

Session 14-04 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:15 p.m. on April 29, 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, WYTHE, AND CASTNER

STAFF: PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN
DEPUTY CITY CLERK KRAUSE

TELEPHONIC: DALE SMYTHE, ARCHITECT, USKH

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were none.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Synopsis for March 6, 2014

Chair Castner inquired about the requirement for two motions to go into executive session. Ms. Wythe clarified one was to approve the request and one was to adjourn into executive session.

The March 6, 2014 synopsis was approved by consensus of the Committee.

VISITORS

There were no visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

Mr. Meyer provided a brief explanation on the AIA Document contained in the packet and a potential fourth building site for consideration by the committee. Since the packet has been printed another concept that has come forward is to build the new building in the area between the two existing buildings. He requested input and comments from the committee.

There was a brief discussion on the current owner of the fourth potential building site.

PUBLIC HEARING

Chair Castner opened the public hearing. In the absence of public testimony Chair Castner closed the public hearing.

Chair Castner invited Staff to sit at the table with the committee.

PENDING BUSINESS

There were no pending business items on the agenda.

Chair Castner stated that the committee sent a memorandum to the Council but that is not what went to the Council. Then asked Ms. Wythe where are we as far as what we are doing as a committee.

Ms. Wythe responded that she could not speak on why the Council did not get the memorandum, they should have. But the resolution that created the committee intended and clearly stated that the committee would go from contact, site selection, through construction and that the committee would have full authority to develop and make recommendations throughout that process recognizing that Council has the final approval of all recommendations.

There was a brief discussion that the committee will establish their schedule and will conduct the public meetings. This process while unfamiliar to some is a process that has been used on several projects. Chair Castner emphasized his point on having clarity on this project and his highest contention with the city.

NEW BUSINESS

A. Review and Discussion of Proposed Contract between City of Homer and USKH, Inc.

Chair Castner invited Dale Smyth to speak on the proposed schedule and scope of work.

Mr. Dale Smyth proceeded to provide a summary of the proposed scope of work regarding the stages outlined as Task A, Task B, and Task C. Discussion ensued on the following:

- noted that he should have named the tasks numerically to avoid confusion
- Some of the detail included buy-in from the committee on the processes
- Schedule is a first draft and the first meeting will firm this up plus provide the rest of the meeting schedules

Mr. Smyth continued to speak on obtaining the committees approval on the concept design and site selection; he went on that the time schedule as was submitted is still relevant and that the first meeting between both teams to determine availability schedules.

Some additional points made during the conservation were:

- Space Needs Assessment would possibly eliminate some site selections
- Some items in the scope of work can be done simultaneously
- The questionnaire can be made available within the next few days
- Department representatives and contacts for the project
- Meeting dates and content
 - Meeting #1 first big Public Meeting scheduled for May 22, 2014 at 5:30 p.m.
 - Berry/USKH to deliver questionnaire to departments within the next week
 - Departments to return completed questionnaire no later than May 19, 2014
 - Workshop – Group and Individual interviews to determine existing or proposed work patterns, adjacencies and needs in the facilities.
 - Next meeting dates after the kickoff should be addressed due to summer activities, better attendance by the public, etc.

The next points in the discussion focused on the Task B or 2 Site Selection and Concept Design in that it will allow the committee to narrow down the sites to the top two sites since it would not be feasible to produce a concept design for five sites.

Public Involvement would probably be minimal until the conceptual design and possible location(s) are ready for people to view.

The committee was agreeable to the proposed schedule as presented with the ability to modify it.

WYTHE/ROBL - MOVED TO BRING THE PROPOSED CONTRACT TO THE TABLE FOR DISCUSSION.

There was a brief discussion and all members of the committee were agreeable to the schedule that was presented. It was noted that there would probably be ancillary costs such as geotech work. The committee also discussed the ability to stay within the budget. Ms. Wythe stated a preference to knowing the tolerances and that the site chosen would be able to sustain the equipment being used. It was also confirmed that they could build anywhere it just depended on how much you wanted to expend. A site may not fit the construction budget. There was further discussion on the possible higher costs involved in building due to unknowns and how to accommodate those costs.

