

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the March 9, 2016 Regular Meeting

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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.)*

6. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

B. Staff & Design Team Project Report – Carey Meyer/Dale Smythe

1. Upgrade Re-use Analysis Report on the HERC Building

Laydown

7. PUBLIC HEARING *(3 minute time limit)*

8. PENDING BUSINESS

A. Project Direction and Preliminary Planning for a Public Information Plan (Discussion items postponed from the March 9, 2016 regular meeting)

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2. Option #3

c) Square Footage Determinations for Police Station (preliminary)

e) Skateboard Park

f) Expenditures for Design Studies and Design for Police Station

9. NEW BUSINESS

A. Fire Station New Work – Timeline of Activities

1. Excerpt from the March 29, 2016 Council minutes

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a. Resolution 16-035 Approving Necessary Improvements and Upgrades to the Existing Fire Station, Separating the Fire Station from the New Public Safety Building Project and Authorizing the Public Safety Building Review Committee to Continue Work on the Fire Station Improvement Project

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b. Introduction of Ordinance 16-16 Transfer of \$80,000 from the Public Safety Building Project for the Fire Station Improvement Project to Fund Design

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c. Memorandum from City Manager on Funding the Fire Department Improvements

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B. Master Plan – New Conceptual Drawing for the Project

C. Next Meeting Date and Deliverables

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10. INFORMATIONAL ITEMS

A. Contact List Updated December 21, 2015

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B. Homer Tribune Article dated March 23, 2016

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11. COMMENTS OF THE AUDIENCE

12. COMMENTS OF THE CITY STAFF

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

14. COMMENTS OF THE CHAIR

15. COMMENTS OF THE COMMITTEE

16. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TENTATIVELY

THURSDAY, MAY 5, 2016 AT 5:30 P.M. at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 16-03 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on March 9, 2016 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHE, PAINTER AND CASTNER

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

DESIGN TEAM: DALE SMYTHE, LEAD ARCHITECT, STANTEC

STAFF: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the February 10, 2016 Regular Meeting

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)*

Scott Adams, resident, commented that he contacted the Kenai and Soldotna Police Departments and that neither department has a firing range, they use the firing range owned by Snowshoe and pay for a membership; Soldotna has 16-17 persons working and their building is 11,000 square feet; Kenai has 27 personnel, they also hire 6 temps in the summer, he is hoping that they remove the gun range since it is quite a bit of money and the city can do what our neighbors do and get a membership; he is hoping that the city gets skin in the game, after Mr. Castner asked the City to give some funds and would provide 2-3 million instead and bond for like 8 million and not expect the residents to pay for everything, speaking of bonds the rating of the state has been reduced again and property assessments are down at least his was, and he was not sure how this would affect the Borough on all things; plus the state is in the beginning of a deep recession, BP has reduced jobs on the North Slope again.

Questions from committee members were directed at Mr. Adams on the size of Kenai facilities and if they have jail facilities, he did not get that information, as it was he was shuffled from person to person.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe provided a brief synopsis of the actions of Council at the last meeting and noted that the resolution was included in the packet.

Chair Castner commented that he was unsure he thought that the original resolution included all the options. Mayor Wythe replied that it did include the three options and council winnowed it down. Chair Castner stated they needed more support from Council behind the project.

B. Staff Report – Carey Meyer, Public Works Director and City Engineer

Mr. Meyer was not present.

Chair Castner reported that he met with Chief Robl and Mr. Meyer and walked through the HERC building with the drawings since their thinking changed on how the building could possibly be repurposed for the project in any way to meet some of the space needs requirements of the police station as a non-essential element to the project. He went on to explain the difference between essential facilities and non-essential facilities. Three items were determined as non-essential functions to the Police Station needs and they were long term evidence storage, and a drying room which is used to dry evidence; and the firing range. They visited the east half of the facility and reviewed how it was built, what impediments it would have and what corrections it would need and made a list of questions and that would be for discussion at the committee level before they discuss if they can use any of this space as part of the project. Chief Robl had no objection to using any of the existing facility if they could. Then they contacted Mr. Smythe and explained what they were considering.

C. Stantec Project Report – Dale Smythe

Mr. Smythe stated he has forwarded some information from the “Code” for consideration as far as important factors for police stations to consider on the idea of splitting it, they spoke briefly about other projects where they looked at the same thing and he strongly advocates for repurposing existing structures if it makes financial sense considering costs to make the necessary upgrades versus demolition and new construction. The next step would be to determine what program elements are needed and wanted, if they could be split and what the costs of those are so you would know what the best value is moving forward.

