

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
5:00 P.M. TUESDAY
FEBRUARY 16, 2016
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

WORKSESSION AGENDA

- 1. CALL TO ORDER, 5:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. REVENUES FOR THE CITY** **Page 3**
- 4. PUBLIC SAFETY BUILDING** **Page 5**
- 5. COMMENTS OF THE AUDIENCE**
- 6. ADJOURNMENT**
Next Regular Meeting is Monday, February 22, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

2015 REVENUE OPTIONS

09/23/2015

BOROUGH								
REVENUE	ANNUAL \$ VALUE	PRO	CON	BARRIER	EFFECTIVE 2016?	HOW WOULD BECOME EFFECTIVE	RESPONSE FROM PUBLIC	NOTES
Raise Sales Tax Cap from \$500-1000	Unknown	Instituted Borough wide.	Burden on businesses, especially those that sell large items. Raise rent cost	Unsure how much momentum is behind current proposal.	No	Ordinance by Borough and vote (note, it can be implemented w/o a vote, but the current proposal puts a vote to Borough residents).	Town Hall: 80% positive response; Online survey: 39.83% selected option	KPB Assembly Member Cooper has proposed putting this on the ballot will be reviewed by borough as part of comprehensive tax code review.
Internet Sales	Unknown	Wouldn't it be great to tax Amazon! Or at least tax those sales that are taxable...	Barriers to implementation.	Borough would have to expand its taxation of internet sales to its full ability. City taxing on own requires Borough approval and would be logistically difficult.	No	A) Borough would expand its taxation of internet sales to full extent allowed by constitution (lots of rules apply, most sales not taxable). B) Borough would allow municipalities to tax internet sales. Then the City would have to collect tax.	Not polled	Limitations on what you can tax are severe. Store has to have to have a physical presence in Borough/State.
Bed Tax	\$120,000 per 1%	Captures revenue from visitors.	Targets one industry. Argument revenue should be dedicated to economic development. Not enough to balance budget unless very	Requires Borough action.	Unlikely	Borough would need to allow COH to institute a tax OR pass one themselves. Then would need a vote. Borough appetite for bed tax seems low. If Borough allowed City to collect tax, we would have to get in the business of tax collection.	Town Hall: 81% positive response; Online survey: 65.41% positive response	Estimate provided by KPTMC in 2012
Excise Tax	Unknown	Popular to tax alcohol, tobacco, and marijuana.	Difficult to implement. Revenue impact very unknown.	State rules, may be opportunity with marijuana changes.	Maybe?	Borough could implement an excise tax which would impact City. City may be able to implement, and collect, excise tax on own.	Not polled	Lots of outstanding issues and potential with legalization of marijuana and desire to tax it.

2015 REVENUE OPTIONS

09/23/2015

REVENUE	ANNUAL \$ VALUE	PRO	CON	BARRIER	EFFECTIVE 2016?	HOW WOULD BECOME EFFECTIVE	RESPONSE FROM PUBLIC	NOTES
COUNCIL								
REVENUE	ANNUAL \$ VALUE	PRO	CON	BARRIER	EFFECTIVE 2016?	HOW WOULD BECOME EFFECTIVE	RESPONSE FROM PUBLIC	NOTES
Increasing Fines for Code Violations	Negligible	Can be done by Council.	Enforcement can cost more than revenue (officer/staff/legal time).		Yes	With budget cycle.	Town Hall: 67% positive response; Online survey: 29.77% selected option	Staff will review fee schedule and propose reasonable increases for 2015 budget cycle.
Reinstate Seasonal Sales Tax on Non-prepared Food	\$833,473	Can be implemented by Council. Not a 'new' tax.	Taxes basic necessity. Regressive.	Voters will likely remove option to not participate for first class cities in October	Only if voters fail October ballot initiative.	Ordinance by Council.	Town Hall: 82% positive response; Online survey: 46.96% selected	Sales tax that would have been generated from 9/1 to 5/31: 2010-2011 \$735,501; 2011-2012 \$794,163; 2012-2013 \$812,065; 2013-2014 \$833,473
Eliminate COH \$20,000 Property Tax Exemption for Primary Residence	\$94,000	Can be implemented by Council.	Burden is on year round City of Homer residents. Does not raise much revenue.		Yes	Requires Council action only.	Town Hall: 42% positive response; Online survey: 25.79% selected option	The City cannot exempt more than \$50,000 on primary residence. Currently we exempt the first \$20,000, but could exempt less. The \$94,000 figure eliminates entirely the
Raise Property Tax 1 Mill	\$660,000 per	Can be	Increases taxes on		Yes	Council pass a resolution by July 1, 2016	Town Hall: 65% positive	Currently COH taxpayers pay 4.5
VOTERS								
REVENUE	ANNUAL \$ VALUE	PRO	CON	BARRIER	EFFECTIVE 2016?	HOW WOULD BECOME EFFECTIVE	RESPONSE FROM PUBLIC	NOTES
Raise Sales Tax .5%	\$854,434	Raises sufficient funds to bring City close to closing the gap. Taxes non-residents who use City services.	Places burden on local business. Makes rents more expensive.	Need a vote of City residents.	Yes - after first quarter	Council would pass an ordinance to increase the sales tax and for a special election.	Town Hall: 85% positive response; Online survey: 35.43% selected option	Based on 2014 sales tax revenue. Revenue estimate for 2016 (2-4 quarters) is \$717,669. Current COH sales tax is 4.5% COH and 3% KPB.
1% seasonal sales tax increase (6 moths of year)	\$1,141,762	Captures more visitor revenue. Closes gap.	Burden on local businesses.	Need a vote of City residents.	Yes	Council would pass an ordinance to increase the sales tax for a special election.	Not polled	Based on 2014 sales tax revenue.
Repeal HART (direct .75% sales tax back to general fund)	\$996,601	No tax increase for public. Generates sufficient revenue to close the gap.	Eliminates funding for roads and trails, basic infrastructure Short term fix. Would effect road HSAD program.	Need a vote of City residents.	Yes	Council would pass an ordinance to not continue to fund HART and for a special election.	Not polled	Based on 2014 sales tax revenue. HART has been around since 1987.



City of Homer

www.cityofhomer-ak.gov

Administration
491 East Pioneer Avenue
Homer, Alaska 99603
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum 13-131

TO: Mayor Wythe and Homer City Council
THROUGH: Walt Wrede, City Manager
FROM: Katie Koester, Community and Economic Development Coordinator
DATE: September 4, 2013
SUBJECT: Public Safety Building Site Assessment

The purpose of this memo is to provide information on the possible site locations for a Public Safety Building.

Things to keep in mind when selecting a site for a Public Safety Building include: ease of ingress and egress, ease of access by the public, ease of access to customer (police, fire and EMS incidents), minimum of 1.5 acres, and clearly out of a tsunami zone.

