

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
491 E. PIONEER AVENUE
HOMER, ALASKA

NOVEMBER 10, 2014
MONDAY, 5:30 P.M.
CITY HALL COWLES COUNCIL CHAMBERS

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the October 8, 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
- C. Council Report – Mayor Wythe

6. PUBLIC HEARING *(3 minute time limit) There is none scheduled for this meeting.*

7. PENDING BUSINESS

8. NEW BUSINESS

A. Memorandum from Public Works Director re: Preliminary Conceptual Design **Page 11**

B. Updated Project Schedule **Laydown**

C. Memorandum from Deputy City Clerk re: Next Meeting Date and Deliverables **Page 29**

9. INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work **Page 31**
- B. Public Safety Building Project Fact Sheet **Page 33**
- C. Public Involvement Plan dated June 23, 2014 **Page 35**
- D. Project Contact List **Page 45**
- E. Supplemental Strategies Chart **Page 48**
- F. Resolution 14-093, Approval of the 2015-2020 Capital Improvement Plan **Page 51**
- G. Resolution 14-110, Designating the HERC Site for the Proposed Public Safety Building Project **Page 55**

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

DECEMBER 10, 2014 AT 5:30 P.M. at City Hall in the Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 14-11 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:32 p.m. on September 24, 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

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

TELEPHONIC: STANTEC - SARA WILSON-DOYLE AND DALE SMYTHE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for September 24, 2014 Regular Meeting

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

ROBL/WYTHE – 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)*

Chair Castner invited the audience to speak and to please sign in and that they have roughly three minutes to speak. He reminded the audience that there will be a Public Hearing on the Proposed Project Site and to keep comments to other items on the agenda.

Mary Griswold, city resident, commented on the draft site selection criteria and that the committee should go through the exercise of evaluating the sites.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

Chair Castner invited Ms. Wythe if she had any reports from Council. Ms. Wythe stated that there were no council actions since Council approved a resolution regarding no leasing.

A. Design Team Reports

Mr. Smythe reported no new status updates at this time.

B. Staff Status Reports

Mr. Meyer had no comments or reports at this time.

PUBLIC HEARING

A. Public Safety Building Project Proposed Building Site

Chair Castner opened the Public Hearing.

Kathy Hill, city resident commented against using the HERC site.

Vicki Lowe, city resident, expressed concerns regarding the proximity of a jail next to a middle school.

Janie Leask, city resident, commented against using the HERC site for the proposed project.

Maria Santa Lucia, city resident, commented on the benefits that being able to use the HERC building provides to lower income residents and the use of the Skateboard Park.

Holly Van Pelt, city resident, acknowledged the need of the fire and police department but advocated for consideration of another location since with budget cuts looming there may not be funds available in the future for a new recreation center.

Dixie Hart, resident, commented in favor of keeping the HERC site for recreation.

Matthew Garvey, city resident, commented against using the HERC site. He stated that the Skateboard Park is regularly used by the young people. He mentioned the potential for cost increases of the project.

Chair Castner closed the public hearing and thanked the audience for their comments.

PENDING BUSINESS

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

Chair Castner brought the item to the floor for discussion. He invited Mr. Crane to offer his report.

Mr. Crane provided a brief summary on the invitations extended to local media and that only two representatives showed up, Chris Story and McKibben Jackinsky. He repeated a comment expressed by Mr. Story regarding the conditions at the Police Station.

There was nothing further.

B. Recommendation to the City Council for Site Selection for the Public Safety Building

Chair Castner read the title into the record and requested a motion to open for discussion.

WYTHE/ROBL – MOVED TO SUBMIT RECOMMENDATION TO CITY COUNCIL OF THE SITE SELECTION FOR THE PUBLIC SAFETY BUILDING PROJECT.

Ms. Wythe opened discussion by stating the committee vetted a total of six properties and those were narrowed down for one reason or another to the three properties. The Waddell property was included in those discussions. Some properties considered were not recommended by Council.

She reiterated that the Council's intent was to impact the community as little as possible financially and property that the city owns will bring a substantial match consideration when seeking funding assistance.

Ms. Wythe stated for the record that Council extended use of the gym for pickleball and there has been increased use that was not what Council intended. In regards to the resolution before the Kenai Peninsula Borough, this was sent to the assembly some time ago and why it is coming up before them now may be due to Assembly member Smith's tenure expiring. She emphasized that it was not at Council request.

She further commented on the deed restrictions currently on the HERC property and the Assembly Hearing.

Ms. Wythe thanked Mr. Crane for organizing the media tour and opined that it brought some positive and correct information to the public.

She wanted to reassure people that there have been a lot of meetings regarding providing primary services to community in a manner that is safe to the employees and to the community.

Chair Castner asked if Ms. Wythe would like to address the mitigations at this time since she had previously noted some of the other sites would cost the city money and all the public testimony is that use of the HERC site, the community sees a loss.

Ms. Wythe stated she did not want to ignore the mitigations because she knows they are there but believes the appropriate mitigation for the community to address its recreation needs is a different facility, a healthy facility. To this end she has forwarded a resolution placing a recreation center in the Town Center. She feels that this is the appropriate place for it to be, this is a large green space, there is a potential for a park, and it is close to the library. There were discussions on the egress onto Main Street that would not be in place for a recreation center. She has done a lot of research on her own regarding ballot initiative and there are other alternatives that will not present a large financial impact to the community. She unfortunately has been unable to get the right people together to have that discussion regarding a new facility. Everyone is focused on talking about keeping the HERC.

There was discussion on the other facilities such as the skateboard park and basketball court at the HERC site can be incorporated into a new recreation center; how the value of the HERC property to the city is greater when the Borough only values it at \$810,000 when once you take all that stuff away reduces the value substantially; the value invested provides up to triple the revenue; if there is no money then you cannot move forward; if you do not stop arguing about the HERC and start a new discussion then you cannot get a new recreation facility; there is more value than dollar and cents to the HERC site because of its attributes; the mitigation of \$2.8 million dollars that Chair Castner has approximated is minor; there is a lot of homework if the site is chosen and to determine if they can even use this site; they will eventually have to look into zoning; it was argued that it would be beneficial to look at the value of this site compared to others in the city; they need to build a new building but need to do it smart; they have not tested the hypothesis of fitting the project around the gym; other options with the other parcels came up right away and push back from the Chiefs which is not wanted.

Chair Castner is seeking closure and pushing it to the Council as they are the decision makers. He would like to move ahead to the next phase.