Chair Castner then reported on a meeting held this morning regarding a project that will be built by Mr. Zatz primarily for soccer and there was extensive discussion on the possible inclusion of expanding the project to include court facilities if the HERC facilities were to go away and he then conducting a research on the costs of flooring, etc.

Mayor Wythe responded that she would have a resolution before Council but stated that she would speak about it during closing statements.

PUBLIC HEARING

PENDING BUSINESS

A. Project Direction and Preliminary Planning for a Public Information Plan

1. Resolution 16-016(A)
2. Option #3
 - a) Expenditures for Design Studies and Construction Documents for Fire Station
 - b) “Assisted” Design/Construction Contract with Architect and GC
 - c) Square Footage Determinations for Police Station – Preliminary

- d) Repurposing Existing Structures
 - e) Skateboard Park
 - f) Expenditures for Design Studies and Design for Police Station
3. Excerpt from the February 22, 2016 Council minutes
 1. Memorandum to Council from Chief Robl dated February 18, 2016
 4. Public Information Plan and Steps to a Bond Proposition
 1. Memorandum from Deputy City Clerk Krause re: Preliminary Planning of the Public Information campaign

Chair Castner commented that his concern was all the money got contained in the Bond proposal election in October and this really ties their hands with any planning. Mayor Wythe responded that when they were talking they have plans in hand that will take them so far in design and they still have not expended all the funds that were currently appropriated. Chair Castner noted that they only have \$150,000 remaining. Mayor Wythe stated that they do not have the ability to do the public education that they need to do and the bond issue any sooner than that and if they need to they will have to request additional funds. Chair Castner responded that they will need money for the police station then there is the whole question on the Fire Station and he would like to get in the front of the line.

Assisted Design

Chair Castner then stated that he spoke to Mr. Smythe on the imperfect approach of doing this under the CMGC process where the General Contractor acts as the Construction Manager as opposed to the Design Build which is also what they are not doing, there is an assisted design contract that allows the designer to still work on behalf of the owner and the owner has an arms-length transaction with the contractor that can be negotiated; Chair Castner further stated he has no problem working with Cornerstone on this project or any of the projects that they generate from this process but he advocated for doing it in such a way as to not creating a lot of documents and paying for a lot of drawings that are unnecessary when they can do it pretty much by description.

Mr. Smythe added that he has spoken with Joe to get his perspective too. The things he wanted the group to consider is that for those that are unfamiliar with the typical building and construction process, all the methods boil down to the following concepts owner, design team and builder. Mr. Smythe proceeded to differentiate between the various methods of contracting Design-Build, CMGC, Design-Bid-Build, having the designer separate allows them to provide honest feedback. The owner builder and designer with the owner having separate contracts with design and build and then engaging the builder early to determine alternates and getting a handle on costs early on in the project.

Chair Castner stated that this would be a preferable approach, assisted design. He will keep pushing it until they have some resolution and hopes that they reach agreement to do an assisted design before they force it into a design method which this never was.

Chair Castner then opened discussion on what they can get for \$12 million dollars. He believed that there will be at least \$1 million in soft costs to the Police Station. They now have a target and he would like to find about 6000 square feet in the existing buildings that could be re-purposed. He spoke about the possibility of redesign and repurposing the HERC and during the construction they could then demolish the smaller building which would allow a temporary reprieve for maintenance personnel.

At some point a decision will need to be made on whether they can repurpose the building. There is still the issue of the threat of asbestos to employees anytime they need to open up the facility. Chair Castner would like to have an inspection, he wanted facts all he has seen is unsubstantiated reports

or opinions and there are ways to deal with asbestos and lead paint. He would like to have the discussion soon. The costs of demolition will have to come from the budget and he would rather know sooner than later.

Chair Castner asked if Mayor Wythe would make a motion she declined and responded that she would not oppose a motion requesting funding for an inspection and report.

Chief Painter expressed his concern regarding anything being put into the HERC building.

Mayor Wythe explained that Chair Castner has not explained to the committee that he has a new idea to build a new police station against the old building allowing them to repurpose the building creating a savings and opening up the southern portion of the lot for a future Fire Station.