Staff considered 8 possible sites for the location of a new public safety building. After a site visit with the Chiefs on September 3 and closer inspection, 5 sites remained on the list. The three lots that were ruled out and reasons included:

- a) Private/CIRI lots along the Sterling Highway west of Petro Express. There is no water and sewer at those lots and space is limited. Lots may be in a tsunami zone.
- b) Waddell lot on the corner of Sterling Highway and Main Street. Too valuable of real estate for civic purpose and lot may be in a Tsunami zone.
- c) Waddell cabins behind Post Office. Lot is too small.

The remaining lots are divided into two tiers, tier one being the preferred lots. Pros and cons for the various lots are listed on the following pages. Refer to the map Potential Public Safety Building Sites for a visual.

TIER ONE:

1) **HERC Site**

This would involve tearing down both structures on the HERC building lot. The demolition cost for that is projected to be \$450,000 (\$250,000 to remove asbestos and lead based paint and \$200,000 for demolition of structures).

PRO	CON
City owns the property	Have to demo existing structures
Access: direct access to Sterling Hwy and easy access to Pioneer	Located at a complicated, busy intersection. Off of Main more ideal. Could mitigate with stop light controls.
Plenty of room. Potential for future growth and/or other City facilities on same lot.	Small creek runs through lot (can be mitigated)
Already developed land: limited permitting, utilities are already on location	Fire is concerned the distance from the Spit may cause ISO ratings to increase for spit structures
View	Too valuable of real estate for a public building?
Could offer two accesses (public could enter off Woodside, fleet could roll onto Sterling on other side of lot).	

2) **Main Street Site (Town Center)**

PRO	CON
A civic building could initiate development of Town Center.	Lot needs utilities and road/driveway, however would not have that far to travel
Would clean up an area of town that could use a police presence	Added expense of acquiring the lot (maybe a land trade?)
Great access right off Main	May have to/want to acquire Homer Cleaning Center lot: could be some remediation issues with dry cleaning chemicals
Would be easy for public to find	
Buildable: little elevation gain, cleared	

TIER TWO

1) Pioneer Site (Town Center)

PRO	CON
A civic building could initiate development of Town Center	Extra expense brining infrastructure (utilities and roads) to lot
City owns the property	Would have to acquire a private lot in order to develop two access points
Decent grade for building on	Would have to clear a lot of trees. Needs a fair amount of dirt work
Does not significantly constrain other possibilities for Town Center	Is behind Alice's the best location for Police/Fire?
Would clean up an area of town that needs a police presence	Hidden from public

2) City TC Site (Town Center)





PRO	CON
A civic building could initiate development of Town Center. Would really open up Town Center.	Extra expense of infrastructure. Utilities and road have a long way to travel.
City owns the property	Is Public Safety Building the best use of the most centrally located City lot in Town Center?
Would clean up an area of town that could use a police presence	Would have to acquire Homer Cleaning Center or CIRI land for access
	May have issues for double entry
	Require lots of tree clearing/ dirt work
	Some elevation on north side of lot. Could be used as a buffer

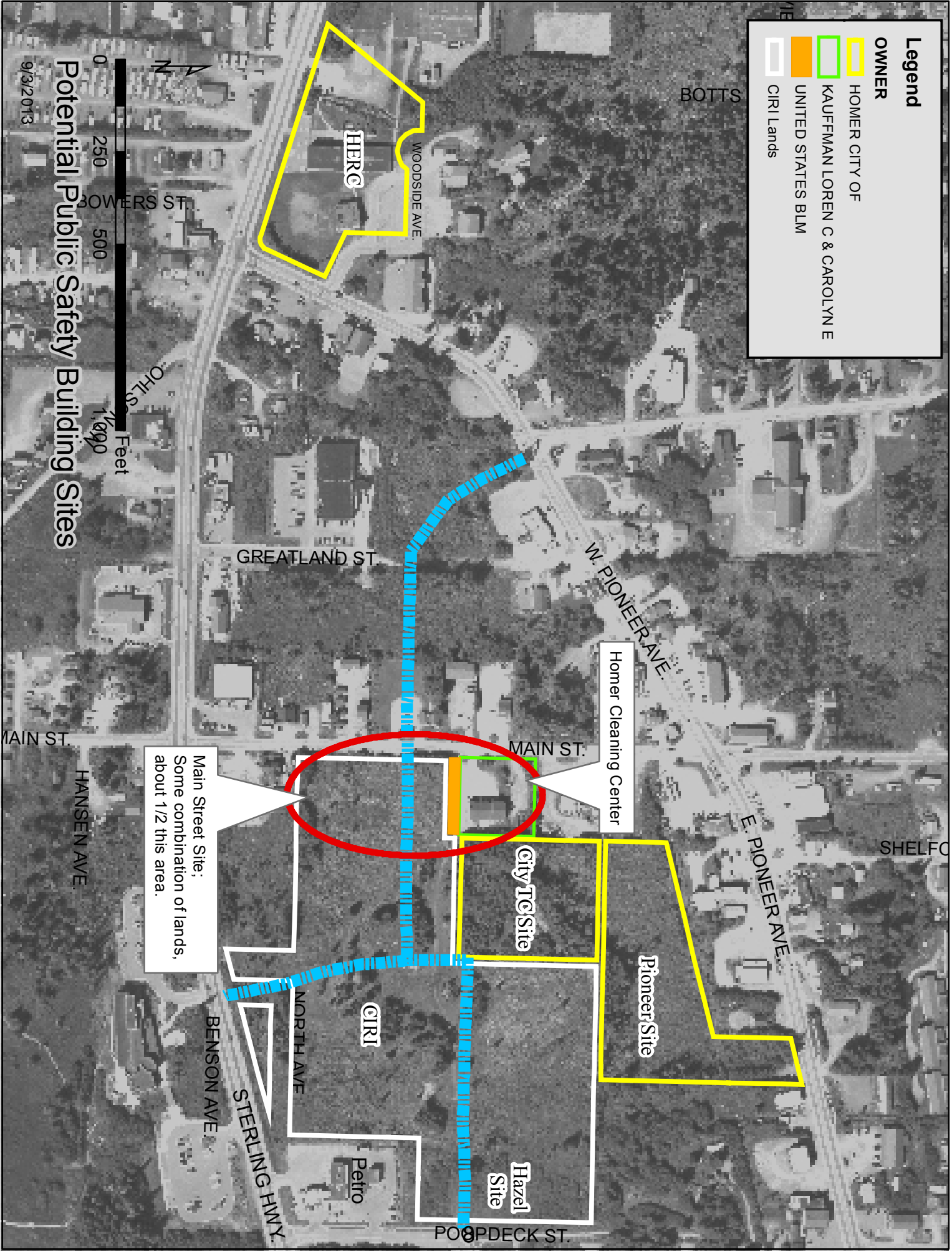
3) Hazel Site (Town Center)

PRO	CON
A civic building could initiate development of Town Center	Extra expense of infrastructure
Would clean up an area of town that could use a police presence	Would push police/fire traffic onto Hazel or Poopdeck. No direct access to a main road
Buildable: limited grade, cleared	Expense of acquiring property (potential land trade)
	Buildable space is small and narrow, especially once E-W Corridor road goes through. May have to split garage space on either side of lot.