Mr. Smythe agreed that there are other methods to assure the build-ability of the site selected.

WYTHE/ ROBL - MOVED TO RECOMMEND THAT THE CITY MANAGER ACCEPT THE PROPOSED CONTRACT AND TIME SCHEDULES STARTING WITH THE KICK OFF MEETING ON MAY 21, 2014.

Discussion ensued that this document was a standard contract that there was nothing objectionable to this contract. Mr. Meyer noted that there would be different agreement for the actual construction. It was noted that the schedule was a work in progress and will change as needed by Chair Castner.

VOTE. YES. UNANIMOUS CONSENT. NON-OBJECTION.

Motion carried.

B. Discussion and Review of Additional Building Site

WYTHE/ ROBL - MOVED TO DISCUSS THE BUILDING SITES.

There was no discussion.

The motion to discuss was approved by consensus of the committee.

The committee inquired if Mr. Smythe wanted to listen to their next discussion on the proposed sites but it was at his discretion.

SITE #1 – HERC Site

Ms. Wythe provided a narrative regarding the HERC building site. Some of the aspects of this site being favorable to Council were the obvious build-ability of the site, access, and location. Ms. Wythe expressed personal concern with egress onto the Sterling Highway. She acknowledged the doing away of these two buildings and remediation concerns to the city. Chief Painter stated that there would be no problem installing emergency traffic lighting to stop traffic.

There was a brief notation that there was strong public attachment to the existing building but no cash following. Chief Painter agreed that the site was a known commodity, there was no real shift to the ISO rating, ample space and parking for all vehicle traffic, very visual location. Mr. Crane inquired about the abatement and demolition costs involved if that site was selected. The demolition costs estimates were only \$250,000 - \$500,000 inclusive of asbestos abatement.

Ms. Wythe noted that the site is not totally without its issues. The conversation that council had was that the existing buildings would have another purpose such as the Parks and Rec and Community Schools due to the proximity to the High School.

This property may be used in a land swap with the Wildberry parcel, Site #3

There was further discussion on waste streams, demolition costs and solutions to addressing the water flowing through the property.

Chief Robl liked this site for the access to two main roads and visibility to the public.

SITE #2 – TOWNCENTER

Points made on this site were as follows:

- Large volume of infrastructure needed adding to the project costs
- do they want Police and Fire in the center of town
- Possible requirement to upgrade Main Street for egress
- Alternate access to the Sterling Highway
- Chief Robl liked this site the least
- Chief Painter liked the alternative site along Main Street.

The visibility of the Police and Fire is important for visitors and as an aid to recruitment. In most small towns the Fire Department and Police is the community center.

Mr. Meyer considered the east –west corridor when he reviewed this parcel.

Discussion ensued briefly on the possible east-west corridor and the additional cost of constructing the infrastructure needed for the building site, possible interest from CIRI in leasing from the city.

Chair Castner then commented on the value of the gym after Mr. Nelsen asked Chief Painter and Robl which site of the two discussed did they prefer. Both replied that they preferred the HERC site.

SITE #3 – WILDBERRY SITE

Chair Castner provided comment on his knowledge of the current owners and their willingness to work with the city on a possible trade for the HERC.

Discussion points on this site were:

- has a bit of a “mountain” to be moved
- Conveniently located to City Hall
- City does not own this property
- may not viewed by the public as a good investment
- There may be trade options for existing property or the HERC property
- zoning requirements for the existing buildings/locations

SITE #4 – 2.3 ACRE SITE ON LAKE STREET

- would be of more interest if there was access to Heath Street
- Substantial concern regarding access to Lake Street

Chair Castner asked about interest in Mr. Waddell property on the corner of Lake and the Sterling Highway. Both Chiefs stated that they would be in the Tsunami Zones and both departments need to be on high ground. It was commented that the property cost would be prohibitive also.

