to be so instead of utilizing costly ad space, use “free” resources like letters to the editor or articles by the press.
  - <http://homertribune.com/2013/08/council-considers-a-new-public-safety-building/>
- Virtual Tours
  - Since many people can’t or don’t care to attend public meetings, one way to still engage them is through virtual tours. These are online tours of project information that conclude with a feedback form.
- Make YouTube/Vimeo Video
  - Have someone locally make a short 1-4 minute film about why the project is needed. Show the inside of the police and fire station and have excerpts from staff. Try to respond to some of the concerns identified as common objections to the project.
    - Example: <http://www.lcf1-sprague.com/>
- Utility Bill Inserts
  - Create utility bill inserts that can be sent to residents with information about public meetings or ways to get informed about the project.



- PowerPoint/Prezi Presentation
  - Design a PowerPoint or Prezi presentation for the project staff to use whenever they need it to tell the story about why this project is important and next steps.
- Display Boards at City Hall
  - Create boards or posters that could be displayed at City Hall (or elsewhere), that show information like site or design selection. Have place for public to submit their input on the decision.
- Radio
  - Many people suggested paying for actual ads on KWAVE, KPEN, KGTL, etc. to reach the dock workers, truck drivers, etc. Give quick update on project and provide information on ways to submit feedback if desired.
  - Run in August when ad volume slows from summer rush.
  - KBBI-Coffee Table- Wednesday morning 9-10 am. Contact Dorle at 235-7721
  - Alaska Matters- Though not always supportive of the City, the project presents an opportunity to work with Chris Story to tour the facilities and interview police and fire staff.
- Involve Legislators
  - Involve early and often. Send monthly email updates on the status of the project with upcoming public involvement events and past progress. Invite them to participate in events ahead of time.
- Articles on City Website
  - Keep the public updated on the project or upcoming ways to engage with updates online, either through the City Clerk's projects or the fire and police station sites.
- Social Media
  - Utilize your network of supporters to reach citizens through Facebook, Twitter, and the web such as sharing the YouTube clip of the project so it can be shared freely.
- Monthly Project Updates
  - Provide regular updates on cost containment and commitment status to outreach contact list.

#### **Funding Prep Activities:**

- Gather Letters of Support
  - Reach out to community members, Kachemak Bay, Alaska State Forestry, K.E.S.A, Alaska Fire Chief's Association, State Fire Marshal's Office, Wildwood Correctional Center, OSHA, Department of Security, Port & Harbor, Recreate-Recreate, etc. for letters of support.
  - Gather letters of support at final public meeting.
- Submit Project to State Legislature Budget
  - Prepare promotional package and submit in November.
- Open House for Funding Agencies/Legislators
  - Host special open house of facilities for funding agency representatives & legislators to bring them together for funding collaboration and answer any questions. Ideally host in the fall so they can also attend a public meeting.

#### **Future Activities:**

- Public Input for Exterior Design
  - Engage the public in exterior design decisions.
- Naming Contest
  - Have public contest to name the new building.

