

Session 15-03 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:32 p.m. on April 1, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, ROBL, WYTHE AND CASTNER

DESIGN TEAM: DALE SMYTHE, STANTEC (TELEPHONIC)

ABSENT: COMMITTEE MEMBER CRANE (EXCUSED)

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the February 17, 2015 Regular Meeting

Chair Castner requested any changes to the minutes. None were presented.

The minutes were approved by consensus of the Committee.

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

There were no public comments on the items on the agenda.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe provided a report on her recent visit to Juneau regarding her lobbying efforts of city projects. She provided the following comments:

- Was not discouraged regarding the outlook for the transfer of funding from the Waddell Road Improvement project to the Public Safety Building Project which will provide the necessary funding towards 35% Design.
- Department of Corrections is struggling through the budget proposed for the Community Jails program and what funds they do get will be reallocated back to the contracts that they have out now, so the loss to the City will be \$300,000-\$400,000 depending on what is recouped.
- The Revenue Sharing is scheduled to decline and has been reduced last year the difference this year is they are not funding it and it is currently scheduled for a 3 year phase out. The city is not supposed to be using it to make up the budget needs. The city has used this funding for specific line items such as one year a new fire engine.

B. Design Team Status Reports – Dale Smythe, Stantec

Mr. Smythe reported they are in a holding pattern until funding is obtained. Chair Castner confirmed that Council has taken no further actions concerning funding.

Mr. Meyer did not have any further comments to add.

Chair Castner inquired about the site conditions report details be included in the minutes. It was determined that no formal report was provided. The minutes of the February 17, 2015 reflected the comments provided. Chair Castner noted that the minutes did state a full report was forthcoming. Mr. Meyer confirmed that it was still in review. Mr. Smythe did note that the team was still reducing the site information and confirmed that they have all the information needed for Site Design.

Chair Castner offered Mr. Slone the opportunity to comment. Mr. Slone declined the opportunity.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Notice of Censure

Chair Castner stated that this item was postponed at the last meeting and he would entertain a motion to discuss. There were none.

NEW BUSINESS

A. Funding for the Project -35% Design and Use of Existing Funds

1. Resolution 15-004(S) Request to Re-Appropriate the \$1,405,000 That the City Received for the Waddell Way Road Improvement to a New Public Safety Building
2. Memorandum from Katie Koester, EDC, dated January 13, 2015 re: Funding
3. Draft Updated Public Involvement Recommendations from Stantec

Chair Castner read the title into the record and relayed his understanding of the project thus far.

- Needs have been identified for both facilities
- Complete the project design to 35% as approved by Council
- Until design has been completed (35%) they cannot present to the public or proceed any further in the process.

Mayor Wythe questioned if the remaining funds could be used to advance some portions of the project. Chair Castner responded that they could piecemeal the project and fund some aspects such as finding sums and demolish buildings then maybe locate more funding to complete another section. He outlined and advocated for waiting to get the funding for 35% design and then bringing it before the public.

He believed the Council had work to do dealing with the Public Policy issues. It will be hard to waive their arms without drawings for the public.

Mayor Wythe asked Chair Castner what he believed he needed from Council. Chair Castner referred to the minutes of the last meeting. He stated that Council has to decide on the plan to fund the project. If they plan to bond for this fall then they need to decide this soon, he also would like to have these other issues (referring to the minutes of the last meeting which he was not going to verbally state at this time) could be discussed between Stantec and the Council.

B. What Is the Next Steps for the Project and Committee

Chair Castner noted that they could develop scenarios for the project over the next 7 years but felt they could do better than that. He then noted that he requested information from the Borough on the demographics for the city and the borough and in 2000 there were 1800 senior exemptions in the borough for approximately \$177 million and today it is doubled the exemptions, approximately 3600 but quadrupled the amount, \$768 million. It has grown 5.5% a year almost linear. The city has grown \$16 million to \$58 million today of senior exemptions. Chair Castner added that when the citizens that were born in 1951 to 1954 start claiming senior exemptions and with the city only growing only 2-3% per year that amounts to a negative impact to the taxable base and should be studied a little bit. He remembers when the entire value of the city was only \$78 million so this is a pretty significant amount and growing fast. He stated he is worried about a bonding proposition passing since the community could respond that they don't care and pass it on to the younger residents or not approve it because they cannot afford it.

Mayor Wythe stated that the budget is not done until June however the work is done in 3 weeks. So officially they won't know until July. If they want to bond the project then it has to be completed and submitted before July 1st in order to get it on the October ballot.

Mayor Wythe will speak with the City Clerk about scheduling a special meeting to discuss the issues with Stantec and policy decisions.

C. Next Meeting Date and Deliverables

May 13, 2015 at 5:30 was agreed upon by consensus.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Resolution 15-007(A) Approving the Recommendations of the Committee
- D. Contact List and Strategies Chart
- E. Public Involvement Plan 06/23/14
- F. City of Homer Fill Regulations

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

There were no comments.

COMMENTS OF THE COUNCILMEMBER

Council member Reynolds did not have a comment so much as a question, Chair Castner stated that he could not support the \$30 million dollar amount for the project and wondered what amount he thought was realistic for the project.

Chair Castner responded that it was not so much the number but it is a big amount for the citizens to take on after the \$12 million for the gas line. He will provide her with his personal opinion later.

COMMENTS OF THE CHAIR

Chair Castner repeated what he has said before that this is really important getting this accomplished and getting them into a facility that is in the 21st century and is still focused on that.

COMMENTS OF THE COMMITTEE

Chief Robl remarked that Meredith Noble (Stantec) wanted assistance getting access to the Public Safety system at the DOJ regarding grant research and he will get in touch with her within the next week or two about that.

Chief Painter commented on the mention from Meredith on a possible federal funding opportunity with that is a very competitive grant process and funding is up to Congress; they have received substantial funding in the past, but is not something they could bank on to relieve obligations regarding non-building and equipment purchases. He further noted that their equipment budget is really not that high. This grant she mentioned is applied for nationally so is very competitive.

Chair Castner inquired about the mil rate in comparison to the budget.

Chief Painter stated he believed it was 1 mil.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:06 p.m. The next regular meeting will be **WEDNESDAY, MAY 13, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____