SITE#5 – EXISTING SITE

- Loss of parking space on the existing lot during construction and various events
- Possible alternative parking at the high school
- Contractor experience building on zero lot lines and within fenced areas
- There would be a finite area of space on the site
- relocate the Fire temporarily then demolish the existing building
- Removal of existing artwork within and on the building
- It is owned by the city
- Constructability
- The known response times
- can address issues with the slopes at egress
- Temporary relocation would not affect ISO ratings
- Fire Department would be easier to relocate than the Police Station

Discussion also touched on the existing slab from a prior service station, visual aid to see placement of a building regarding the area between the existing buildings, the jail itself has many issues, recycling and repurposing some items from the existing buildings.

Ms. Wythe asked if the committee would like to reduce the number of preferred sites right now. She then went through and the committee agreed that the HERC, Wildberry and the Existing Site were preferred

WYTHE/ROBL - MOVED TO RECOMMEND ONLY CONSIDER SITE 1, SITE 3 AND THE EXISTING SITE FOR THE FIRE HALL AND POLICE STATION THUS RENUMBERING THEM AS SITE #1 HERC, SITE #2 WILDEBERRY PROPERTY AND SITE #3 EXISTING SITE.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Smythe appreciated that the committee reduced the number of preferred building sites. He commented that using the existing site will be very interesting. He was not sure about renovating the existing buildings. Chair Castner clarified that they do not intend to renovate the old buildings. It was noted that there were a few items of artwork that would be nice to salvage if possible.

Chair Castner wanted to touch on the aspect of leasing concept. He stated that there are many municipalities that employ the design build lease option and if city council would be against that form. Ms. Wythe responded that the Council has not discussed this issue; she additionally provided her personal opinion against the idea of expending the money for leasing when the city has property it owns and would be more prudent to construct the project.

The committee then entertained a discussion on establishing the next meeting date on May 22, 2014 in Council Chambers after 5:00 p.m. The details would be introduction of the design team to the public and providing some basic information. This meeting would be more of a meet and greet format.

INFORMATIONAL ITEMS

There were no informational items.

COMMENTS OF THE AUDIENCE

There was no audience present.

COMMENTS OF CITY STAFF

Mr. Nelsen had no comments.

Ms. Krause inquired about the type of agenda that would be distributed for the meeting since they were talking about a meet & greet versus regular meeting and time to advertise for the meeting. That there was a meeting in the Council Chambers until 5:00 p.m. The Ms. Wythe stated she wanted to start as soon as possible as it potentially would be a longer meeting.

Ms. Krause explained the advertising schedule and the distribution schedule for the agenda. Chair Castner will get in touch with her within the appropriate time.

Mr. Meyer commented on the value of the Chair's attendance in the meetings with the management and design team in the future and may avoid errors.

COMMENTS OF THE CHAIR

Chair Castner advised the Chiefs that they should invite him to attend the design charette stuff when the time comes. He did not want to interfere but this is what he does all the time. He further added that as his contribution as a resident of the city it would be good for him to be involved in this stuff.

COMMENTS OF THE COMMITTEE

Ms. Wythe was appreciative that they narrowed down the building sites to three and felt they definitely made progress today. She did like the current location however she realized the shortcomings too with that. As far as keeping the gym she commented that is as near as she can tell is the highest priority of the community and she is not sure if it can be kept and incorporated into a new facility.

Ms. Wythe stated that the meetings with the design team would be open to any member of the committee if they wanted to attend.

Chief Robl commented on that he has been hashing around in his brain on reusing the current property and it definitely will be easier on Police side but probably not on the fire side but there needs to be more thought on that.

Chief Painter welcomed the other members to attend as they have more experience in this type of thing than he does as it is outside his expertise. This was not a closed process by any stretch of the imagination.

Mr. Crane stated he would like to offer his experience in station design location and there are some concerns with each site but least of all the current location. Each site has its appeal but he would be happy to offer his experience including Station #5 in Anchorage.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:20 p.m. The next regular meeting will be **THURSDAY, MAY 22, 2014 AT 5:30 P.M.** and will be at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____