Legend

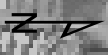
OWNER

-  HOMER CITY OF
-  KAUFFMAN LOREN C & CAROLYN E
-  UNITED STATES BLM
-  CIRI Lands



Potential Public Safety Building Sites

9/3/2013



Main Street Site;
Some combination of lands,
about 1/2 this area.

Homer Cleaning Center

City TC Site

Pioneer Site

Hazel Site

CIRI

HERC

WOODSIDE AVE.

GREATLAND ST.

W. PIONEER AVE.

MAIN ST.

E. PIONEER AVE.

HANSEN AVE.

BENSON AVE.

STERLING HWY.

NORTH AVE.

POOPDECK ST.

Petro

BOTT'S

SHELFC

**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

ORDINANCE 13-38(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2013 CAPITAL BUDGET BY APPROPRIATING \$300,000 FROM A COMBINATION OF THE FIRE DEPARTMENT, POLICE DEPARTMENT, AND GENERAL DEPRECIATION RESERVE FUNDS TO BEGIN PRELIMINARY ENGINEERING AND DESIGN WORK ON THE PROPOSED NEW PUBLIC SAFETY BUILDING.

WHEREAS, Resolution 13-087(A), adopted by the City Council on September 9, 2013, established the 2014-2019 Capital Improvements Plan and the Capital Project Legislative Priorities for Fiscal Year 2015; and

WHEREAS, A new public safety building has been included in the "Top 5" CIP Priority List for 2015 and inserted as the number one non- water and sewer project; and

WHEREAS, In order for the City to have a realistic chance of obtaining funding for the project this year, it needs to quickly initiate specific actions which include site selection, refined space needs analysis, comparison of alternatives, preliminary engineering and design, precise cost estimating, and developing a financing plan that includes a significant local contribution; and

WHEREAS, Appropriating initial funding for preliminary engineering and design is an important first step and the work will incorporate to some degree the necessary actions noted above; and

WHEREAS, It is appropriate and in the City's interest to appropriate funds for this purpose from depreciation reserves in order to move this project forward and leverage funding from other sources.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer hereby amends the FY 2013 Capital Budget by appropriating \$300,000 from a combination of the Police, Fire, and General Depreciation

38 Reserves for the to begin preliminary engineering and design work on the new public safety
39 building as follows:

40

41 **Transfer From:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
43 156-0394	Police Depreciation Reserve	\$ 50,000
44 156-0393	Fire Depreciation Reserve	\$ 50,000
45 156-0375	General Depreciation Reserve	<u>\$200,000</u>
46	TOTAL	\$300,000

47 **Transfer To:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
49 * 156-0377	Public Safety Building	
50	Project Account	<u>\$300,000</u>
51	TOTAL	\$300,000

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53 Section 2. The Council authorizes the City Manager to solicit a Request for Proposals
54 for a GC/CM contract pursuant to applicable provisions of the City Procurement Code.

55

56 Section 3. This is a budget amendment ordinance only, is not permanent in nature,
57 and shall not be codified.

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59 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 23rd day of September, 2013.

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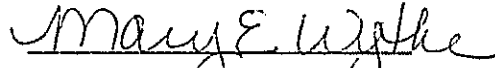
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CITY OF HOMER

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MARY E. WYTHE, MAYOR

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67 ATTEST:

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70 MELISSA JACOBSEN, CMC

71 DEPUTY CITY CLERK

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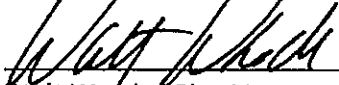
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Acct. # amended per Finance 12/18/13 Jo Johnson, City Clerk

77 YES: 5
78 NO: 0
79 ABSTAIN: 0
80 ABSENT: \

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82 First Reading:
83 Public Hearing:
84 Second Reading:
85 Effective Date:

86
87 Reviewed and approved as to form.

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90 Walt Wrede, City Manager

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92 Date: 9/26/13
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95 Fiscal Note: NA
96
97


Thomas F. Klinkner, City Attorney

Date: 9/30/13

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 14-020**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A
8 PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND
9 ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER
10 WHICH THE COMMITTEE WILL CONDUCT ITS WORK.

11
12 WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to
13 conduct preliminary engineering, design, site evaluation, and cost estimating for the
14 proposed new Homer Public Safety Building; and

15
16 WHEREAS, Proposals are due on January 21, 2014; and

17
18 WHEREAS, It would be beneficial to establish a Public Safety Building Review
19 Committee (PSBRC) to assist the City with numerous functions including review and
20 evaluation of the proposals, similar to the committees the Council has established for
21 construction projects on other public buildings.

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23 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes
24 the Public Safety Building Review Committee (PSBRC).

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26 BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one
27 member of the City Council, the Police Chief or their designee, the Fire Chief or their designee,
28 a member of the public, preferably with construction or project management experience, and
29 a member of the business community.

30
31 BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer
32 and Dan Nelsen and secondary support shall be provided as needed and requested by the
33 City Manager, the Finance Director, and the City Planner.

34
35 BE IT FURTHER RESOLVED the Scope of Work shall include:

- 36
37
- Review and rate GC/CM proposals and make a recommendation to the Council


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

44
45 BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule
46 and shall be disbanded when the initial scope of work is complete and the Council
47 appropriation is expended. The Council may extend the life of the Committee and expand its
48 scope of work if the project proceeds beyond this initial phase and additional project
49 revenues are secured.

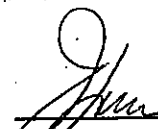
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51 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties
52 interested in serving as the public and business community representatives.

53
54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January,
55 2014.

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57 CITY OF HOMER

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61 MARY E. WYTHE, MAYOR

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63 ATTEST:

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66 _____
67 JO JOHNSON, MMC, CITY CLERK

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69 Fiscal Note: Staff time and advertising costs.

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/Council

RESOLUTION 14-100

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DECLARING AND STATING FOR THE RECORD THAT IT FINDS IT TO
BE IN THE PUBLIC INTEREST FOR THE CITY TO OWN THE
PROPOSED NEW PUBLIC SAFETY BUILDING AND IT IS NOT
INTERESTED IN LEASING THE BUILDING FROM A THIRD PARTY.

WHEREAS, The Committee Chair, on behalf of the Public Safety Building Review
Committee, has requested that the City Council provide the Committee with guidance on
whether leasing a new public safety building from a third party builder/owner is an option
that the Council would consider; and

WHEREAS, The City Council discussed this topic in some detail at its regular meeting
on September 8, 2014 during review of the City Manager’s report; and

WHEREAS, Although no formal action could be taken at that time, all five Council
members present and the Mayor voiced support for public ownership of the new public safety
building and opposition to leasing; and

WHEREAS, The Mayor and Council requested that a resolution to that effect be drafted
and placed on the September 22 Agenda for further discussion and action.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby declares and
states for the record, that it finds it to be in the overall public interest for the City to own the
proposed new public safety building and it is not interested in leasing the building from a
third party builder/owner.