Mrs. Howard asked what was needed to either vote up or down on the HERC building? A discussion erupted on the number of inspections and the number of discussions on the asbestos and lead paint and the value to the project if they can repurpose the building to save money. It was noted that there is \$150,000 remaining of the original funds appropriated. Mr. Smythe commented that they have done it before and can do it again. Additional points discussed were as follows:

- Rating of the building for occupancies
- Information received by the Chair from Stantec
- investigating the idea to repurpose the HERC
- Stantec investigation and report to be separate and independent from Mr. Meyer and Chair Castner
- providing this repurposing as an option along with the option including demolition
- understanding what actually has to happen to the HERC and the costs related to those steps to repurpose the HERC

HOWARD/PAINTER - MOVED TO AUTHORIZE A UPGRADE REUSE ANALYSIS REPORT OF THE HERC FACILITY AND THE COST NOT TO EXCEED \$15,000

There was a brief discussion on the time frame to conduct the report and Mr. Smythe stating that he could have the report in 3-6 weeks. It was noted that the results were needed in 30 days. This report would legitimize the repurposing of the building.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner requested that they postpone items (c) Square Footage Determinations for Police Station (Preliminary) (e) Skateboard Park and (f) Expenditures for Design Studies and Design for Police Station until the next meeting since the report will affect these items. There was no apparent objection from the remaining committee members.

Chair Castner asked to address the Fire Station under Repurposing Existing Structures. He asked if there was any reason they cannot press forward on getting an ordinance to start the upgrades to the fire station. Mayor Wythe responded favorably on that idea.

Chief Painter stated he wanted to speak with the architects and engineers on what they can do with that building, he is not looking to expand the footprint but he would like to know the possibility of getting an additional 800-1000 square feet and doing what is really deferred maintenance on the building. Chair Castner noted that if they can complete this step it can be checked off the list. He further noted that the funding was available out of the existing funds they had for the project.

Mrs. Howard questioned how they were going to get the funds to do the maintenance since the Council was split and did not come back to the issue of the \$1 million funding. A brief discussion on having the ordinance on the Council agenda for the March 29, 2016 regular meeting ensued.

Mrs. Howard stated that this can be used to forward the momentum to support the bond by showing what they have accomplished.

Chair Castner will state those facts in the committee report to Council at the meeting on Monday.

Further discussion on the information required to include in the resolution and/or ordinance to have before Council at the March 29, 2016 meeting. The best steps to take to present the information. Mayor Wythe will discuss the best route with the City Manager noting that it may be a resolution authorizing this committee to move forward and then following by the ordinance to provide the funding.

Chair Castner confirmed with Mr. Smythe if he can plan to meet with Chief Painter to discuss the improvements to the Fire station possibly on April 6, 2016 or in conjunction with the analysis of the HERC facility.

Chair Castner then stated that he will fold that back into the square footage and item four Steps to a Bond Proposition he is very sensitive to what people are willing to vote for and he does not want to push it too hard. He inquired where Mayor Wythe was on a \$12 million dollar bond issue.

Mayor Wythe stated that it will depend on the actual costs of the project, Council authorize up to \$12 million dollars, not \$12 million. The city has put a lot of money into this project already and for people to say that the city needs to put money into this is like saying that the citizens need to do that the city does not have money unless the citizens give the city money. She will not support any use of the city permanent fund for the project as that was not the purpose of the fund. Mayor Wythe stated that they have some options such as taking a loan to perform the repairs. She will have to discuss with the City Manager the options available to them. In response to a question posed by Mrs. Howard Mayor Wythe stated that currently the funding will have to come from the general fund and her understanding is that the recommendation from the committee is to get a resolution on the agenda for upgrades to the Fire Station not to exceed a million dollars. She believed that the previous number before Council was \$975,000.

Mayor Wythe added that her understanding is you start a construction project with one number and you do not stop moving forward or cut out essential things because the costs are higher than projected.

The committee then discussed the timeline for getting the ordinance authorizing public education, identifying the ballot question before Council no later than June. Mrs. Howard stated that they will need to have no later than May the cost for public education unless they just go with an arbitrary figure of \$5000. She advocated for Bond Education pointing out the benefits to having the education since there are many factors they do not know about.

HOWARD/WYTHER - MOVED TO REQUEST BOND COUNSEL FROM ALASKA MUNICIPAL LEAGUE.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Next Meeting Date and Deliverables

The committee established April 6, 2016 at 5:30 p.m. in the conference room as the next meeting date wanting to review and have recommendations for the April 11, 2016 Council meeting.

Mrs. Howard will be able to attend that date. Mr. Smythe confirmed the date the report was needed was April 5, 2016.

INFORMATIONAL ITEMS

A. Contact List as of December 21, 2015

There was no discussion on the informational items.

COMMENTS OF THE AUDIENCE

Scott Adams commented on the bond discussion by Council as reflected in the minutes seemed to include the Fire Station. Chair Castner and Mayor Wythe provided clarification on the Council decisions. He advocated for taking the necessary funds to start the work on the Fire Department this summer. He applauded the use of the existing building to accommodate some of the needs of the Police Department. He still did not think that the bond for \$12 million would pass since they are already strapped with the Natural Gas Assessment, all users get charged for the outstanding on the loan and the senior exemption getting cut, the committee needs to think about that, he was hoping this would be put to a special election.