KEY PROJECT STAKEHOLDERS						
YouTube/Vimeo Clip of Project	June 25-July 11, 2014		Create short clip explaining the project	Castner	Meyer	ongoing
Project Manager	June 25-July 2, 2014		Create presentation that anyone can use to explain the project.	Noble	Robl, Painter, Nelsen	Yes
City Website			Post fact sheet, photos, update on status of project.	Renee	Meyer, Stantec	Yes
Internal Tours & Mtg	June 30-July 3, 2014		Have police staff and fire staff tour each other's buildings, discuss why the project's important, agree on messaging.	Robl, Painter	Castner	ongoing
4th of July Open House Tour at Fire Department	951-218-6362		Hand out project fact sheet & show video if finished. Invite police staff to join if available.	Painter	Elaine, Dan	Yes
Announce event on KWAVE-Straight Talk	July 1, 2014		Contact Tim White at kwavefm@xyz.net	Renee		Yes
Email contacts in outreach list	907-235-3919		Send info about Open House	Renee		ongoing
Open House Tour	July 29, 2014		Host specifically for Re-Crete Recreate/HERC users	Castner	Robl, Painter	planning ongoing
Engage City's Various Commissions	907-235-8121		Provide fact sheet to City's commissions to raise their awareness of the project.	Castner, Meyer	Renee	planning ongoing
Legislator Update	June 30, July 28		Update on PI activities by letter & call.	Mayor Wythe	Committee	ongoing
Display Boards	July 1-18, 2014		Create boards that have photos, stories, and content explaining project. Display at City Hall, Library, etc.	Meyer	Stantec	Yes
Movie Theatre Storyboard	July, 2014		Provide information on project before movie shows at the theatre.	Nelsen	Renee	ongoing
Homer Council Meeting	July 28, 2014		Provide update on project.	Castner	Committee/Stantec	Yes
August Activities						
Open House Tour- News Outlets	August, 2014		Host specifically for Chris Story, KBBI, KWAVE, KPEN, KGTL, etc. local newspapers, bloggers.	Crane	Committee	
Public Presentation- Planning Commission	August 20, 2014		Commission Meeting 6:30 pm	Meyer		
Public Presentation- Parks and Recreation	August 21, 2014		Commission Meeting 5:30 pm	Meyer		
Door-to-Door Campaign	August 4-18, 2014		shadygrove@kbbi.org		Fire & Police Dept./ Public Safety Committee/ Council	
City Website	August 13, 2014		Update website with info on upcoming Open House	Renee	Meyer/Stantec	
Contact Outreach List	August 8-12, 2014		Notify contacts in outreach list of upcoming Open House.	Noble/Wilson-Doyle	Castner	
Display Boards	August 20, 2014		naom@homertribune.com	Meyer	Noble/Wilson-Doyle	
Legislator/Funding Agency Update	August 22, 2014		Update on PI activities by letter & call.	Mayor Wythe	Committee/Noble	
Public Meeting: Present Project Need & Site Criteria	August 26, 2014		Share needs statement info a work meeting with committee. Gather input specific to the blog program.	Stantec & Public Safety Blog Committee	Renee	



September Activities					
Public Presentation- Rotary Club		12:00, Thursdays. Coordinate with Katie Koester ASAP.	Castner	Rob//Painter and/or staff	
Public Presentation- Chamber of Commerce		Tuesdays. Coordinate w/ Debbie Speakman ASAP.	Castner	Rob//Painter and/or staff	
City Website	Sept. 24, 2014	Update website with info on upcoming Open House	Meyer	Renee & USKH	
Contact Outreach List		Notify contacts in outreach list of upcoming Open House.	Wilson Doyle	Castner	
Paid Radio	Sept. 19-30, 2014	Pay for Ads on key radio channels to notify public about the meeting.			
Public Mtg Prep	Sept. 19-30, 2014	Prep content for Open House	Stantec & Meyer	Nelsen, Renee	
<b>Public Meeting: Site Selection &amp; Draft Concept Design</b>	Sept. 30, 2014?	Open House & Committee Meeting on Site Selection and Conceptual Design	Stantec & Public Safety Blog Committee	Renee	
Legislator/Funding Agency Update	Oct. 3, 2014	Update on PI activities by letter & call.	<a href="http://gov.alaska.gov/parnell/contact/email-the-governor.html">http://gov.alaska.gov/parnell/contact/email-the-governor.html</a>	Committee/Noble	
October & November Activities					
Public Presentation- Realtor Association	<b>October 15, 2014</b>	12:00. Bidarka - Upstairs	Mayor Wythe	Fire & Police Staff member	
Public Presentation	Oct. 1-31, 2014	Coordinate with any group that wants to hear from you that we missed earlier.			
City Website	Oct. 29, 2014	Update website with info on upcoming Open House	Renee	Meyer & USKH	
District 31	Oct. 20-Nov. 2, 2014	Notify contacts in outreach list of upcoming Open House.	Noble	Castner	
Paid Radio	Oct. 27-Nov. 3, 2014	Pay for Ads on key radio channels to notify public about the meeting.			
Public Mtg Prep	Oct. 1- Nov. 2, 2014	Prep content for Open House	USKH & Meyer	Nelsen, Renee	
Public Meeting: Site Selection & Final Concept Design	Nov. 3, 2014?	Present site selection decision matrix & draft concept design, seek public input.	USKH & Public Safety Blog Committee	Renee	
Legislator/Funding Agency Update	Nov. 4, 2014	Update on PI activities by letter & call.	Mayor Wythe	Noble	
Letters of Support	Oct. 14-Nov. 14	Seek letters of support			