Speaking to the audience Chair Castner stated that Council has previously stated that they are not tearing down the gym to build a jail so he said they need to hold them to it.

Chair Castner invited comments from the remaining committee members.

Mr. Crane tendered his resignation effective at the end of the month due to health issues. He explained some of the high risks involved to fire fighters regarding work related hazards. Mr. Crane continued by stating that he would still advocate for the project, he believed that this was a critical building and their guys are facing the same dangers as he faced and he felt that he had a clean bill of health when he retired but some of the noxious stuff that the guys face every day in PD is unbelievable. He would hate to see anything hold up this project he firmly believed that a joint facility would be the best for this community. He would hate to see this building held up for recreation but to hold a critical building hostage for recreation is not the way to go. He also believed recreation was good for a community but not at the cost of a critical building.

Chief Robl stated that he is always surprised at the people who don't show up at a meeting. They see the same faces at the meetings. He stated it was hard to assess how the rest of the community felt about the project. He wanted to move this forward and see what council wants to do and go from there. Chief Robl stated that the only other alternative was a marriage of city-owned and privately owned land and that is not what the committee has been asked to do at this time; so he is comfortable moving this recommendation forward to council.

Chief Painter echoed what Chief Robl stated and thanked Mr. Crane for his service. He himself has been lucky working for smaller companies and has had less exposure. He commented on the low voter turnout in the recent elections.

Chief Painter acknowledged the community desires to use the property for low cost recreation. He also believed that there are better uses for that property than what it is being used for; he further stated that most of the use has been conducted in recent years and before that the building was mostly vacant. Historically, there is no significance in the building. There are buildings torn down every day around the country of the same vintage making way for newer facilities and or better uses. He could understand the concerns with the proximity to the middle school but this will be a fairly secure building, people are not going to have free access to the people, there will be areas with secured fencing. He further stated that they have looked at redesigning the fire station and other options but they realize that the current building is not placed ideally on the lot and cannot be moved. It has served the community well. They cannot keep designing the equipment to fit the building; they need to have properly sized equipment in order to protect the community. This will increase the ISO and provide a lower insurance rate for homeowners. They need to continue. This is the best site in their opinion and that is what they were asked to do and he is in favor of proceeding.

Ms. Wythe had nothing further to add.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner asked for a motion to instruct the consultants to prepare a couple of overlays to include the gym in the design.

WYTHE/CRANE - MOVED FOR CONSIDERATION OF INCLUDING THE GYM IN THE DESIGN FORMAT.

Discussion ensued regarding the security logistics with the design and functionality and staff access to the facility. Further comment regarding the advantages to having Fire Station located next to community center with the only concern placed on ingress and egress for the department equipment.

Chief Painter suggested that the consultants should incorporate the design element instead of trying to incorporate the existing inefficient building. Chair Castner assured those present that they knew what they are doing and will design appropriately.

Mr. Meyer stated that the design team was looking for direction and believed that everyone wanted to see what the Public Safety Building would look like on that site. He stated that until they review those options of keeping recreational opportunities. He further commented on the affordability of the recreational opportunities conducted at the property is because the city continues to pay those costs and does not charge them back to the users. He continued to emphasize the buildings construction flaws and reiterated that it was not a wise decision to place that burden on the entire community.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Project Costs, Mitigation Costs, Revenue Sources and City Participation regarding Funding the Project

Chair Castner read the title into the record. He believed that they spoke about this at the last meeting and he had to reacquaint himself with the money that the city in its reserves. It further stated that they reason he was wanted on this committee was his expertise. He admitted that there is value in the carcass of these buildings. Where the boiler is located in the HERC is practically a bomb shelter and in fact the boiler is almost brand new. He would like the consultants to look at repurposing as much as possible to reduce the construction costs.

The mitigations have been listed and when you change purposes of a building you lose some aspects and they will be listed. He requested the Maps that he has provided included in the minutes and presented to Council with the memorandum.

He further stated that Council will probably have a Public Hearing also.

B. Scheduling the Next Meeting Date and Agenda Deliverables

Chair Castner noted that the design team will require some time to come up with the concepts. Mr. Smyth noted that it would be preferable to have a month. He asked about the week of November 17th. Ms. Krause noted that November 21st was a Friday.ⁱ

Chair Castner requested that date to be penciled in.

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

Mr. Crane requested some clarification on the values presented on the aerial maps provided by Chair Castner.

COMMENTS OF THE AUDIENCE

Vicki Lowe commented on the safety building being held hostage to recreation noting that things like that could end the public process. She stated that no one present was opposed to a safety building they just wanted consideration for many different facets of it; she stated that it was now on the Councils heads regarding zoning issues. She further commented on the change in view for students will go from mountains and water to fencing with razor wire and while she appreciates the high security that was spoken of it is not a view of her choice that was hinted at, the High School may have been as close but it will be a much larger facility so they are comparing apples to oranges in her opinion. She hopes that the public process rings true after this. Thank you for your time.

Matthew Garvey commented it is a bummer that not many people come out, but it is something to note that of the people who spoke tonight, seven, they are against it; he believed it was important to value the input of the public.

As a resident he demands an advisory vote on something that affects the children who are going to use it, who do use it. The view as a city as you are driving in will be a big beautiful view, and then a huge prison and he did not believe that is what Homer needed. In regards to hearing from the same people well this small group is committed. They are showing that they do care. Mr. Garvey further said pandering a public hearing then disregarding the comments is probably worse than not asking. He would like to see advisory votes and more considerations for people. He is sure the committee has looked at this and feel it is the best use for it but he pointed out they were biased. He said that firemen were important and not appreciated and the services provided. Mr. Garvey then turned to thank Mr. Crane for his services but still felt that the council making this motion was biased towards it.

Julie Nelsen, wanted to take this opportunity to let them know that they do have the support for the decisions that they have made; her thought on why they don't see a large amount of the supportive individuals here at the meetings is that those individuals see your progress with your thoughts, opinions and recommendations and fully support the direction that you have gone and went to today with your recommendation today. She thanked the committee.

COMMENTS OF CITY STAFF

There were no comments from city staff present.

There were no comments from those participating telephonically.