Mary Griswold, resident, thought it was interesting that they were considering putting this on the side of the existing building, this takes a big cut out of the middle and placing the fire hall on the southern end which is really steep and they need two accesses is just not the best use. She advocated again for a plan that uses the 4 acres to the best possible placement with no regard to existing facilities, etc.

COMMENTS OF CITY STAFF

There was no comment from staff.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that she has a resolution, ordinance, proposal that she has requested the City Manager to try to draft up, she hasn't seen it yet, but one of the things that has been a continuous sticking point is the use gymnasium and the public recreation aspect of the existing facility and because she honestly believes for a lot of people that is the sticking point in this process is that public facility and putting forth a proposal to do something about that; the proposal would address the gymnasium and maintenance personnel needing a new home and it would do that in a manner requiring community participation and buy-in in the process. What she is proposing in a sense is that

the City Council would put forward up to that amount, \$660,000, is the figure she came up with, as a matching two for one contribution towards an actual small scale beginning of a community center in town center. This does two things providing a facility for the community and ultimately the city is putting a lot of “skin in the game” with the land and infrastructure as well as some funding. She has contacted CIRI but has not heard from them. This will be on the March 29, 2016 meeting with more information. Mayor Wythe noted that the land in Town Center has been committed to the purpose months ago. She is thinking of a small facility to start with and can happen very quickly. Mayor Wythe believes that the only way to move the Public Safety project forward whether the individually in phases or combined is to deal with the Community recreation which it seems the majority of the public believes is a responsibility of the city.

COMMENTS OF THE COMMITTEE

Ms. Howard had no comments.

Chief Painter commented that it is good to see that the Council adopts an option while it is not the best option for the Fire Department but he can see their concern. This is a big project and a lot of money so he understands the concern. He is a taxpayer like everybody else but they definitely need to proceed with the improvements to the Fire Station so it stays a viable facility and looks forward to seeing a motion on that, they will continue to work on the process, one meeting at a time.

COMMENTS OF THE CHAIR

Chair Castner commented that he felt it was Chief Painter’s memo that broke the log jam open, he stated that they were stuck on high center and expressed his appreciation. Now we have something they can work with and the public will have to be brought in to this and he wants to get Council behind this as it is a fair compromise.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:57 p.m. The next regular meeting will be **WEDNESDAY, APRIL 6, 2016 AT 5:30 P.M.** in the Upstairs Conference Room at City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: MARCH 31, 2016

SUBJECT: PROJECT DIRECTION AND PRELIMINARY PLANNING FOR A PUBLIC INFORMATION PLAN

Discussion was postponed at the March 9, 2016 regular committee meeting on the following items by request of the Chair noting that the committee needed to Analysis report from Stantec on the HERC Building before discussing. This report was to be provided no later than April 5, 2016 by Stantec so is not included in the packet materials:

- 2. Option #3 – Phased Approach to the Project – Construct Police Station First
- c) Square Footage Determinations for Police Station (preliminary)
- e) Skateboard Park
- f) Expenditures for Design Studies and Design for the Police Station

Recommendation:

Informational Only. No Action Required.

EXCERPT FROM MEETING MINUTES:

- B. **Ordinance 16-16**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design. Mayor. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Mayor Wythe called for a motion for the adoption of Ordinance 16-16 for introduction and first reading by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Councilmember Smith questioned the justification of spending \$80,000 to design improvements to the structure.

Ken Castner, Public Safety Building Review Committee Chair, explained \$80,000 is a significant portion of the cost for scoping and the mechanical, structural, and civil engineering for the building. The amount is 10% of what the project will cost. The funds are coming out of the public safety building appropriation. It should give Public Works the ability to put the project out to bid. The committee will come up with a thrifty approach with the hope that there will be money left over. He is anticipating Council is going to draw a line on the fire station expenditures.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Resolution 16-035**, A Resolution of the City Council of Homer, Alaska, Approving Necessary Improvements and Upgrades to the Existing Fire Station, Separating the Fire Station From the New Public Safety Building Project, and Authorizing the Public Safety Building Review Committee to Continue Work on the Fire Station Improvement Project. Mayor.

Mayor Wythe called for a motion for the adoption of Resolution 16-035 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Mayor Wythe believes the Public Safety Building Review Committee’s review will be helpful to keep them engaged to see what activities should be completed.

Asked if the committee’s involvement would delay progress, City Manager Koester answered more public process slows things down but also provides more opportunity for additional ideas and balance.