BE IT FURTHER RESOLVED that the Council finds public ownership of the building to
be preferable for the following reasons:

- The City retains more control over the location of the building.
- Lease payments could continue indefinitely and exceed the cost of the building.

- 37 • The land the building will be sited on could not be used as a local project contribution
- 38 to leverage state or federal funding.
- 39 • State or federal capital funding would no longer be an option and the taxpayers would
- 40 pay the full cost of building construction and more.
- 41 • A public safety building houses core functions of the City and is too important to not
- 42 be in public ownership.

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44 PASSED AND ADOPTED by the Homer City Council this 22nd day of September, 2014.

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CITY OF HOMER

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MARY E. WYTHE, MAYOR

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ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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Fiscal Note: N/A

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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 14-163

TO: MAYOR WYTHE AND CITY COUNCIL

FROM: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: OCTOBER 8, 2014

SUBJECT: RECOMMENDATION FOR SITE SELECTION FOR THE PUBLIC SAFETY BUILDING

The committee had previously narrowed down and vetted the potential buildings sites at the May 22, 2014, June 17, 2014 and at the September 24, 2014 regular meetings. At the May 22, 2014 meeting the committee members narrowed the choices down to the existing parcel, the Wildberry Parcel and the Homer Education and Recreation Center (HERC) site.

At the September 24, 2014 meeting the Committee reviewed the HERC parcel against the criteria matrix created by the design team and determined that the following positive attributes could be applied:

PARCEL CHARACTERISTICS

Parcel Ownership and Cost

- Site Ownership & Potential for Drawing on Other Funding Resources

Size and Available Configuration

- 4 or more acres

PHYSICAL CHARACTERISTICS

Environmental Risk

- Well above Tsunami Area

- Well above Flood Zone

- Structural Soils – Load bearing for seismic concerns – buildings have been there since before the 1964 earthquake.

Development Suitability

- Gravity loading, well- draining soils, no standing water issues

- Site Slope – relatively flat, slight slope for positive drainage

Compatible with Existing Zoning – Central Business District

Utilities

- Existing Utilities
- Water, redundancy (piped, plus well or room for water storage tank)
- Electric, with redundancy (room for generator)
- Natural Gas
- Communications

COMMUNITY CHARACTERISTICS

Community Location

- Easy for the Public to Find, Access, Park
- Visible location that enhances Civic Identity

Traffic and Access

- Efficient access to major community collector/arterial roads for quick emerge
- Low accident rate on adjacent roadways/intersections
- Located on corner lot with access to 2 streets
- Multiple site access options including entrances/exits for staff, visitors and vehicles/equipment

Security

- No adjacent raised structures (tall buildings, raised highways or viaducts)
- Lot configuration enables visible clear zone and security setbacks from nearby parcels and roadways

Negative Attributes or Unknowns that could be applied from the matrix to the HERC site are as follows:

- Wetlands
- Subsoil rock outcroppings, excavation expense – unknown
- Deep swale area at active creek
- Central to Fire Service Area – farther from the Spit
- Egress may be impeded onto main roads from traffic congestion or accidents without additional traffic aids
- Displaces groups that use existing facilities – recreation uses for the gym; Public Works maintenance personnel use the two-story building for office and storage space; Skateboard Park; access to the middle school, the basketball court and Special Olympics uses of the fenced in field area.
- Compatible with Adopted Plans – Unknown
- Concealed Areas adjacent to project - Unknown
- Not complimentary to adjacent and nearby land uses – Unknown
- Ability to locate impound storage so it is not visible or easily accessible – Unknown

Recommendation:

Approve the Homer Education & Recreation Center (HERC) parcel as the future site of the Combined Public Safety Building.

Following is the excerpt from the minutes of the September 24, 2014 meeting regarding the discussion and recommendation for the site selection:

NEW BUSINESS

B. Site Criteria and Selection:

1. Committee Recommendation and Approval of Scheduling a Public Hearing on Site Selection
2. Site Selection Decisional Matrix and how costs will be dealt with within the matrix.

Chair Castner wanted to focus discussion on the HERC Site since there was no other 4 plus acres city owned parcel to consider. He asked the committee if there was consensus for discussion.

There was no response from the committee members.

Mr. Smythe commented on the methods used to create the matrix to evaluate the three original sites and how it can be applied by the committee.

At the invitation of the Chair, Mr. Meyer highlighted the potential to expand the existing parcel by purchasing the Borough Maintenance property and pushing the extension of Lake Street to the east side of the parcel but it would only bring it to a little over 3 acres. He also noted that there was an additional .6 acres that could be used for storage but this still only brings up the total to 3.6 acres which does not meet the requirement needed of 4.2 or more acres.

This site still presents dealing with existing buildings and having to operate services while constructing a new facility.

If the city follows the Transportation Plan they will have the expense of extending Lake Street anyway so it would be better to do it sooner rather than later was his opinion.

There was a brief discussion on vacating right of ways, homes exiting onto Heath Street, and it only increasing the site incrementally.

Chair Castner said he would entertain discussing this site after discussing the HERC site. Ms. Wythe agreed they could discuss the site but extending Lake Street would only add years and years to the project. Chair Castner then directed the committee to evaluating the HERC using the matrix provided by Stantec.

Chair Castner noted that under Parcel ownership it receives all the points referring to the matrix.

It is over 4 acres – 5 points

Well above the flood zone – 5 points

Well above the Tsunami Zone – 5 points

Structural Soils – comments were structures currently on the site -5 points

- Homer soils

- No soil testing or site investigation conducted

Gravity loading well-draining soils – 2 points

No Wetlands – the area does have wetlands but area that could be mitigated with bridging referred to Woodard Creek coming through the site, spoke with the design team at an earlier meeting and agreed that it could be solved however Mr. Smythe stated that he is not a civil engineer. – 2 points

This area has a deep swale shown on the drawings

Natural Gas is along the Sterling Highway and there is a line into the cul de sac of Woodside Avenue

There is wetland drainage and there will be a cost – Chair was amenable to ding it whatever the committee felt appropriate

No subsoil rock outcroppings – 2 points

Ms. Wythe asked what points the Chair was giving for natural gas and utilities. Chair was not providing any points. Ms. Wythe commented that providing points would offset the points taken away for the wetlands.

Ms. Wilson-Doyle explained to the committee that they could use the key at the bottom of the page to rate the site.

Chair Castner commented that the form only listed positive aspects of the site. He believed that conflicting uses and the cost to make it construction ready should be added to the form.

Mr. Smythe commented on how to grade the site and Chair Castner did not know which section to apply it to.

A discussion was entertained on where to fit those items in and it was agreed that it would be a zero. Chair Castner wanted to note that they reviewed all aspects if questioned. He also wanted to show the persons being displaced and the costs.