COMMENTS OF THE COUNCILMEMBER

Ms. Wythe stated that she has listened to public testimony for 10 years and consistently she understands and recognizes the feelings that the people who come to the mic that they are not listened to but she really appreciates Ms. Nelsen's sentiment that there are a lot of people that don't make it into this room and just the fact that they don't make it into this room does not invalidate their opinion or their input any more than if you make it into this room validates your opinion or input. Many people participate in many different forms and even if the decision is not in the direction you prefer and you are here continuously in the audience making public comment doesn't mean people don't hear your comments. She believed there were valid adjustments and considerations given to the comments that

were made tonight; as she has said from her perspective she believed that there is a better solution. She will keep pursuing that better solution. Her job as the Mayor and as a member of this committee and her responsibility is to the City of Homer as a whole, not to individual groups. If it was to a group they would never go anywhere or get anything done. Just because they come and talk does not mean they (committee) do not listen to them; they have to weigh the whole picture and they may not be able to agree with them each time they (audience) come. She appreciated them all coming out tonight.

COMMENTS OF THE CHAIR

Chair Castner thanked the audience for attending on a Wednesday as it is a Pickleball night and giving up a valuable recreation night. He further stated that he has sat in that audience a lot himself and suffered through similar indignities and it is no easier sitting at the desk on this side and putting your feet under this side of the table and do what is right for the city. It is important that they do this now for the city and the actions they take tonight will help you in your efforts to do what you want to do. What they can do here is limited and strictly advisory, even though they have the Mayor and the two Chiefs and two public members it's really going to be up to you to keep things moving and thank you for coming.

COMMENTS OF THE COMMITTEE

Mr. Crane did not want the audience think he does not like recreation. He has heard that consistently through everything before the committee. The challenge is when and where and who is going to pay for it; that's the ugly baby the committee is wrestling with now. He has a lot respect for those who came to testify tonight. He realizes it is not easy sitting up here and stating your opinion. He is impressed on how much it matters to the guys sitting up here and they consider everything that has been said by everyone.

Chief Robl and Chief Painter had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:35 p.m. The next regular meeting will be **MONDAY, NOVEMBER 10, 2014 AT 5:30 P.M.** and will be at the City Hall in the Cowles Council Chambers at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

ⁱ Next Meeting Date was changed to Monday, November 10th at 5:30 p.m. due to scheduling conflicts.



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street

Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: Public Safety Building Review Committee (PSBRC)

FROM: Carey Meyer – Public Works Director

DATE: November 4, 2014

SUBJECT: **Public Safety Building – HERC Site
Preliminary Concept Design**

At the last PSBRC meeting (October 8), the project team was directed to evaluate how a public safety building could be located on the HERC site. The Committee requested that the team look at development scenarios that had the potential of conserving the recreational facilities that exist at the site. The committee has also expressed concerns regarding potential impacts to the existing drainage swale running through the site and has shown interest in utilizing as much of the existing foundation as possible.

Dale Smythe, Carey Meyer and Dan Nelson met in the HERC building on October 14 to initiate the evaluation. We wanted a small team to evaluate the site before a larger team focused on the best alternatives. We started with the concept site plan and floor plan developed by Berry & Associates (based on the needs study completed earlier).

Initially, the team focused on how both a fire and police station could be built that could meet the needs for the foreseeable future (and conserve existing recreational uses); with a second phase that would provide additional capacity for a longer term solution (postponing impacts to recreational uses). But looking at the needs study it was obvious that the current square footage needs for both police and fire was not that much different than long term needs. As an example, the number fire equipment vehicle bays are not projected to change in the next 30 years. The community may double in population, but the number of vehicles required to provide fire protection remains the same. Other space needs mirror this situation.

Main Building Square Footage Needs

	2014	2034
Police	22081 SF	24684 SF
Fire	21296 SF	22307 SF

The early layouts focused on building around the existing gymnasium/skateboard park, but these options did not provide effective access for emergency vehicles from both the Sterling Highway and Pioneer Avenue, did not take into account site topography or maintaining the existing drainage swale that cuts through the property. After looking at several building/ access/parking layouts, we settled on what is being presented to you today. Once the current approach was identified, a larger group of experts from the design team refined the design, including landscape architects, civil engineers, and environmental specialists.

The first drawing in your packet shows how the site might be developed at **Build Out** (Sheet **L1.1**). This scenario:

- 1) Provides for a two story facility with good access to both the police and fire department portions of the building,
- 2) Leaves the drainage swale undisturbed,
- 3) Utilizes the existing HERC/Gym foundation for the Fire portion of the new structure,
- 4) Provides for adequate employee and public parking,
- 5) Buffers the adjacent middle school from police operations,
- 6) Maintains a pedestrian corridor for access between the adjacent middle school and Pioneer Avenue.

The second drawing in your packet shows a possible **Phase I** (Sheet **L1.2**), which would provide for a Police facility. Phase II would include the Fire facility. This scenario would:

- 1) Reduce substantially the initial cost of the project, but still provides the Police department with a new facility,
- 2) Allows the existing recreational uses to continue to operate on the site until the second phase is initiated.
- 3) Provides for PW building maintenance operations to relocate to the HERC classrooms until Phase II is initiated.

The remaining sheets (A0.1 – A0.4) show floor plans for the proposed facility, showing first and second floor plans in phases. These sheets also show a breakdown of square footages for each building use classification.