VOTE: YES. REYNOLDS, ADERHOLD, ZAK, SMITH, LEWIS

VOTE: NO. VAN DYKE

Motion carried.

**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 16-035

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING NECESSARY IMPROVEMENTS AND UPGRADES TO THE EXISTING FIRE STATION, SEPARATING THE FIRE STATION FROM THE NEW PUBLIC SAFETY BUILDING PROJECT, AND AUTHORIZING THE PUBLIC SAFETY BUILDING REVIEW COMMITTEE TO CONTINUE WORK ON THE FIRE STATION IMPROVEMENT PROJECT.

WHEREAS, The City Council has determined the cost of building a new Public Safety Building to contain both the Police and Fire Stations is cost prohibitive at this time and has opted for a phased approach to a new Public Safety Building; and

WHEREAS, With the adoption of Resolution 16-016(A) the City Council supports the construction of a reduced size, public safety campus with police station only to take to the voters at the October 4, 2016 municipal election; and

WHEREAS, City Council has determined the Fire Department can maintain operations in the existing facility with improvements and upgrades to the building, which will extend the useful life of the facility for up to ten years; and

WHEREAS, The improvements and upgrades needed to maintain operations include interior and exterior painting, replacement of flooring and upgrades to the kitchen and equipment bays, paving the rear parking lot, and expanding the upstairs floor space; and

WHEREAS, As a separate and new project the Fire Station Improvement Project will follow the City of Homer Procurement Policy, including an open bid process; and

WHEREAS, The Public Safety Building Review Committee is authorized to continue work on the Fire Station improvement project and see it through fruition.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby approves the necessary improvements and upgrades to the existing Fire Station and separating the Fire Station from the new Public Safety Building Project.

BE IT FURTHER RESOLVED that the City Council authorizes the Public Safety Building Review Committee to prepare a scope of work and contract for the improvements to the existing Fire Station.

43 PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2016.

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CITY OF HOMER

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48

MARY E. WYTHE, MAYOR

49

50 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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55

56 Fiscal information: N/A



Homer Fire Station Improvements

(Public Safety Building Committee's Option 3)

Project Description & Benefit: Built nearly forty years ago from a pre-existing garage/shop structure, Homer's Fire Station, while having served the community well, is in need of upgrades to address immediate health threats to our public servants, space constraints that limit response capabilities and maintenance issues necessary for continued building use and productivity for another 10 to 15 years.

The Fire Station does not have a ventilation system to protect staff and volunteer responders from vehicle exhaust which is known to contain potential carcinogens, carbon monoxide and other harmful gasses that contribute to respiratory illness. Currently to mitigate exposure to emissions when apparatus are moved in or out, bay doors and windows are left open to passively dilute and remove fumes – an inefficient and costly method (especially in the winter) which still leaves personnel exposed. Installing a vehicle exhaust removal system is a critical upgrade.

As Homer's population has grown, so have its emergency response needs – and the Fire Department's response capabilities. The Fire Station has not kept pace over time however, creating cramped work areas, storage challenges and an insufficient number of bedrooms (two) for volunteers to stay overnight during duty. Raising the roof line on the east end of building to mirror the building's western roofline would expand the Fire Station's second floor by 1,000 square feet to accommodate additional bunk rooms, storage and relocating a small exercise area to free up an office space it now occupies.

Ongoing maintenance is required to ensure safe, functional operations and preserve the value of the asset. The following corrective maintenance projects will help extend the Fire Station's life and usefulness another 10 years:

- Replace all floor coverings. With the exception of one office space, flooring dates back to original 1980 construction. It is extremely worn and, in places, a tripping/slipping hazard.
- Repaint the station's exterior and interior walls. This was last done in 1995. Bays additionally require specialized epoxy paint and resistant products to protect against damage from heavy equipment use.
- Replace slab flooring in Bays 2 and 3, including leveling sunken subsurface areas, strengthening it to sustain the heavier heavier weight of current apparatus without cracking, and replacing undersized floor drains which consistently clog and trap rot-producing moisture within the building.
- Improve drainage in the back of the Fire Station to direct water away from building. Proper drainage extends the life of the building and lowers long-term maintenance costs by preventing seasonal heaving and sinking which cracks the Bays' floors and approach aprons and misaligns the Bays' automatic garage door tracks. With drainage system in place, complete paving in back of building and fix paving irregularities in the approach apron which have created cracks and 3-4" lips at the entrance to the Bays.