Name	Title	Phone	Email	Info
<b>KEY PROJECT STAKEHOLDERS</b>				
Carey Meyer	Public Works Director	907-235-3170	<a href="mailto:cmeyer@ci.homer.ak.us">cmeyer@ci.homer.ak.us</a>	3575 Heath Street, Homer 99603
Dan Nelsen	Project Manager	907-235-3170	<a href="mailto:dnelson@cityofhomer-ak.gov">dnelson@cityofhomer-ak.gov</a>	3575 Heath Street, Homer 99603
Ken Castner	Chair of Committee	907-235-9028	<a href="mailto:kcastner@tonsina.biz">kcastner@tonsina.biz</a>	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Mark Robl	Police Chief	907-235-3150	<a href="mailto:mrobl@ci.homer.ak.us">mrobl@ci.homer.ak.us</a>	Homer Police Department 4060 Heath Street Homer AK 99603
Ralph Crane	Public Representative	951-218-6362	<a href="mailto:kummok@earthlink.net">kummok@earthlink.net</a>	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Bob Painter	Fire Chief	907-235-3155	<a href="mailto:rpainter@ci.homer.ak.us">rpainter@ci.homer.ak.us</a>	Homer Volunteer Fire Department, 604 East Pioneer Ave. Homer AK 99603
Beth Wythe	Mayor	907-235-3919	<a href="mailto:mayor@ci.homer.ak.us">mayor@ci.homer.ak.us</a>	491 E Pioneer Avenue Homer, AK 99603
Renee Krause	Deputy City Clerk	907-435-3109	<a href="mailto:rkrause@ci.homer.ak.us">rkrause@ci.homer.ak.us</a>	491 E Pioneer Avenue Homer, AK 99603
Walt Wrede	City Manager	907-235-8121	<a href="mailto:wwrede@ci.homer.ak.us">wwrede@ci.homer.ak.us</a>	491 E Pioneer Avenue Homer, AK 99603
<b>CONSULTING TEAM</b>				
Dale Smythe	Project Manager	907-343-5254	<a href="mailto:dsmythe@uskh.com">dsmythe@uskh.com</a>	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	<a href="mailto:jneubert@uskh.com">jneubert@uskh.com</a>	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	<a href="mailto:swdoyle@uskh.com">swdoyle@uskh.com</a>	2515 A Street, Anchorage, AK 99503
	Stakeholder			
Meredith Noble	Involvement/Funding	509-340-1714	<a href="mailto:mnoble@uskh.com">mnoble@uskh.com</a>	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Loren Berry	Loren Berry Architects	541-896-3692	<a href="mailto:lberry@berryearch.com">lberry@berryearch.com</a>	41601 Madrone Street, Springfield, OR 97478
Jack Berry	Loren Berry Architects	541-896-3692	<a href="mailto:jberry@berryearch.com">jberry@berryearch.com</a>	41601 Madrone Street, Springfield, OR 97478
Jill Jolley	Cornerstone General Contractors	907-646-7213	<a href="mailto:jjolley@cornerstoneak.com">jjolley@cornerstoneak.com</a>	5050 Cordova Street, Anchorage, AK 99503
<b>MEDIA OUTREACH CONTACTS</b>				
Shady Grove	KBBI Public Radio	907-235-7721	<a href="mailto:shadygrove@kbbi.org">shadygrove@kbbi.org</a>	Coffee Table on Wednesday morning 9-10 am.
Dave Becker	K-WAVE, KPEN, K-BAY, KGTL	907-235-6000	<a href="mailto:kwavefm@xyz.net">kwavefm@xyz.net</a>	Contact Tim White, K-WAVE, for Straight Talk on Tuesday mornings
Chris Story	KPEN- Alaska Matters	907-299-7653		<a href="http://www.alaskamattersradio.com">www.alaskamattersradio.com</a>
Naomi Klouda	Homer Tribune	907-235-3714	<a href="mailto:naomi@homertribune.com">naomi@homertribune.com</a>	<a href="http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site">http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site</a>
Michael Armstrong	Homer News	907-235-7767	<a href="mailto:michael.armstrong@homernews.com">michael.armstrong@homernews.com</a>	<a href="http://www.homernews.com/homer-news/local-news/2013-09-11/herc-lot-new-public-safety-site">http://www.homernews.com/homer-news/local-news/2013-09-11/herc-lot-new-public-safety-site</a>
Shannyn Moore	Peninsula Clarion	907-283-7551	<a href="mailto:shannynmoore@gmail.com">shannynmoore@gmail.com</a>	<a href="http://peninsulaclarion.com/staff">http://peninsulaclarion.com/staff</a>
	Blogger, Radio.Active.Truth Bloggers?			<a href="http://www.shannynmoore.wordpress.com/">http://www.shannynmoore.wordpress.com/</a>
<b>FUNDING SOURCE CONTACTS</b>				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	<a href="mailto:pauletta.bourne@alaska.gov">pauletta.bourne@alaska.gov</a>	<a href="http://commerce.alaska.gov/dnm/dcra/GrantsSection/CommunityDevelop">http://commerce.alaska.gov/dnm/dcra/GrantsSection/CommunityDevelop</a>
Judy Haymaker	CDBG Grants Rep	907-451-2731	<a href="mailto:judy.haymaker@alaska.gov">judy.haymaker@alaska.gov</a>	Max \$850k per community, \$2M FY13 Cycle
Scott Ruby	Director, Division of Community and Regional Affairs	907-269-4569	<a href="mailto:scott.ruby@alaska.gov">scott.ruby@alaska.gov</a>	Excellent resource for information on legislative designations & CDBG grant.
Merlaine Kruse	USDA RD, Community Programs	907-761-7778	<a href="mailto:merlaine.kruse@ak.usda.gov">merlaine.kruse@ak.usda.gov</a>	
Amy Milburn	USDA RD, Area Director	907-283-6640 ext. 4	<a href="mailto:amy.milburn@ak.usda.gov">amy.milburn@ak.usda.gov</a>	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Wylie Chandler	USDA RD, Loan Tech	907-283-6640 ext. 4	<a href="mailto:wylie.chandler@ak.usda.gov">wylie.chandler@ak.usda.gov</a>	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Sean Parnell	Alaska State Governor	907-465-3500		State Capital, PO Box 110001, Juneau, AK 99811-0001