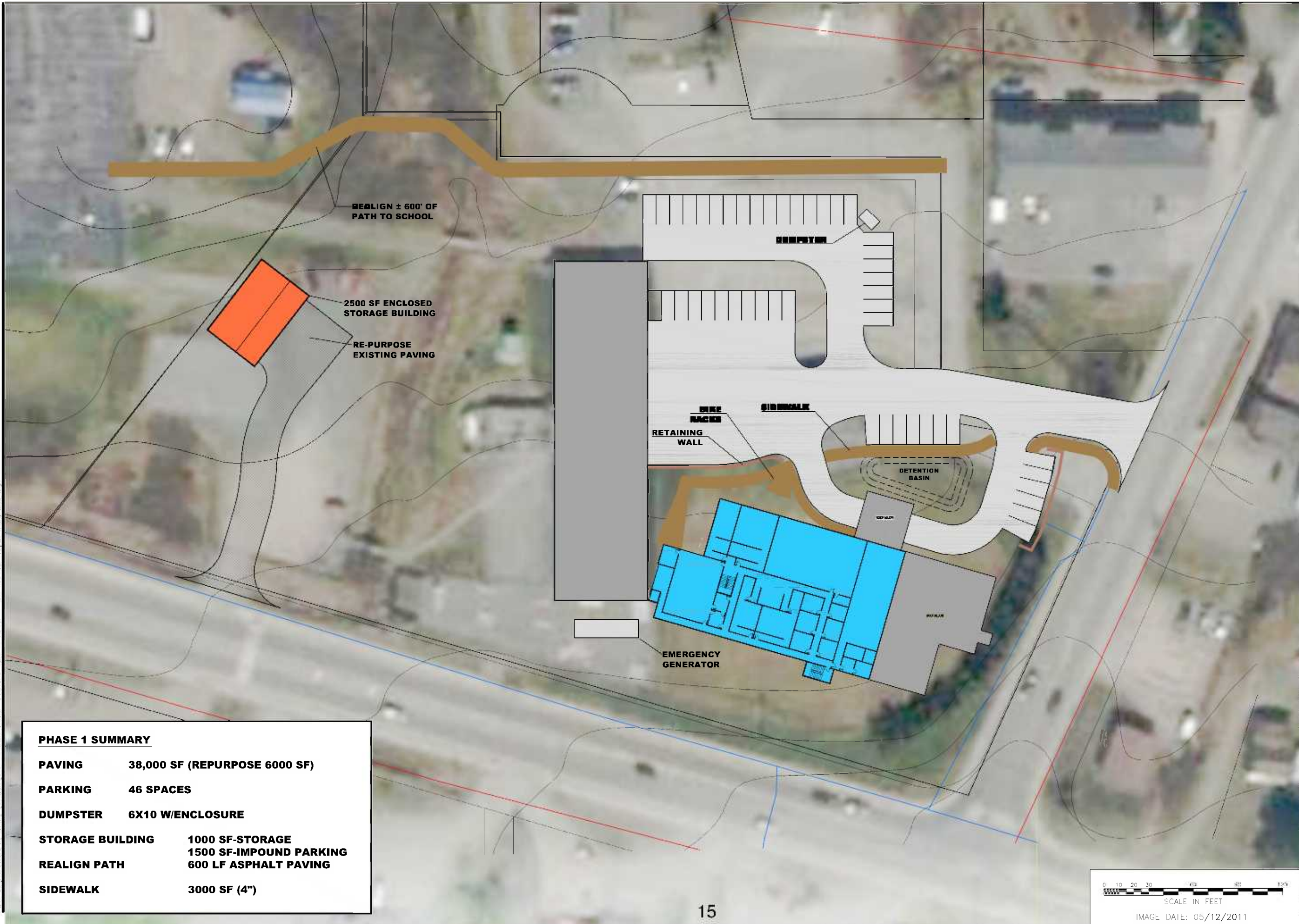
Included in your packet is a rough order of magnitude construction cost estimate for a Phase I and II. The estimate was prepared by identifying a range of square footage costs for the various building area uses (jail cells higher cost than administrative offices). These costs were determined based on Cornerstone's experience on similar projects. The cost estimate shows estimated construction costs and total project costs (including design, construction assistance, and a contingency).

There is a cost to phasing the project. Due to inflation, Phase II construction would be more expensive in future years than if constructed as part of Phase I. Mobilizing to the site twice would also increase overall costs.

Not included in your packet (but will be provided as a laydown) is a revised schedule that reflects the timeline for an expeditious funding/design/construction effort.

The scenarios presented have been developed in conjunction with an initial review of the Community Design Manual, CBD zoning regulations, site development standards, and storm water plan regulations (as reflected in Homer City Code, Chapter 21).

Before proceeding to further refine this conceptual design and prepare a more detailed cost estimate, comments from the committee and from the public would be valuable. The design team stands ready to incorporate comments received and deliver a final conceptual design at the next PSBRC meeting currently scheduled for December 10.



PHASE 1 SUMMARY

PAVING	38,000 SF (REPURPOSE 6000 SF)
PARKING	46 SPACES
DUMPSTER	6X10 W/ENCLOSURE
STORAGE BUILDING	1000 SF-STORAGE 1500 SF-IMPOUND PARKING
REALIGN PATH	600 LF ASPHALT PAVING
SIDEWALK	3000 SF (4")



IMAGE DATE: 05/12/2011

Data Entered	
No.	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

Stantec

200 A Street
Anchorage, Alaska 99501
Phone: (907) 266-4215
Fax: (907) 266-4215
www.stantec.com

Project:
**HOMER PUBLIC
SAFETY BUILDING**

City of Homer
Homer, Alaska 99603

Project Mgr. **DRS**

Drawn

Checked

Date **10/30/2014**

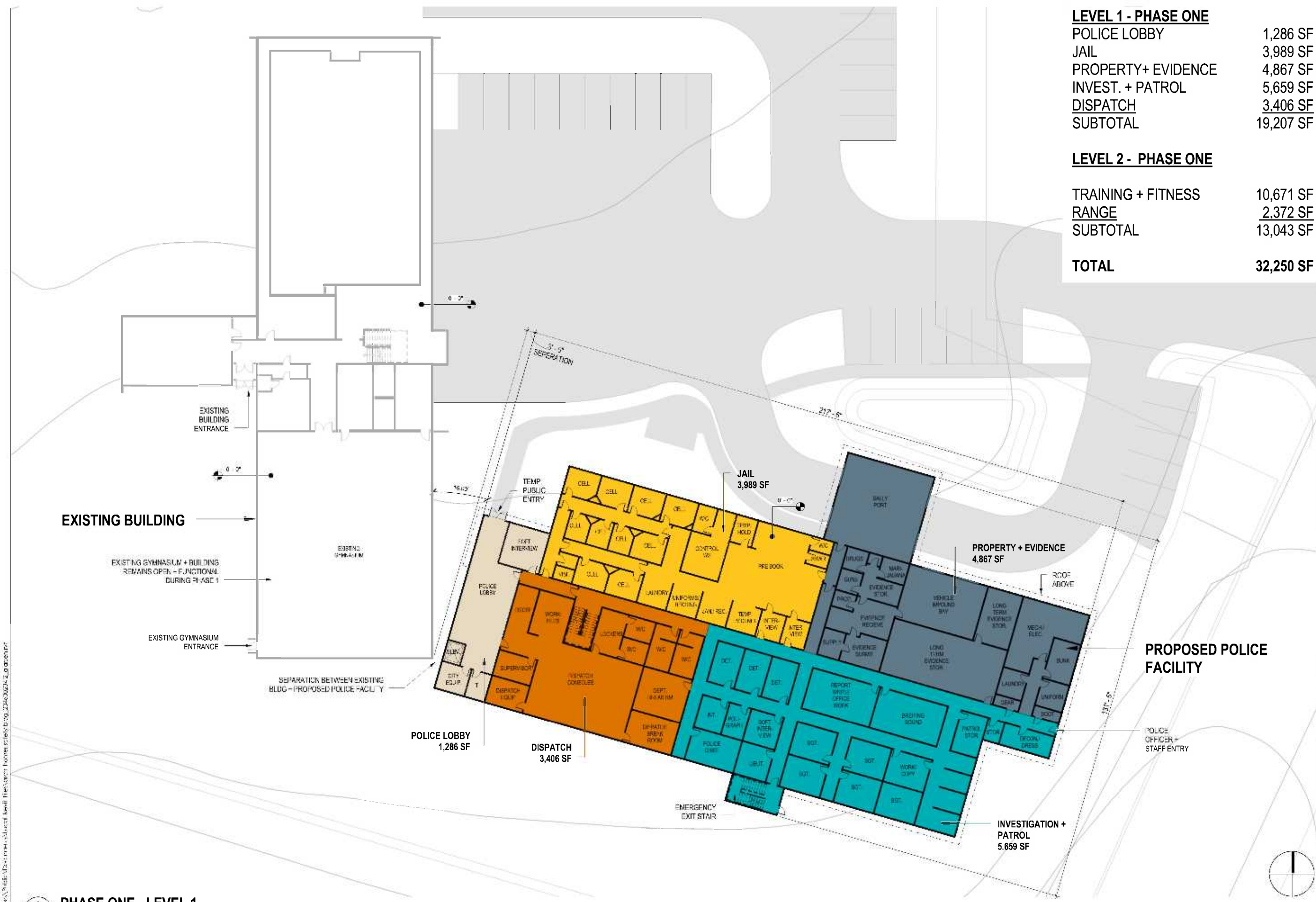
Sheet Contents:

**PHASE 1
BUILD OUT
CONCEPT**

Sheet No.:

L 1.2

Project Number: **204600234**



LEVEL 1 - PHASE ONE	
POLICE LOBBY	1,286 SF
JAIL	3,989 SF
PROPERTY+ EVIDENCE	4,867 SF
INVEST. + PATROL	5,659 SF
DISPATCH	3,406 SF
SUBTOTAL	19,207 SF
LEVEL 2 - PHASE ONE	
TRAINING + FITNESS	10,671 SF
RANGE	2,372 SF
SUBTOTAL	13,043 SF
TOTAL	32,250 SF

Date Stamped:

REVISIONS

No.	Date	By	Revision

stntec

2415 W. 1st Ave.
Anchorage, Alaska 99501
Phone: 907.278.4440
Fax: 907.278.4400
www.stntec.com

Project:

HOMER PUBLIC SAFETY BUILDING

City of Homer
Homer, Alaska 99603

Project Mgr.

DRS

Drawn

Checked

Date

10/30/14

Sheet Contents:

PHASE ONE - LEVEL 1

Sheet No.

A0.1

Project Number:

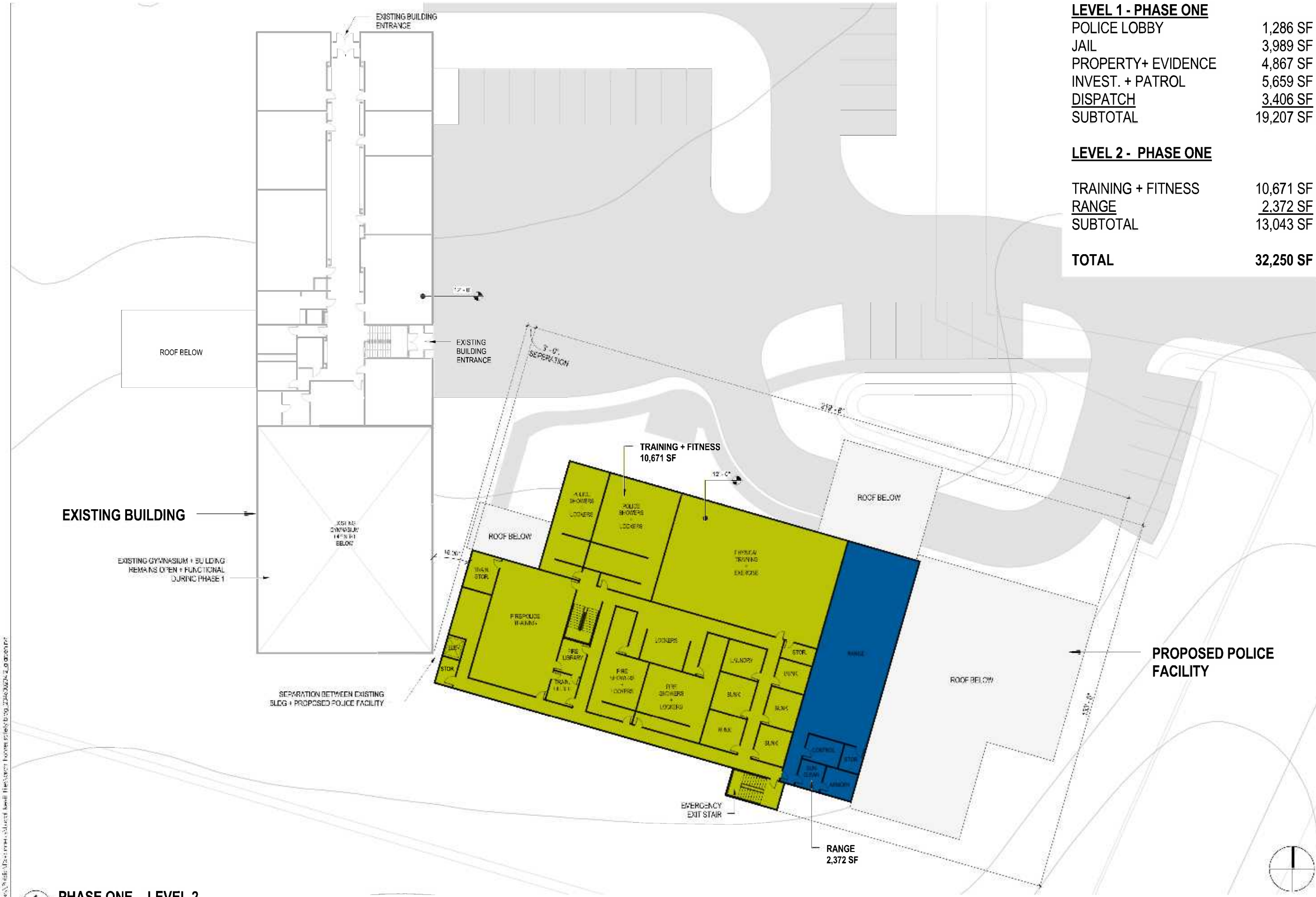
204600234

1 PHASE ONE - LEVEL 1

A0.1 1/16" = 1'-0"