Finally, a remodel of the Fire Station's kitchen is recommended. Emergency response here depends upon a vibrant and committed volunteer corps who routinely risk their lives in service to the community. The kitchen serves as the social center for our volunteer responders, hosting up to twenty-five responders at eight monthly community-building meals during the winter in conjunction with trainings and up to fifteen responders during emergency events. The kitchen would also serve City employees in the event of a major disaster as the Fire Station is the designated disaster destination for City personnel. With the exception of new appliance purchased in 1995 during a remodel, the kitchen has been untouched and is inefficient and worn out. Cabinets and drawers are falling apart, and the design is obsolete for what is essentially a small commercial kitchen.

Total Project Cost (Estimate only): \$900,000

Exhaust Ventilation System: \$40,000-\$75,000

Possible FY17 \$100,000 FEMA Assistance to Firefighters Grant)

2nd Floor Expansion: \$500,000

(Possible FY17 \$10,000 SAFER grant)

Flooring: \$50,000

Interior/Exterior Painting: \$75,000

Bays 2 & 3 Repairs: \$100,000

Site Drainage & Paving Completion: \$100,000

Kitchen Upgrades: \$35,000



Homer Fire Station

1 CITY OF HOMER
2 HOMER, ALASKA

Mayor

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4 ORDINANCE 16-16

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AUTHORIZING THE TRANSFER OF \$80,000 FROM THE PUBLIC
8 SAFETY BUILDING PROJECT TO THE FIRE STATION
9 IMPROVEMENT PROJECT TO FUND DESIGN.

10
11 WHEREAS, City Council adopted Ordinance 15-18(S-2) on July 27, 2015 authorizing
12 \$355,000 be allocated to the new Public Safety Building Project to bring it to 35% design; and
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14 WHEREAS, The current financial forecast makes it cost prohibitive to build both the
15 Fire and Police Stations within the Public Safety Building; and
16

17 WHEREAS, Council has determined the Fire Department can maintain operations in
18 the existing facility with improvements and upgrades to the building that will extend the
19 useful life of the building for ten years or more; and
20

21 WHEREAS, As a separate and new project the Fire Station Improvement Project will
22 follow the City of Homer Procurement Policy, including an open bid process; and
23

24 WHEREAS, Council authorizes utilizing a portion of the funds authorized for design of
25 the Public Safety Building to design of the Fire Station improvements and upgrades.
26

27 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
28

29 Section 1. The City of Homer hereby authorizes the transfer of \$80,000 from the Public
30 Safety Building Project to the Fire Station Improvement Project to fund design as follows:
31

32 Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$80,000

33
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38 Transfer To:

39	<u>Account</u>	<u>Description</u>	<u>Amount</u>
40	156-0378	Fire Station Improvement Project	\$80,000

41
42 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
43 not be codified.

44
45 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
46 2016.

47
48 CITY OF HOMER

49
50 _____
51 MARY E. WYTHER, MAYOR

52 ATTEST:

53
54 _____
55 JO JOHNSON, MMC, CITY CLERK

56
57 YES:

58 NO:

59 ABSTAIN:

60 ABSENT:

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62 First Reading:

63 Public Hearing:

64 Second Reading:

65 Effective Date:

66

67 Review and approved as to form:

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69 _____
70 Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

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72 Date: _____

Date: _____

73

74 Fiscal Note: Fiscal information included in body of Ordinance.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Wythe and the Public Safety Building Review Committee
FROM: Katie Koester, City Manager
DATE: March 31, 2016
SUBJECT: Financing for improvements to the Fire Hall

Mayor Wythe asked for information on possible ways to finance approximately \$1m in improvements to the Fire Hall. As this is a relatively small amount, the question was raised about traditional financing versus general obligation bond which could slow the project down. A \$1m payment amortized over 10 years at 5% interest would be approximately \$150,000 a year. There are many variables to consider when bonding a project (interest rate, term, cost of borrowing), but this at least gives the committee an idea.

According to research with the City Attorney and City Bank (Wells Fargo), there are two options:

- 1) A lease purchase transaction. This is what we did with the street sweeper and dump truck. We would be putting up the building as collateral. The City's obligation to make payments is subject to annual appropriation by the Council. The conditional nature of the City's obligation takes it out of the voter approval requirement. If the City fails to appropriate funds to make the payments, the lender's only recourse is to repossess—it can't sue the City for damages. For these reasons, it may be difficult to get a bank to work with us on something other than a fixed asset that they can repossess, which may be reflected in a higher interest rate.
- 2) Revenue bond with a dedicated funding source. The only dedicated funding source I could think of that is related to the fire hall and not property or sales tax (which would require a vote) is ambulance billing. We average \$130,000 in actual revenue collected from ambulance billing that currently goes into the general fund. Of course these dollars are committed in current budget and from a practical standpoint would have to be replaced; however, we are anticipating an increase in future years now that we have outsourced ambulance billing. With ambulance billing as guarantee, we could pursue a tax exempt revenue bond, much like we did with the Harbor Improvements revenue bond a few years ago.

