

Session 15-05 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on July 29, 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, WYTHE AND CASTNER

DESIGN TEAM: DALE SMYTHE AND SARA WILSON-DOYLE, STANTEC (TELEPHONIC)

ABSENT: COMMITTEE MEMBER CRANE, ROBL (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 July 1, 2015 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, city resident, commented on speaking with Kachemak Emergency Services and related that they handle the areas outside of Homer City limits and have done 10 times the amount of calls that Homer Volunteer Fire Department has done and he would like to see the number of calls and services that Homer has provided because they claim that they have a larger volunteer base and can provide services cheaper than it's being done now.

He further commented on the location being a done deal and he wonders how Skagway can provide a Fire/Police on 1.5 acres and that Homer requires 4.5 acres. He recommended the property across the street, he figures that the HERC being old and the city wants to knock it down, he also commented on the necessity of such a large facility and the voters not approving such a large facility and paying more taxes on top of the gas line and other things.

Joe Sallee, city resident, commented that he understands the buildings are needed but that this is not the time to do this project, they need a new dump truck, police car, and ambulance and the money that was just allocated to the project would cover these things. He believed it was fiscally irresponsible to proceed at this time.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported that the item is the content of Pending Business on the agenda, a substitute replaced the amount which amounted to the 2015-2016 revenue sharing amounts and a design modification which she thanked Stantec for working to modify that amount.

Chair Castner brought up the request to open and re-advertise for a new Committee member and Mayor Wythe requested the Clerk to contact Mr. Crane to see if he would be coming back to participate in the committee and if not then to re-advertise to vacancy.

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

Mr. Carey Meyer reported the difficulties in creating content on what the committee wanted to hear about. They have produced the alternate 35% scope of work, pulling back on the design efforts and re-evaluating the project with public input to have a project that the community can support. The committee was advised to review phasing options and involving all stakeholders including the KESA to come up with a project that can be fully supported.

Ms. Wilson-Doyle started with a recap of the critical things that the Design team has heard:

- Employees of both departments have been asked to do more and more with pretty inadequate facilities, in some cases beyond inadequate
- Earnest requests for facility upgrades have lingered on the CIP list and not been addressed
- Police and Fire urgently need new facilities to serve growing demands to achieve regulatory compliance, to reduce local vulnerability to emergencies and risk; to retain quality personnel; and to show respect to staff and volunteers
- This committee has been in broad agreement that it is critical to take steps now, toward a long term solution that ensures adequate levels of service in the future; that takes advantage of cost efficiencies by co-locating the Fire and Police Station together
- Investing in quality construction anticipating a 50 year life span
- Building sooner rather than later to save on the overall cost of the project
- Funding and research into funding options indicates that grants available require a match and fund only a small portion of the costs
- State Resources are tight, possible future legislative funding will require very strong public support and will have to undergo great scrutiny
- A Bond is likely which will also require public support and entail more public scrutiny in order to pass.
- There has been good common sense by voters in the past on bonding facility projects.
- The community/public education needs to be strong enough, based on real common sense thinking and assists the community coming to terms with this need and why it has not been addressed.

The Committee agreed with the recap as presented.

Ms. Wilson-Doyle reviewed the revised Public Involvement and Funding Recommendations. Chair Castner commented that the committee reviewed and approved Items A-C at the last meeting. Ms. Wilson-Doyle inquired if the committee wished to review the points and noted that there were no discussions on the revised plan. She further mentioned the proposed worksession with the consultant, Don Bivens, that has worked with various groups that have contentious aspects to it. A brief discussion on the best time period for the worksession would be after Labor Day in order to have

the most public participation and attendance and before the holidays. Ms. Wilson-Doyle sensed that more public engagement would be best for building the public support to ensure the passage of the bond and future legislative grant. She can email the committee through the Clerk regarding best available dates. Ms. Wilson-Doyle also spoke on a recommendation to include KESA into the discussion elaborating on the experience Mr. Bivens has had working with communities in 2008 that had healthy services but then were looking at cutting staff and reducing those services when the economy turned at the time. He has experience helping to clear the air between all the parties, especially when there is a very limited public purse, she recommended inviting key legislators, the Borough Mayor that will help find alternatives and offer the collaborative thinking to present to the public.

Mayor Wythe spoke in response to the cost of Homer Fire Service and the costs for having KESA which is charged as a mil rate within property taxes and converted the costs of their services and the Homer rate is cheaper than KESA Service Area which is a broader service area and the mil rate is substantially more expensive. The rate is established for individual service areas.