17

19



LEVEL 1 - PHASE ONE	
POLICE LOBBY	1,286 SF
JAIL	3,989 SF
PROPERTY+ EVIDENCE	4,867 SF
INVEST. + PATROL	5,659 SF
DISPATCH	3,406 SF
SUBTOTAL	19,207 SF

LEVEL 2 - PHASE ONE	
TRAINING + FITNESS	10,671 SF
RANGE	2,372 SF
SUBTOTAL	13,043 SF

TOTAL 32,250 SF

REVISIONS	
No.	Date



stntec
2415 W. 1st Ave.
Anchorage, Alaska 99515
Phone: 907.278.4440
Fax: 907.278.4441
www.stntec.com



Project:
**HOMER PUBLIC
SAFETY BUILDING**

City of Homer
Homer, Alaska 99603

Project Mgr. **DRS**

Drawn

Checked

Date **10/31/14**

Sheet Contents:
**PHASE ONE -
LEVEL 2**

Sheet No. **A0.2**

Project Number **204600234**

LEVEL 2 - PHASE ONE + TWO	10,871 SF
TRAINING + FITNESS	2,372 SF
RANGE	5,431 SF
FIRE LIVING	7,807 SF
FIRE APPARATUS	1,481 SF
FIRE APPARATUS SUPPORT	27,762 SF
SUBTOTAL	52,868 SF
TOTAL	



HOMER PUBLIC SAFETY BUILDING

PROPOSED FIRE STATION

T.O.C. FIRE APPARATUS +12'-0"

FIRE ADMIN 4,239 SF

FIRE LOBBY 1,486 SF

POLICE LOBBY 1,288 SF

DISPATCH 3,405 SF

PROPERTY + EVIDENCE 4,867 SF

PROPOSED POLICE FACILITY

INVESTIGATION + PATROL 5,559 SF

19

Preliminary Conceptual Cost Estimate
Homer Public Safety Building Project
November 4, 2014

		2016 Start		2016 Start		2021 Start			2026 Start		
		PHASE 1		PHASE 2		PHASE 2			PHASE 2		
		\$/SF	TOTAL	\$/SF	TOTAL	YEARS	ESC %	TOTAL	YEARS	ESC %	TOTAL
SITE - GENERAL											
PAVING - PHASE 1	16,000 sf	\$3	\$48,000	-	-	-	-	-	-	-	-
DUMPSTER & ENCL	1 ea	\$25,000	\$25,000	-	-	-	-	-	-	-	-
GENERATOR	1 ea	\$100,000	\$100,000	-	-	-	-	-	-	-	-
PAVING - PHASE 2	64,000 sf	-	-	\$3	\$192,000	5	4%	\$230,400	10	4%	\$268,800
SITE - POLICE											
COVERED IMPOUND PARKING	1,250 sf	\$150	\$187,500	-	-	-	-	-	-	-	-
STOLEN BIKE STORAGE	250 sf	\$50	\$12,500	-	-	-	-	-	-	-	-
ENCLOSED PARKING	1,500 sf	-	-	\$275	\$412,500	5	4%	\$495,000	10	4%	\$577,500
COVERED PARKING	1,500 sf	-	-	\$150	\$225,000	5	4%	\$270,000	10	4%	\$315,000
SITE - FIRE											
COVERED APPARATUS PARKING	3,500 sf	-	-	\$275	\$962,500	5	4%	\$1,155,000	10	4%	\$1,347,500
LEVEL 1											
POLICE LOBBY	1,631 sf	\$375	\$611,625	-	-	-	-	-	-	-	-
JAIL	3,989 sf	\$950	\$3,789,550	-	-	-	-	-	-	-	-
PROPERTY+ EVIDENCE	4,867 sf	\$325	\$1,581,775	-	-	-	-	-	-	-	-
INVEST. + PATROL	5,659 sf	\$350	\$1,980,650	-	-	-	-	-	-	-	-
DISPATCH	3,406 sf	\$350	\$1,192,100	-	-	-	-	-	-	-	-
FIRE LOBBY	1,080 sf	-	-	\$375	\$405,000	5	4%	\$486,000	10	4%	\$567,000
FIRE ADMIN.	4,239 sf	-	-	\$350	\$1,483,650	5	4%	\$1,780,380	10	4%	\$2,077,110
LEVEL 2											
TRAINING + FITNESS	11,003 sf	\$275	\$3,025,825	-	-	-	-	-	-	-	-
RANGE	2,372 sf	\$550	\$1,304,600	-	-	-	-	-	-	-	-
FIRE LIVING	5,064 sf	-	-	\$325	\$1,645,800	5	4%	\$1,974,960	10	4%	\$2,304,120
FIRE APPARATUS	7,807 sf	-	-	\$275	\$2,146,925	5	4%	\$2,576,310	10	4%	\$3,005,695
FIRE APPARATUS SUPPORT	1,481 sf	-	-	\$425	\$629,425	5	4%	\$755,310	10	4%	\$881,195
SUBTOTAL CONSTRUCTION COST		\$13,859,125		\$8,102,800		\$9,723,360			\$11,343,920		
Design	8 %	-	\$1,108,730	-	\$648,224	5	4%	\$777,869	10	4%	\$907,514
Construction Assistance/Inspection	2 %	-	\$277,183	-	\$162,056	5	4%	\$194,467	10	4%	\$226,878
Contingency	20 %	-	\$2,771,825	-	\$1,620,560	5	4%	\$1,944,672	10	4%	\$2,268,784
TOTAL PROJECT COST		\$18,016,863		\$10,533,640		\$12,640,368			\$14,747,096		



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: NOVEMBER 5, 2014
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

Currently we have Wednesday, December 10, 2014 reserved for the next committee meeting date. This is to confirm that date is still acceptable for a majority of the committee members if not now is the time to change that date. Please review your schedules prior to the meeting and have alternative suggestions available.

It is also best to outline the deliverables needed for the next meeting in order to facilitate staff and the design teams work schedule.