I have requested additional detailed information from Key Bank and Wells Fargo regarding possibilities for public financing and what obstacles we may face. The ability to dedicate a funding stream that is not sale or property tax (ambulance billing) opens up the possibility of using different organizations that could provide financing (tax exempt bond through the bond bank, USDA rural development loan, or even possibly the KPB in the same way we did the gas line buildout, though this has not been explored with the Borough).



City of Homer

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Office of the City Clerk

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(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: MARCH 30, 2016
SUBJECT: NEXT MEETING DATE AND AGENDA ITEMS

The next available dates for a meeting are shown below. Our calendar is getting quite booked up several months out and the days limited. Please review your schedules and choose a date agreeable to the majority of the committee. Please consider setting the dates for the next couple of meetings to assist staff facilitate scheduling.

Earliest possible date for the next meeting (allowing for notice requirements)

Wednesday, April 27, 2016

May Availability

Thursday, May 5, 2016

Wednesdays May 11, 18, 25, 2016

June Availability

Wednesdays June 1, 8, 2016

RECOMMENDATION

Set meeting dates for May and June.

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
	Project Manager	907-235-3170		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
Barbara Howard	Public Representative	907-	bhfish@gci.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	marybethwythe@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
Katie Koester	City Manager	907-235-8121	kkoester@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
CONSULTING TEAM				
Dale Smythe	Project Manager	907-343-5254	dale.smythe@stantec.com	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	jerry.neubert@stantec.com	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	sara.doyle@stantec.com	2515 A Street, Anchorage, AK 99503
	Stakeholder			
Meredith Noble	Involvement/Funding	509-340-1714	meredith.noble@stantec.com	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Loren Berry	Loren Berry Architects	541-896-3692	lberry@berryyarch.com	41601 Madrone Street, Springfield, OR 97478
Jack Berry	Loren Berry Architects	541-896-3692	jberry@berryyarch.com	41601 Madrone Street, Springfield, OR 97478
Joi Jolley	Cornerstone General Contractors	907-646-7213	jojolley@cornerstoneak.com	5050 Cordova Street, Anchorage, AK 99503
MEDIA OUTREACH CONTACTS				
Daysha	KBBI Public Radio	907-235-7721	newsdir@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		http://www.christoryradio.com
	Homer Tribune	907-235-3714	newsroom@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://peninsulaciarion.com/staff
	Blogger, Radio.Active.Truth			http://www.shannynmoore.wordpress.com/
FUNDING SOURCE CONTACTS				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	pauletta.bourne@alaska.gov	http://commerce.alaska.gov/dnn/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
Bill Walker	Alaska State Governor	907-465-3500	governor@alaska.gov	State Capital, PO Box 110001, Juneau, AK 99811-0001

Name	Title	Phone	Email	Info
				http://gov.alaska.gov/parnell/contact/email-the-governor.html
LEGISLATORS				
Peter Micciche	Senator	907-283-7996	senator.peter.micciche@akleg.gov	145 Main Street Loop Ste. 217, Room 226 State Capital Room 125, Juneau AK 99801
	District 0	907-465-2828		
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 Engbretsen	Deputy City Planner	907-235-3106	engebretsen@ci.homer.ak.us	
	Assist. City Manager	907-435-3101		
Jo Johnson	City Clerk	907-235-3130	jjohnson@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				
	Far North Photography/Chamber of Commerce Contact	907-360-2319	jimlav@homer.alaska.org	
Jim Lavrakas	Real Estate Association	907-235-5294	angienewby@alaska.com	Wants to host fire and police staff for an informative meeting during their
Angie Newby	Chamber of Commerce		debble@homer.alaska.org	
Debbie Speakman	Youth Services Librarian	907-435-3176	chaines@ci.homer.ak.us	Coordinated much of the fundraising for the new Library.
Claudia Hanes	Public Park Volunteer		tidefeathersnow@gmail.com	
Miranda Weiss	Hr at Hospital/Community Leader	907-235-0397	dbf@sphospd.org	Coordinated PI activities to garner support for upgrades to hospital.
Derotha Ferraro	Pratt Museum	907-235-8635	mmiller@prattmuseum.org	Also Vice Chair of Public Art Committee
Michele Miller	Islands and Ocean Visitor Center Manager		marianne.aplin@fws.gov	Also member of the City of Homer Public Arts Committee
Marianne Aplin	Former Mayor	907-399-1200	jackcushing@gcl.net	
Jack Cushing	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	Email	Info
POLICE/FIRE CONTACTS				
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	shecks@stremsc.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			Dept. of Military and Veteran Affairs, PO Box 5750, JBER, AK 99505
	Safety and Emergency Response Agencies			
	State Troopers			
	Coast Guard			
	State Parks			
	State of Alaska DOT			
	Kenai Peninsula Borough			
	Environmental Permitting agencies			
	Alaska State Legislature			
	Governor's Office			
	K.E.S.A.			
	Alaska Fire Chief's Association			
	State Fire Marshal's Office			
	Wildwood Correctional Center			
	OSHA			
	Department of Security			
	Alaska State Forestry			
	Kachemak Bay			
	Mental Health			
	Clergy			
	State EMS			