Mr. Smythe commented that the form was intended to compare several sites. He can add those criteria to this form but that wasn't what it was intended for.

Chair Castner acknowledged that but also stated that they did not have any comparable sites. He wanted to make clear all the positive attributes but here are the negatives and when you have conflicting uses you need to highlight them and council can make their decisions.

Mayor Wythe brought up the security issues and she wanted to double check the zoning. Since this is as close to the High School and will be adjacent to a middle school.

Comment on the concern expressed by the public regarding release of inmates from the jail are escorted to the door and then released however if they have been charged with a more serious crime or any felonies they are then taken to another facility. The

Homer Jail does not directly release felons into the community. All other research conducted by the design team has shown placement next to a middle school favorable.

Chair Castner stated he would entertain a motion to select the HERC site as the site with the mitigations as the committee as identified; policy in relationship to the proximity to the middle school, concern over wetlands, the existing uses of the buildings for public works and recreation and the cost of mitigating the site to bring it to constructability.

Ms. Wythe inquired about the objective to recommend a site today and Chair Castner responded that he wanted to review the site and then hold a public hearing regarding the site then submit the recommendation to Council.

WYTHE/ROBL - MOVE TO PREPARE A MEMORANDUM OF RECOMMENDATION TO THE COUNCIL IDENTIFYING THE HERC SITE WITH THE IDENTIFIED PLUS AND NEGATIVE FACTORS LISTED WITHIN THE MEMO SO THAT THE MEMORANDUM WILL BE AVAILABLE FOR REVIEW AT THE NEXT MEETING OF THE COMMITTEE FOR FULL REVIEW OF THE CONTENT OF THE MEMORANDUM.

There was discussion on the content and availability of the memorandum.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner confirmed that the Clerk will draft the memo and present to the committee prior to release and distribution.

Chair Castner opined that he felt they just addressed the second item listed of the matrix.

Homer Public Safety Building

DRAFT Site Selection Criteria



Homer Public Safety Building
Review Committee Meeting



		Weighting Factor	Site Name	Site Name	Site Name	Site Name	Site Name
Parcel Characteristics							
1	Parcel Ownership and Cost						
1a	City Ownership & Potential for Drawing on other Funding Sources	10					
	<i>Potential Site Acquisition - Expected cost per SF</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<i>Potential Site Acquisition - Ranking by lowest cost</i>						
2	Size and Available Configurations:						
2a	≥ 4 acres or more	5					
2b	Configuration requirements	5					
	<i>Square</i>						
	<i>Rectangular, 2:3 ratio</i>						
	<i>Rectangular, 1:2 ratio ONLY if facing 2 streets for egress</i>						
	<i>L or T shape ONLY if not too narrow for site circulation</i>						
	Subtotal		0.0	0.0	0.0	0.0	0.0
	Subtotal Ranking		#	#	#	#	#
Physical Characteristics							
3	Environmental Risk						
3a	Well Above Tsunami Area	5					
3b	Well Above Floodplain	5					
3c	Structural Soils - Load bearing for seismic concerns	5					
4	Development Suitability						
4a	Gravity loading, well-draining soils	2					
4b	No wetlands	2					
4c	No subsoil rock outcroppings (excavation expense)	2					
4d	Site Slope	2					
	<i>Relatively flat</i>						
	<i>Slight slope for positive drainage</i>						
	<i>Sloped supporting a multilevel facility ONLY if fire apparatus, egress and site circulation are highly functional</i>						
5	Utilities						
5a	Existing Utilities meet "essential facility" specs for seismic failure	2					
5b	Water, with redundancy (piped plus well or room for storage tank)	2					
5c	Electric, with redundancy (room for generator)	2					
5d	Natural Gas						
5e	Communications						
	Subtotal		0.0	0.0	0.0	0.0	0.0
	Subtotal Ranking		#	#	#	#	#
Community Characteristics							
6	Community Location						
6a	Central to Fire Service Area	5					
6b	Easy for the Public to Find, Access, Park, and Enter Shared lobby	2					
6c	Visible Location that enhances Civic Identity	2					
7	Traffic and Access						
7a	Efficient access to major community collector/arterial roads for quick emergency response	10					
7b	Distant from intersections where backed up traffic and congestion could inhibit outgoing and returning vehicles	2					
7c	Low accident rates on adjacent roadways/intersections	2					
7d	Located on a corner lot with access to 2 streets	2					
7e	Multiple site access options, including separated entrances and exits for public parking, officer parking, and exiting fire/police vehicles	2					
8	Facility Compatibility with Existing Neighborhood						
8a	Enhances rather than displaces existing use	2					
8b	Complimentary to adjacent and nearby land uses	2					
8c	Compatible with Existing Zoning	2					
	<i>Current Parcel Zoning</i>						
8d	Compatible with Adopted Plans	6					
	<i>City of Homer Comprehensive Plan (2008)</i>						
	<i>Homer Area Transportation Plan (2005)</i>						
	<i>Homer Emergency Operations Plan (2013)</i>						
	<i>Homer Local All-Hazard Mitigation Plan (2010)</i>						
9	Security						
9a	Positioned above, not below nearby streets and adjacent lots	2					
9b	No adjacent lot concealed areas (complex building footprints, woods, etc.)	2					
9c	No adjacent raised structures (tall buildings looking down, raised highway or viaduct, due to potential for accidents or mischief)	2					
9d	Lot configuration enables visible clear zone and security setbacks from nearby parcels and roadways.	2					
9e	Ability to locate impound storage so it is not visible to or easily accessible by the public.	2					
9f	Low chance of all site access being blocked by accidents, vehicular congestion, and backed up traffic at intersections	2					
	Subtotal	100	0.0	0.0	0.0	0.0	0.0
	Subtotal Ranking		#	#	#	#	#
Total			0.0	0.0	0.0	0.0	0.0
			Rank #	Rank #	Rank #	Rank #	Rank #

Symbols	Values	KEY
X	0	Fatal Flaw
	1	No Compliance with Criteria
	2	Minimal Compliance with Criteria
	3	Compliance with Criteria
		Strongest Compliance with Criteria

I. INTRODUCTION

This section contains recommended criteria for the selection of a site for the Homer Police and Fire Departments.

The two departments are to occupy the same site and share certain facilities.

II. SITE SIZE AND CONFIGURATION

Size for long term need

The total facility requirements for the year 2034 need, including main buildings, ancillary facilities, are described in Section _____.

Additional areas required may include:

- Open space for required landscape
- Required setbacks (which might be part of the required landscape requirement)
- Site roads
- Future growth (beyond 2034)
- Design Contingency

These areas will vary depending on zoning requirements and site configuration.

Based on the example site diagrams illustrated in Section _____, the minimum total site area would be _____ sq. ft. or approximately _____ acres.

Site Proportions

Police and fire facilities have large parking and vehicle maneuvering needs which are most efficiently laid out in rectangular patterns. Therefore, triangular, or radically irregularly shaped properties are not efficient, and should be avoided, or must be larger in size.