Name	Title	Phone	Email	Info
<b>LEGISLATORS</b>				
Peter Micciche	Senator	907-283-7996	<a href="mailto:senator.peter.micciche@akleg.gov">senator.peter.micciche@akleg.gov</a>	<a href="http://gov.alaska.gov/parnell/contact/email-the-governor.html">http://gov.alaska.gov/parnell/contact/email-the-governor.html</a>
	District 0	907-465-2828		145 Main Street Loop Ste. 217, Room 226 State Capital Room 125, Juneau AK 99801
Note: Involved with National Fire Protection Association Standards Council, Regional Suicide Prevention Team, Kenai Peninsula Local Emergency Planning Committee				
Paul Seaton	Representative	907-235-2921	<a href="mailto:representative.paul.seaton@akleg.gov">representative.paul.seaton@akleg.gov</a>	270 W. Pioneer Ave. Homer AK 99603
	District 31	907-465-2689		State Capital Room 102, Juneau, AK 99801
<b>CITY STAFF</b>				
Dan Gardner	Public Works Superintendent	907-235-3170	<a href="mailto:dgardner@ci.homer.ak.us">dgardner@ci.homer.ak.us</a>	
	Public Works Inspector			
Rick Abboud	City Planner	907-235-3106	<a href="mailto:rabboud@ci.homer.ak.us">rabboud@ci.homer.ak.us</a>	
Julie Engebretsen	Deputy City Planner	907-235-3106	<a href="mailto:engebretsen@ci.homer.ak.us">engebretsen@ci.homer.ak.us</a>	
	Economic Development			
Katie Koester	Coordinator	907-435-3101	<a href="mailto:kkoester@ci.homer.ak.us">kkoester@ci.homer.ak.us</a>	
Jo Johnson	City Clerk	907-235-3130	<a href="mailto:johnson@ci.homer.ak.us">johnson@ci.homer.ak.us</a>	
Elaine Grabowski	Staff at Fire Dept.	907-235-3155	<a href="mailto:fire@cityofhomer.ak.gov">fire@cityofhomer.ak.gov</a>	
Dan Miotke	Staff at Fire Dept.		<a href="mailto:dmiotke@ci.homer.ak.us">dmiotke@ci.homer.ak.us</a>	
<b>COMMUNITY OUTREACH</b>				
Far North Photography/Chamber of Commerce Contact				
Jim Lavrakis	Rotary	907-360-2319	<a href="mailto:jimlav@homer.alaska.org">jimlav@homer.alaska.org</a>	
Katie Koester	Real Estate Association		<a href="mailto:kkoester@ci.homer.ak.us">kkoester@ci.homer.ak.us</a>	Wants to host fire and police staff for an informative meeting during their
Angie Newby	Chamber of Commerce	907-235-5294	<a href="mailto:angienewby@alaska.com">angienewby@alaska.com</a>	
Debbie Speakman	Youth Services Librarian		<a href="mailto:debbie@homer.alaska.org">debbie@homer.alaska.org</a>	
Claudia Hanes	Public Park Volunteer	907-435-3176	<a href="mailto:chaines@ci.homer.ak.us">chaines@ci.homer.ak.us</a>	Coordinated much of the fundraising for the new Library.
Miranda Weiss	Hr at Hospital/ Community Leader		<a href="mailto:tidefeathersnow@gmail.com">tidefeathersnow@gmail.com</a>	
Derotha Ferraro	Pratt Museum	907-235-0397	<a href="mailto:dbf@sphosp.org">dbf@sphosp.org</a>	Coordinated PI activities to garner support for upgrades to hospital.
Michelle Miller	Islands and Ocean Visitor Center Manager	907-235-8635	<a href="mailto:mmiller@prattmuseum.org">mmiller@prattmuseum.org</a>	Also Vice Chair of Public Art Committee
Marianne Aplin	Former Mayor		<a href="mailto:marianne.aplin@fws.gov">marianne.aplin@fws.gov</a>	Also member of the City of Homer Public Arts Committee
Jack Cushing		907-399-1200	<a href="mailto:jackcushing@gci.net">jackcushing@gci.net</a>	
Kachemak Heritage Land Trust				
Kachemak Bay Conservation Society		907-235-8214		also a member of the Advisory Planning Commission
Roberta Highland	Homer Foundation			
	Port & Harbor	907-235-0541		
	Senior Citizens Center	907-235-3739		