I will have the Clerk's Calendar for meeting room availability at the meeting.

Recommendation:

Discuss dates and make motion to establish meeting date and/or open houses for the next meeting of the committee.

**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


- Review the proposed contract and provide input on the scope of work and deliverables
- Review work products and participate in regular briefing with the contractor
- Make recommendations and provide direction to staff and the contractors as the project proceeds
- Make recommendations to Council as to how to proceed as various benchmarks are achieved.

BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule and shall be disbanded when the initial scope of work is complete and the Council appropriation is expended. The Council may extend the life of the Committee and expand its scope of work if the project proceeds beyond this initial phase and additional project revenues are secured.


BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties interested in serving as the public and business community representatives.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January, 2014.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Staff time and advertising costs.



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 (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



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 4th 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
- 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 15th. 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 20th, 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.lcfd1-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.

Name	Title	Phone	Email	Info
KEY PROJECT STAKEHOLDERS				
Carey Meyer	Public Works Director	907-235-3170	cmeyer@ci.homer.ak.us	3575 Heath Street, Homer 99603
Dan Nelsen	Project Manager	907-235-3170	dnelsen@cityofhomer.ak.gov	3575 Heath Street, Homer 99603
Ken Castner	Chair of Committee	907-235-9028	kcastner@tonsina.biz	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Mark Robl	Police Chief	907-235-3150	mrobl@ci.homer.ak.us	Homer Police Department 4060 Heath Street Homer AK 99603
Ralph Crane	Public Representative	951-218-6362	kummok@earthlink.net	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Bob Painter	Fire Chief	907-235-3155	rpainter@ci.homer.ak.us	Homer Volunteer Fire Department, 604 East Pioneer Ave, Homer AK 99603
Beth Wythe	Mayor	907-235-3919	mayor@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Renee Krause	Deputy City Clerk	907-435-3109	rkrause@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Walt Wrede	City Manager	907-235-8121	wwrede@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
CONSULTING TEAM				
Dale Smythe	Project Manager	907-343-5254	dsmythe@uskh.com	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	jneubert@uskh.com	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	swdovle@uskh.com	2515 A Street, Anchorage, AK 99503
Meredith Noble	Stakeholder			
Loren Berry	Involvement/Funding	509-340-1714	lnoble@uskh.com	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Jack Berry	Loren Berry Architects	541-896-3692	jberry@berryyarch.com	41601 Madrone Street, Springfield, OR 97478
	Loren Berry Architects	541-896-3692	jberry@berryyarch.com	41601 Madrone Street, Springfield, OR 97478
Jill Colley	Cornerstone General Contractors	907-646-7213	jcolley@cornerstoneak.com	5050 Cordova Street, Anchorage, AK 99503
MEDIA OUTREACH CONTACTS				
Shady Grove	KBBI Public Radio	907-235-7721	shadygrove@kbbi.org	Coffee Table on Wednesday morning 9-10 am.
Dave Becker	K-WAVE, KPEN, K-BAY, KGTL	907-235-6000	kwavefm@xyz.net	Contact Tim White, K-WAVE, for Straight Talk on Tuesday mornings
Chris Story	KPEN- Alaska Matters	907-299-7653		www.alaskamattersradio.com
Naomi Klouda	Homer Tribune	907-235-3714	naomi@homertribune.com	http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site
Michael Armstrong	Homer News	907-235-7767	michael.armstrong@homernews.com	http://www.homernews.com/homer-news/local-news/2013-09-11/herc-lot-new-public-safety-site
Shannyn Moore	Peninsula Clarion	907-283-7551	shannynmoore@gmail.com	http://peninsulaclarion.com/staff
	Blogger, Radio.Active.Truth Bloggers?			http://www.shannynmoore.wordpress.com/
FUNDING SOURCE CONTACTS				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	pauletta.bourne@alaska.gov	http://commerce.alaska.gov/dnm/dcra/GrantsSection/CommunityDevelopment
Judy Haymaker	CDBG Grants Rep	907-451-2731	judy.haymaker@alaska.gov	Max \$850k per community, \$2M FY13 Cycle
Scott Ruby	Director, Division of Community and Regional Affairs	907-269-4569	scott.ruby@alaska.gov	Excellent resource for information on legislative designations & CDBG grant.
Merlaine Kruse	USDA RD, Community Programs	907-761-7778	merlaine.kruse@ak.usda.gov	
Amy Milburn	USDA RD, Area Director	907-283-6640 ext. 4	amy.milburn@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Wylie Chandler	USDA RD, Loan Tech	907-283-6640 ext. 4	wylie.chandler@ak.usda.gov	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
LEGISLATORS				
Peter Micciche	Senator	907-283-7996	senator.peter.micciche@akleg.gov	http://gov.alaska.gov/parnell/contact/email-the-governor.html
	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	representative.paul.seaton@akleg.gov	270 W. Pioneer Ave. Homer AK 99603
	District 31	907-465-2689		State Capital Room 102, Juneau, AK 99801
CITY STAFF				
Dan Gardner	Public Works Superintendent	907-235-3170	dgardner@ci.homer.ak.us	
	Public Works Inspector			
Rick Abboud	City Planner	907-235-3106	rabboud@ci.homer.ak.us	
Julie Engebretsen	Deputy City Planner	907-235-3106	engebretsen@ci.homer.ak.us	
	Economic Development			
Katie Koester	Coordinator	907-435-3101	kkoester@ci.homer.ak.us	
Jo Johnson	City Clerk	907-235-3130	ijohnson@ci.homer.ak.us	
Elaine Grabowski	Staff at Fire Dept.	907-235-3155	fire@cityofhomer.ak.gov	
Dan Miotke	Staff at Fire Dept.		dmiotke@ci.homer.ak.us	
COMMUNITY OUTREACH				
40				
	Far North Photography/Chamber of Commerce Contact			
Jim Lavrakas		907-360-2319	jjmlav@homer.alaska.org	
Katie Koester	Rotary		kkoester@ci.homer.ak.us	
Angie Newby	Real Estate Association	907-235-5294	angienewby@alaska.com	Wants to host fire and police staff for an informative meeting during their
Debbie Speakman	Chamber of Commerce		debbie@homer.alaska.org	
Claudia Hanes	Youth Services Librarian	907-435-3176	chaines@ci.homer.ak.us	Coordinated much of the fundraising for the new Library.
Miranda Weiss	Public Park Volunteer		tidefeathersnow@gmail.com	
	Hr at Hospital/ Community Leader		dbf@sphosp.org	
Derotha Ferraro		907-235-0397		Coordinated PI activities to garner support for upgrades to hospital.
Michelle Miller	Pratt Museum	907-235-8635	mmiller@prattmuseum.org	Also Vice Chair of Public Art Committee
	Islands and Ocean Visitor Center Manager			
Marianne Aplin			marianne.aplin@fws.gov	Also member of the City of Homer Public Arts Committee
Jack Cushing	Former Mayor	907-399-1200	jackcushing@gci.net	
	Kachemak Heritage Land Trust			
	Kachemak Bay Conservation Society	907-235-8214		also a member of the Advisory Planning Commission
Roberta Highland	Homer Foundation	907-235-0541		
	Port & Harbor			
	Senior Citizens Center	907-235-3739		