Generally, a square or rectangular site is preferable. An approximate proportion of 2:3 would likely be suitable. Sites much longer than 2:1 could be problematic. Such sites land locked on the long sides between other properties, even with street access at both the narrow ends should be avoided. A site with 2:1 proportions might be considered if facing two streets. The concern is the need for long street frontage in front and behind apparatus bays, and the need for police access as well as public parking and entrance. (See also Police & Fire Access).

A simple "L" or "T" shape might be acceptable if dimensions of the projections are not too narrow.

The site should be readily accessible for fire and police vehicles, and should not be in locations where outgoing or returning vehicles are long delayed by heavy traffic (or a railroad, if there were one). A site at a street intersection that is signalized or has stop signs should be deep enough so the fire or police vehicles exiting the station are not hindered by stopped traffic.

III. LOCALE

Factors that should be considered in locating a police facility or a court include:

- Operational efficiency
- Security
- Public Access
- Image
- Adjacent Uses
- Zoning

Operational Efficiency

Assuming other criteria are met, a police facility could be located almost anywhere in the city. Unlike a fire station, a central location is not necessarily required for police operational efficiency. Generally, police vehicles are on the street when dispatched. A fire station should be reasonably central to the area it serves.

Security

Fire and Police facilities should be sited to avoid, to the extent possible, harm to its occupants, damage to the facility or disruption of operations by accident or mischief.

Facilities should be located in an open easily observable area. The perimeter of the site should not be surrounded by woods, unless there is at least a clear space between the buildings or fences and the wooded area.

Preferably, facilities would not be located among tall buildings where windows or roofs look down on operations. Locations where adjoining sites have numerous or complex building footprints which create concealed or partially concealed spaces adjacent to the facility should be avoided. Similarly, the site should not be sited on ground lower than adjacent property.

Because of the potential for toxic spills, fires, and explosions, and the possibility of sabotage from a partially concealed right of way, the facilities should not be located immediately adjacent to a highway, a viaduct or other raised structure.

Public Access

Police and fire facilities should be easily found and safely accessible by the public. The concept of a shared police and fire lobby is discussed in the Project Notes under Shared Spaces and Facilities.

Image

Some communities desire to have major public facilities centrally located in a civic center. This is convenient for the public, but perhaps more importantly; it brings a sense of place and importance to the community.

The character of a building design is certainly important, but the building location also makes a statement. The government or civic center concept might represent civic pride, while a location in or near a major shopping center might suggest another attitude; perhaps that of service. A location in an industrial area probably would not be as positive a connotation.

IV. STREET ACCESS AND PARKING

The Homer fire and police facilities will have four kinds of parking, including:

- Public Parking
- Official Parking
- Staff Parking
- Fire Volunteers

Public Parking

The public parking should be easily seen and readily accessible adjacent to the building public entrance. If the building should include a large meeting room, it is desirable that the public parking lot have two points of access. This will aide access to and egress from a busy lot.

Official Parking

The official parking should be in a fenced, secure area. To avoid the congestion of the public lot, the official parking should have its own point of access. This access should be on a street not subject to

heavy traffic to the point of grid lock. The access should also be far enough from a stop signed intersection to avoid traffic backups.

In the event of blockages of the main access, due to accidental or deliberate causes, a second access is desirable for the major facilities; preferably from a second street. For this reason, a site at a corner location is ideal. If only one street is available, the two accesses should be as far apart as possible. The second access could be through the public parking.

Staff Parking

Because police employee cars are sometimes subject to vandalism; and because of shift changes during dark hours, staff parking should also be in a fenced, secure area. This parking could be contiguous with official parking. Fire staff parking could also be in a secure area.

Volunteer Parking

Because volunteer fire fighters' private vehicles could also be subject to vandalism, a fenced area is recommended.

Impound Storage

Impound storage parking should be in a secure area, and concealed from the public so that vehicles cannot be damaged or otherwise affected.

V. TOPOGRAPHY AND SOILS

Topography

Because it is critical that the Police and Fire Departments remain operational during floods, the facilities should be located above the flood plain or potential tsunami. This is also important to avoid costly fill or the possibility of costly foundations. The site should not be in a swampy area, or below adjacent streets. Sites which rise slightly above adjacent streets offer the possibility of a better image for the facility.

A relatively flat site is preferable, though a slight slope for drainage is ideal. A site with a steep slope should be avoided. However, a site with 2 or 3 levels separated by steep slope might be considered for a multilevel facility – though fire apparatus access and egress at both sides of the facility could be problematic.

Soils

Fire and police facility are "Essential Facilities" and have more stringent structural requirements than a typical building. Therefore, good soil bearing characteristics are important for seismic as well as gravity loading. Sites with poor fill or near known seismic faults should be avoided.

Sites with substantial rock outcroppings should be avoided if possible, because of the additional excavation expense.

VI. UTILITIES

The site should be served by the normal utilities including water, telephone, electrical power, sanitary and storm sewers and if possible, natural gas.

Redundant Systems

A police and fire facility should remain operational during and after an emergency event, whether natural or man caused.

The building code classifies these buildings as an "Essential Facilities", and stipulates more stringent requirements for construction. For example, the ability to resist earthquakes is increased. Other improved or redundant systems to be considered include:

- Electric Power
- Potable Water
- Waste Water
- Communications
- Air Handling Systems

All of these items should be addressed during design of the facilities. Potable water might be considered during site selection. A backup water system could be provided by storage tanks. However, a site offering the possibility of an independent well would be desirable.

**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.
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64 CITY OF HOMER
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69 MARY E. WYTHE, MAYOR
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74 ATTEST:

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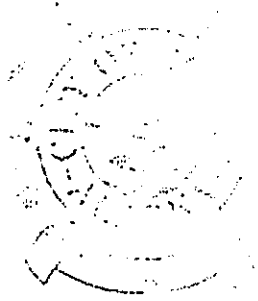
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JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 14-110

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
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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
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69 MARY E. WYTHE, MAYOR
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74 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



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**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 15-007(A)

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
RECOMMENDATIONS OF THE PUBLIC SAFETY BUILDING REVIEW
COMMITTEE.