Name	Title	Phone	Email	Info
Kelly Nicolello	Alaska State Fire Marshall		<b>POLICE/FIRE CONTACTS</b>	5700 E. Tudor Rd. Anchorage AK 99597-1225
Mark J. Miller	EMS Unit Manager, AK State Dept of Health and Social Services	907-465-8633	<a href="mailto:mark.miller@alaska.gov">mark.miller@alaska.gov</a>	Division of Public Health, Section of Emergency Programs, PO Box 110616, Juneau AK 99811-0616
Sue Hecks	Executive Director, Southern Regional EMS Council, Inc.	907-562-6449	<a href="mailto:shecks@sremsc.org">shecks@sremsc.org</a>	6130 Tuttle Pl. Suite B, Anchorage, AK 99507-2041
Kevin Jones	Homer Airport Manager (Crash Rescue)	907-235-5217		Home Office of State DOT
Scott Walden	Director, KPB, Officer of Emergency Management	907-262-2097	<a href="mailto:sgwalden@borough.kenai.ak.us">sgwalden@borough.kenai.ak.us</a>	Office of Emergency Management, 253 Wilson Lane, Soldotna AK 99669
	Division of Homeland Security & Emergency Mgmt			Dept. of Military and Veteran Affairs, PO Box 5750, JBER, AK 99505
	Safety and Emergency Response Agencies			
	State Troopers			
	Coast Guard			
	State Parks			
64	State of Alaska DOT			
	Kenai Peninsula Borough			
	Environmental Permitting agencies			
	Alaska State Legislature			
	Governor's Office			
	K.E.S.A.			
	Alaska Fire Chief's Association			
	State Fire Marshal's Office			
	Wildwood Correctional Center			
	OSHA			
	Department of Security			
	Alaska State Forestry			
	Kachemak Bay			
	Mental Health			
	Clergy			
	State EMS			