Chair Castner pointed out that the rates would have to be reviewed in order to establish the mil rate and it is not on his agenda to do anything about. Mayor Wythe commented that it is any underlying aspect to consider since it has been brought up. Chair Castner stated that the public policy element to the issue, a facility would still have to be built, would the facility change in anyway, probably not, that is part of what he would continue to look at (city provided services vs. Borough provided services). Ms. Wilson-Doyle responded that historically with grant applications the demography of the Homer community itself denies eligibility for a number of grants and it could be that reviewing the larger population there may be a dynamic that make the city more eligible for funding. It may be an advantageous reason to consider collaboration, a second point, Mr. Bivins, experience is a community can only save half of much money as they think they can from integrating and it usually takes twice as long, so they are not proposing that the city do this in anyway just review as an option.

Mr. Meyer added comment regarding the revised schedule which allows time to complete the public engagement and funding. He hopes that the committee can offer any needed adjustments to the schedule when they get to it on the agenda.

PUBLIC HEARING

There were no items for public hearing scheduled.

PENDING BUSINESS

A. Funding for the Project to 35% Design

1. Ordinance 15-18(S-2), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating ~~\$621,500~~ **\$355,000** from the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to **MODIFIED** 35% Design
2. Memorandum 15-124 from Public Safety Building Design Team & Public Works Director, Carey Meyer dated July 22, 2015
3. Memorandum 15-074 from City Manager Koester to Mayor Wythe and City Council re: Funding Public Safety Building to 35% Design dated May 20, 2015

Chair Castner confirmed that council has not met since the June 29th meeting until just this Monday, July 27th. He further commented for the audience benefit his report and question regarding the proposed cost for the project to get to 35% design. He advocated for caution on allocating the \$355,000.

Next Chair Castner mentioned the memorandum that was included in the packet regarding the remaining funds of \$40,000 being allocated to the approved revised Public Involvement Plan, Sections A,B, and C. The \$355,000 included an additional \$43,000 to complete this revised plan. He then commented on the CMGC contract versus Design Build contract and requested Mr. Smythe's opinion. Chair Castner believed that they did have a Design-Build path rather than the CMGC and proceeded to point out the variations to support his statement.

Mr. Smythe responded with the definitions of each type of contract and supported that they did have a CMGC contract in place. He has allocated appropriately for the complexity of this project and compared to Skagway has completed. He further included statements on the importance of obtaining accurate costs for the project through more complete design.

Further discussion followed regarding the following aspects of the project:

- Differentiating the Schematic Design and 35% Design
- Challenges to Eliminate to Reduce Costs
- Parallel paths in the two different types of contracts CMGC vs Design/Build
- What additional detailing would provide the contractor with 65% drawings and still provide cost savings.
- When the Contractor is brought on and provides a GMP (Guaranteed Maximum Price) will be determined by the City and Cornerstone.
- Stantec is committed to follow the direction of the city stopping and starting design as directed
- Value of Independent Estimates
- Hazardous Materials Study
 - Discussion on what the probable costs of the study would be for the project
 - 20% Contingency currently in the \$30 million due to the unknowns in the project
 - What the proper level of effort is so they can confidently answer the public's questions and concerns.
 - Required action no matter what, get it done out of the funding Council authorized.

WYTHE/PAINTER - MOVED TO PROCEED WITH THE HAZARDOUS MATERIALS SURVEY FOR THE HERC FACILITY AND AUTHORIZE EXPENDITURE OF THE NECESSARY FUNDS.

There was a brief discussion on clarification that it includes both buildings.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

A brief discussion ensued that the committee has now authorized four items of action to be completed Item A, B, and C under the revised Public Involvement Plan and the Hazardous Material Study.

WYTHE/PAINTER – MOVED TO AUTHORIZE EXPENDITURE OF UP TO \$170,000 TO PERFORM A SCHEMATIC DESIGN AND INCLUDE IN THE SCHEDULE.

There was a brief discussion on entering a modified pre-construction contract and postponing a cost estimate until drawings are obtained and inclusion of the contractor in discussions.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Updated GANTT Project Schedule

Mayor Wythe requested all the approved expenditures updated in the GANTT schedule. Mr. Meyer responded that they could provide a new updated schedule, materials study, conceptual design, and estimated costs.

The committee discussed the following points:

- When to look at reducing the project
- Completion of A, B, and C
- Completion of the schematic design
- Reduction of cost before the schematic design
- Priorities need to be set if size is going to be reduced
- Continued design efforts will aide in determining the actual costs
- Modifying the design as the whole progresses, beneficial but adds costs

B. Stantec Work Fee Proposal

Chair Castner stated this was going to happen then requested that he needed some form of credentials so he could discuss project related items with the Design Team. Mayor Wythe stated that as chair of the committee he can speak with staff and Dale. He cannot make any decisions on behalf of the committee. Those have to be made by all members of the committee.