Name	Title	Phone	POLICE/FIRE CONTACTS		Email	Info
Kelly Nicolello	Alaska State Fire Marshall					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			mark.miller@alaska.gov	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			checks@sremsc.org	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			sgwalden@borough.kenai.ak.us	Office of Emergency Management, 253 Wilson Lane, Soldotna AK 99669
	Division of Homeland Security & Emergency Mgmt					
	Safety and Emergency Response Agencies					
	State Troopers					
	Coast Guard					
	State Parks					
41	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					
47	State EMS					

Updated 08/19/14

Y/N	Outreach & Education Activities	Date	Details	Leader	Assistance	Completed
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-Create 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	naomi@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 bldg program.	Stantec & Public Safety Bldg Committee	Renee	

Y/N	Outreach & Education Activities	Date	Details	Leader	Assistance	Completed
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	
	Public Meeting: Draft Concept Design	November 10, 2014	Committee Meeting on Site Selection and Conceptual Design	Stantec & Public Safety Bldg Committee	Renee	
	Legislator/Funding Agency Update	Oct. 3, 2014	Update on PI activities by letter & call.	http://gov.alaska.gov/parnell/contact/email-the-governor.html	Committee/Noble	
October & November Activities						
	Public Presentation- Realtor Association	October 15, 2014	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	Dec. 10, 2014	Present site selection decision matrix & draft concept design, seek public input.	USKH & Public Safety Bldg 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			

**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 14-093

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE 2015-2020
CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT
LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2016.

WHEREAS, A duly published hearing was held on September 8, 2014 in order to obtain
public comments on capital improvement projects and legislative priorities; and

WHEREAS, It is the intent of the City Council to provide the Governor, the State
Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding
sources with adequate information regarding the City's capital project funding needs.

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of
Homer Capital Improvement Plan 2015-2020" is hereby adopted as the official 6-year capital
improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified
as priorities for the FY 2016 State Legislative Request:

1. Water Storage/Distribution Improvements
2. Public Safety Building
3. Harbor Sheet Pile Loading Dock
4. Fire Department Fleet Management Plan
5. East to West Transportation Corridor


BE IT FURTHER RESOLVED that projects for the FY 2016 Federal Legislative Request will
be:

1. Deep Water/ Cruise Ship Dock Expansion, Phase 1
2. East Boat Harbor

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate
State and Federal representatives and personnel of the City's FY 2016 capital project priorities
and take appropriate steps to provide necessary background information.

PASSED AND ADOPTED by the Homer City Council for the City of Homer on this 13th day of
October, 2014.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 14-110

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DESIGNATING THE HOMER EDUCATION AND RECREATION
COMPLEX (HERC) SITE AS THE LOCATION FOR THE PROPOSED
NEW HOMER PUBLIC SAFETY BUILDING.

WHEREAS, A new public safety building is one of the City's highest Capital Improvement Priorities and the City Council has appropriated funds for site selection and preliminary design; and

WHEREAS, On January 13, 2014 the City Council adopted Resolution 14-020(S) which created the Public Safety Building Review Committee and established the Committee's scope of work; and

WHEREAS, On March 10, 2014 the City Council approved Resolution 14-036(S) which awarded a GC/CM contract to Cornerstone General Contractors; and

WHEREAS, A building space needs assessment and a specific set of selection criteria were used by the contractor and the Committee to review and evaluate potential building sites; and

WHEREAS, The site selection review criteria included parcel characteristics such as ownership and size, physical characteristics such as soil stability and flood hazards, development suitability including zoning, slope, and drainage, access and visibility considerations, traffic and security considerations, proximity to utilities, and any potential negative attributes or unknowns; and

WHEREAS, At its regular meeting on May 22, 2014 the Committee narrowed the field of potential parcels to three and vetted those in detail at subsequent meetings on June 17 and September 24, 2014; and

36 WHEREAS, The Committee reached out to the public and sought input by holding
37 public hearings and conducting open houses; including an open house at the existing police
38 and fire stations; and
39

40 WHEREAS, The Committee selected the HERC site as the preferred alternative at its
41 meeting on September 24, 2014 and in doing so, cited its positive attributes which included
42 City ownership, its size and configuration, good soils, good topography, limited flood
43 hazards, suitable zoning, location (response times), proximity to utilities, visibility, access to
44 major collector and arterial roads, multiple access points for the public, and good security
45 potential; and
46

47 WHEREAS, Potential negative attributes or unknowns identified and evaluated by the
48 Committee include an active creek and some identified wetlands, rock outcroppings that
49 might drive excavation costs, increased distance and response time to the Spit, and
50 displacement of and replacement costs associated with existing uses including the Public
51 Works maintenance shop and recreational activities at the gym, skateboard park, outdoor
52 basketball court, and fenced in grassy area; and
53

54 WHEREAS, The Public Safety Building Review Committee recommends that the City
55 Council select the HERC site as the location for the proposed new Public Safety Building in
56 Memorandum 14-163, a copy of which is attached and incorporated herein.
57

58 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby designates
59 the Homer Education and Recreation Complex (HERC) site as the location for the proposed
60 new Homer Public Safety Building.
61

62 PASSED AND ADOPTED by the Homer City Council this 27th day of October, 2014.
63

64 CITY OF HOMER
65

66
67
68 
69 MARY E. WYTHE, MAYOR
70
71
72
73

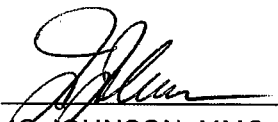
74 ATTEST:

75

76

77

78

79 _____
JO JOHNSON, MMC, CITY CLERK

80

81 Fiscal Note: N/A

82