[Headline News](#)

Proposed public safety building may use part of HERC structure

By Carey Restino
Homer Tribune

Facing a much-diminished budget, those planning the proposed public safety building floated a new idea at this week's Homer City Council meeting; using part of the mothballed HERC building for nonessential purposes. Ken Castner reported to the council that the Public Safety Building Review Committee is now considering using part of the former school to accommodate some of the functions of the safety building, which the city is hoping to bring to voters for bond this fall.

The committee initially presented several plans to the council, two of which included new space for the Homer Volunteer Fire Department, as well as the police department. But with price tags of \$23 and \$28 million, the council balked. A third option of building space only for the police department and upgrading the existing fire department with \$1 million was estimated at \$15 million.

But the council asked the committee to cut costs even more, placing a \$10 million cap on the project — not including fire department renovations.

Castner told the council the committee was working on a resolution urging them to move forward with the scoping portion of the project when more details of the design would be fleshed out. One new development, however, was the possible use of a portion of the old HERC building — possibly as much as 6,500 square feet of it — for non-essential services.

"We're trying to capture some \$150-per-square-foot space," he said. "It would be really helpful to our budget." Castner said the committee will need an assessment of the feasibility of reusing some of that building, but said it is the direction they are now heading with the blessing of the police chief, who suggested it might be possible to repurpose the old building for drying rooms, evidence storage and the proposed shooting range.

Castner was pressed by Councilman Gus Van Dyke to shave even more off the budget because of the proposed renovation of the HERC space, but Castner said they were working hard already to get the budget down to \$12 million.

"Jail cells are very expensive," he said. "I promise you we're not going to be spendy in our approach to getting there. We are just looking at ways to get there."

Castner said that while it may seem like the proposed 20,000-square-foot proposed space is a big leap from its current 6,000-square-foot facility, it will only be the second expansion the department has achieved in Homer.

The first was moving out of the gray building on Pioneer and Main streets, which was 800 square feet.

"Hopefully, the one we are going to do now will be the final one for a good long time," he said.

In other news, the council:

- Discussed building a rock barrier along the east (left) side of Bishop's Beach access road, as proposed in the recently amended beach policy for the city.

While the city initially planned to use large concrete buoys donated by the U.S. Coast Guard, City Manager Katie Koester said that plan has been tabled because the U.S. Fish and Wildlife, which owns the land above the high tide line along the Beluga Slough, has offered to fund boulders instead of the buoys. The federal agency has also pledged money for signs in the area.

A resolution correcting the dates in the already-approved policy regarding driving on the city beaches was postponed, however. The dates were accidentally transposed from those proposed in discussion, effectively closing the Mariner Park west section to vehicle traffic all winter, rather than during the summer.

The council is expected to fix the error at subsequent meetings.

- Heard a report from the Homer Public Library advisory board that indicated 2,000 more items were borrowed in February of this year, than the same time last year. In addition, 1,000 more users came through the library.

[Contact the writer](#)

Posted by [Newsroom](#) on Mar 16th, 2016 and filed under [Headline News](#). You can follow any responses to this entry through the [RSS 2.0](#). Both comments and pings are currently closed.

2 Responses for “Proposed public safety building may use part of HERC structure”

1.  [Louise](#) says:

[March 16, 2016 at 3:03 pm](#)

Use the HERC building and build an overnight jail facility and modest upgrades-with all the proposed cuts the commons doesn't need more cost to drive up their taxes. Additionally forget the shooting range.

2.  [Carrie Harris](#) says:

[March 22, 2016 at 9:31 am](#)

The indoor shooting range should not be part of the plan. our police work outside in hourly changing weather and lighting conditions. These conditions are what they should be training to shoot in. Recreational shooting is done indoors with the coat off. an outdoor shooting range would also benefit the public and help pay for some of the cost. Dedicated days for the police to use and a parking fee for dedicated days for the public to use, from live amo shooting to kids archery and paintball. The use of volunteers to build a shelter.

Comments are closed