There was no further discussion.

C. Next Meeting Date and Deliverables

Mr. Meyer confirmed that they will provide the schedule, cash flow to gauge the public for a ballot measure, which will be contingent on what is going on with the financing and funding so may not happen till 2017. Mayor Wythe further noted that for an item to be on the October ballot it must be presented to Council no later than April for completion no later than June 30th, so even if everything works out that they could have a ballot measure next October they would only have roughly 8 months to complete everything and present to Council in April of next year.

Ms. Wilson-Doyle will work with staff on tentative dates worked out for a Town Hall/Open House meeting before the holidays but after Labor Day and information will be disseminated through the Clerk.

Mr. Meyer will use those guidelines to include on the schedule.

Chair Castner introduced the item for discussion. The committee reviewed the recommendations from the Clerk for the following month.

The committee members present agreed by consensus to meet on Wednesday, August 26, 2015 at 5:30 p.m.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, expressed concerns with the \$30 million dollar project cost. He was concerned that Skagway was able to combine their forces in a 26,000 square foot building and Homer needed a 44,000 square foot building. He questioned the real need for an indoor firing range too. Mr. Adams questioned if it was really necessary. He expressed that Skagway was a borough and was only building a 26,000 square foot facility, he did not think that if they continue to insist in bringing the project as it was before the voters that they will pass it and he doesn't believe that they need such a large project; they need to reduce the size of the rooms; he understands they need a new facility and he is not against that but he is a tax payer and wanted to die here but he will sell his property if he is going to be taxed to death. He referenced the Skagway project again regarding the size and cost.

Chair Castner inquired what would make Mr. Adams the projects #1 supporter? Mr. Adams responded that they need to relocate the project to a smaller parcel such as the property across from the existing facility and the cost. He would like to have a true vote, there are many residents who don't live in Homer year round and he did not feel that they should have as much input as someone who lives here year round.

Discussion ensued on the size versus cost on the project and the people cannot afford the costs within the current economy. Mr. Adams stated that he understood why they want the project and reiterated on seeing the information on the number of year round residents.

COMMENTS OF CITY STAFF

There were no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that it is really important that they get the community programs going, obtain the actual costs such as demolition, she does not know if the size of the building is appropriate what they need to do is to present all the information to the public and find a way to convey the same

information that is concise and simple to understand that contains all the pieces of the whys and wherefores of the project. This will allow the public to see the reasons why the project is as it is.

In response to Mr. Adams comment on Town Center project Mayor Wythe explained that that project was based on a new City Hall but what the public perceived was the conceptual drawings of the whole area built out and what the Town Center could look like and the public did not approve of it and that is why it failed. The City did not provide enough information to the voters on the project so they could be informed.

COMMENTS OF THE CHAIR

Chair Castner commented on the talk going around town but when you get down to it there is a belief that something needs to be done about Public Safety, they cannot expand them or make them whole or put them into trailers somewhere else in town. But on the other hand he is really sensitive about the costs of things and he makes his living by looking at projects and he can look at drawings and tell them that what they have drawn is not constructible or is the most expensive alternative to do things and he does not even have to cost it for them, just point out the construction methods, and they understand that pretty quickly. He commented on the use of the HERC Facility for several reasons first the City owns the property and then there is plenty on concrete foundation that will be reusable. He appreciates everyone's time and commenting on the project. He believes they have gone too long and hopes they do not wait 2 years to start the process.

COMMENTS OF THE COMMITTEE

Chief Painter apologized for chuckling at Mr. Adam's comment regarding KESA running 10 times the number of calls over Homer Volunteer Fire Department (HVFD) which would mean that they would have to run 6000 calls and he knew that they did not do that – last year KESA ran 158 calls, typically they run 20% of the call volume that HVFD does; our run statistics are published monthly and provided to the City Manager in a report as far as EMS calls, Fire Calls break down and last year they ran almost 600 calls total and 85% of those calls are EMS related calls between Homer and Kachemak City, the vast majority are Homer city, Kachemak City has probably 5% of the call volume that they pay the City a 1 mil equivalent in their tax base. He should not have chuckled, what he hears when somebody says that, is a KESA volunteer proud of his department, so again he offered his apologies.

Chief Painter further commented that if Mr. Adams is really concerned about cost containment then he should really support the continuation of city service versus transferring that to a borough service area, there is not a single borough service area on the peninsula that has a mil rate less than 2 mils, some are much higher; Bear Creek is substantially higher to pay for their 7 million dollar fire station which is not even complete yet.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:24 p.m. The next regular meeting will be **WEDNESDAY, AUGUST 26, 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: _____