WHEREAS, The Public Safety Building Review Committee (PSBRC) has worked the last eleven months to complete the Public Safety Building conceptual design scope of work as outlined in Resolution 14-020; and

WHEREAS, The PSBRC reviewed and rated GC/CM proposals, reviewed the proposed contract and provided input on the scope of work and deliverables, reviewed work products and participated in regular briefing with the contractor, made recommendations and provided direction to staff and the contractors as the project proceeded; and

WHEREAS, The PSBRC has reached a financial and design benchmark authorized by the Council and has made recommendations to the Council as outlined in Memorandum 15-007.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the following recommendations of the Public Safety Building Review Committee, as outlined in Memorandum 15-007, are approved:

- The City Council approves the conceptual design
- The City Council approves the schedule for the project
- The City Council approves the budget to take the project to 35% design

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Homer City Council that Resolution 14-020 is amended to extend the Public Safety Building Review Committee until the project is completed or the committee is otherwise dissolved by the Homer City Council; and the scope of work of the committee is expanded to advise the Council on all further phases of design and construction.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 12th day of January, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

44 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



Project Number: 204600234

Sheet No: **L1.2**

**PHASE 2
BUILD OUT
CONCEPT**

City of Homer
Homer, Alaska 99603

Project Mgr. DRS
Drawn
Checked
Date 10/03/2014

**Project:
HOMER PUBLIC
SAFETY BUILDING**



2515 N. Stead
Anchorage, Alaska 99503
Phone: (907) 273-6242
Fax: (907) 258-4433
www.stantec.com

REVISIONS	
No.	Date

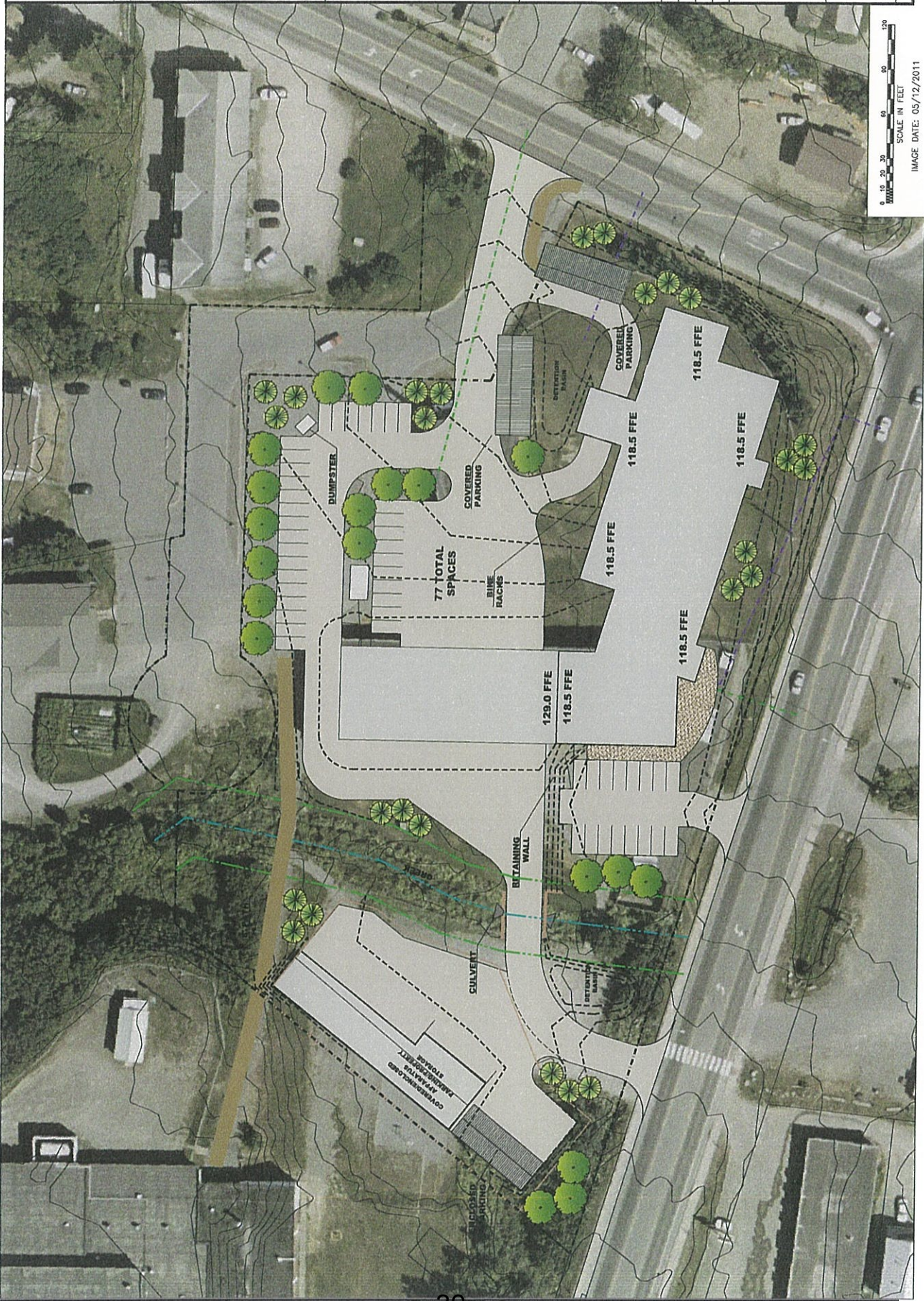


IMAGE DATE: 05/12/2011

Project Number: 20-000234

L1.2

Sheet No.:

PHASE 2 BUILD OUT CONCEPT

10/20/2014

Date:

Sheet Contents:

Checked:

Drawn:

Project No.:

DRS

City of Homer
Homer, Alaska 99603

Project: HOMER PUBLIC SAFETY BUILDING



2515 N Street
Anchorage, Alaska 99503
Phone: (907) 272-6245
Fax: (907) 258-4433
www.stantec.com

No.	Date	Revisions

Date Shipped:

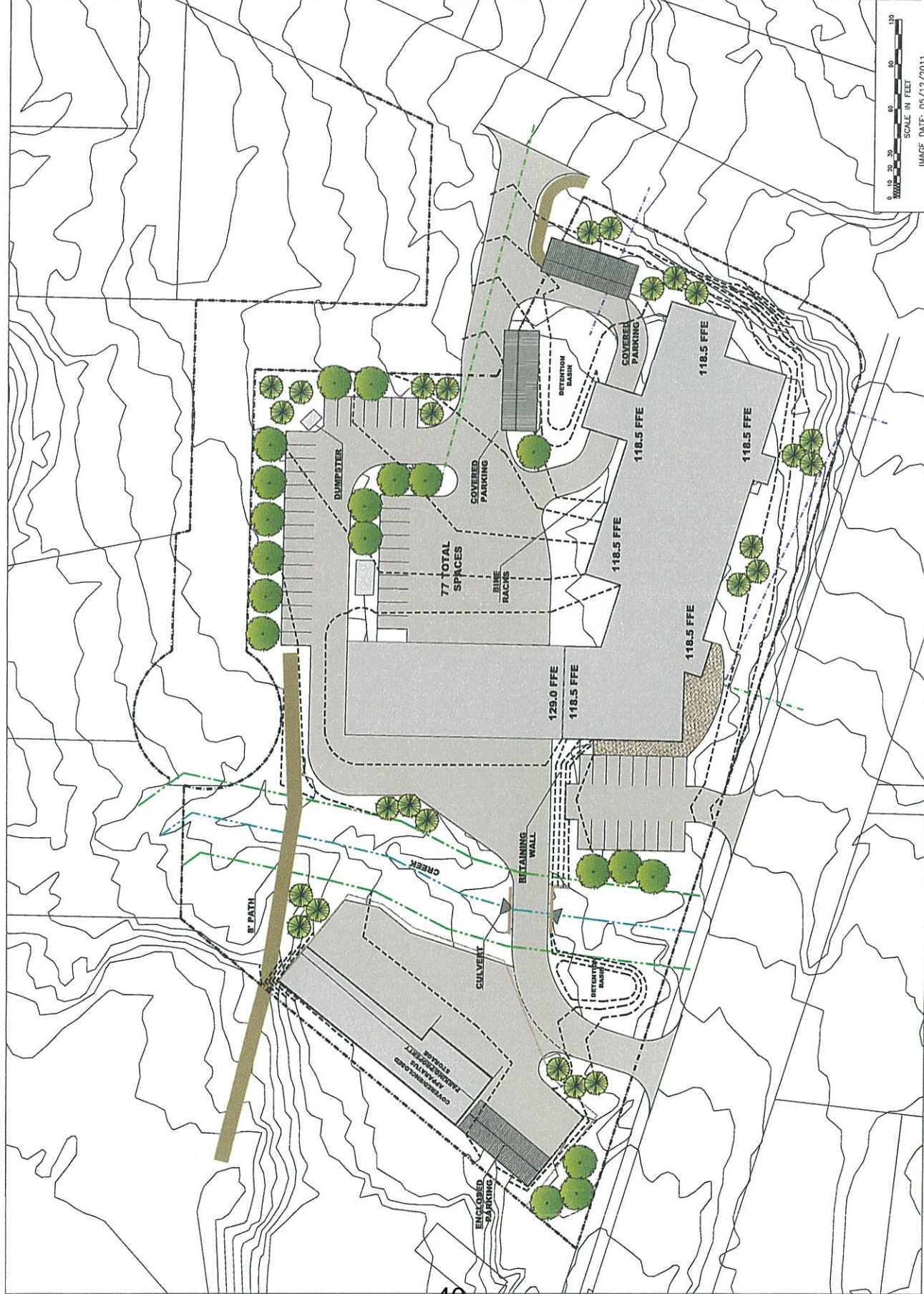

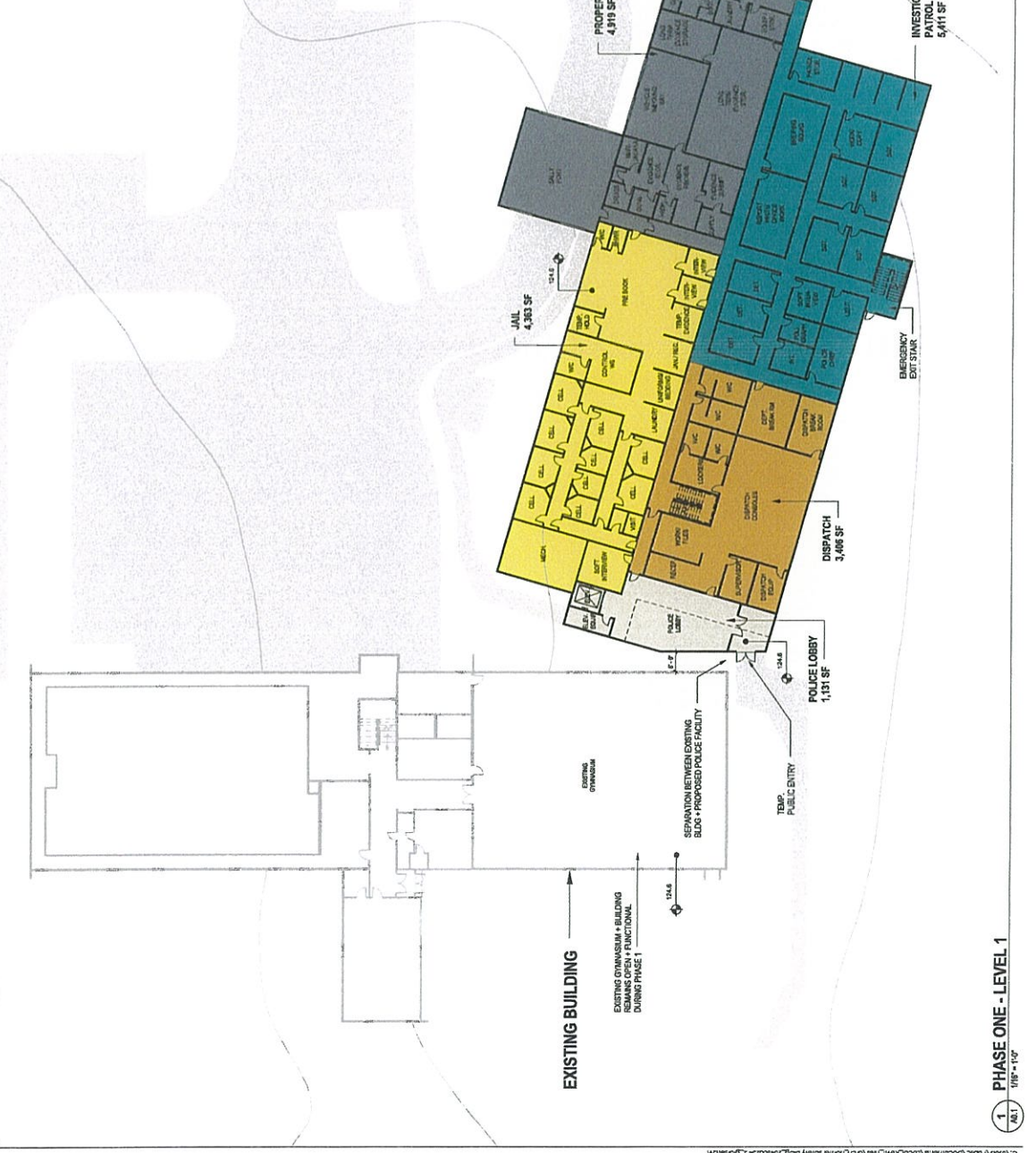


IMAGE DATE: 05/12/2011

 2515 N. Steeles Ann Arbor, MI 48106 Phone: (734) 277-4245 Fax: (734) 554-4433 www.stantec.com		Project: HOMER PUBLIC SAFETY BUILDING	City of Homer Homer, Alaska 99603	Project No.: DRS	Drawn: Checked: Date: 10/30/14	Sheet Name: PHASE ONE - LEVEL 1	Sheet No.: A0.1	Project Number: 204600024
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REVISIONS	No.	Date

LEVEL 1 - PHASE ONE + TWO	1,131 SF
POLICE LOBBY	4,363 SF
JAIL	4,919 SF
PROPERTY + EVIDENCE	5,411 SF
INVEST. + PATROL	3,406 SF
DISPATCH	19,230 SF
SUBTOTAL	31,520 SF
LEVEL 2 - PHASE ONE + TWO	10,082 SF
TRAINING + FITNESS	2,372 SF
RANGE	12,454 SF
SUBTOTAL	31,520 SF



1 PHASE ONE - LEVEL 1
1/8" = 1'-0"

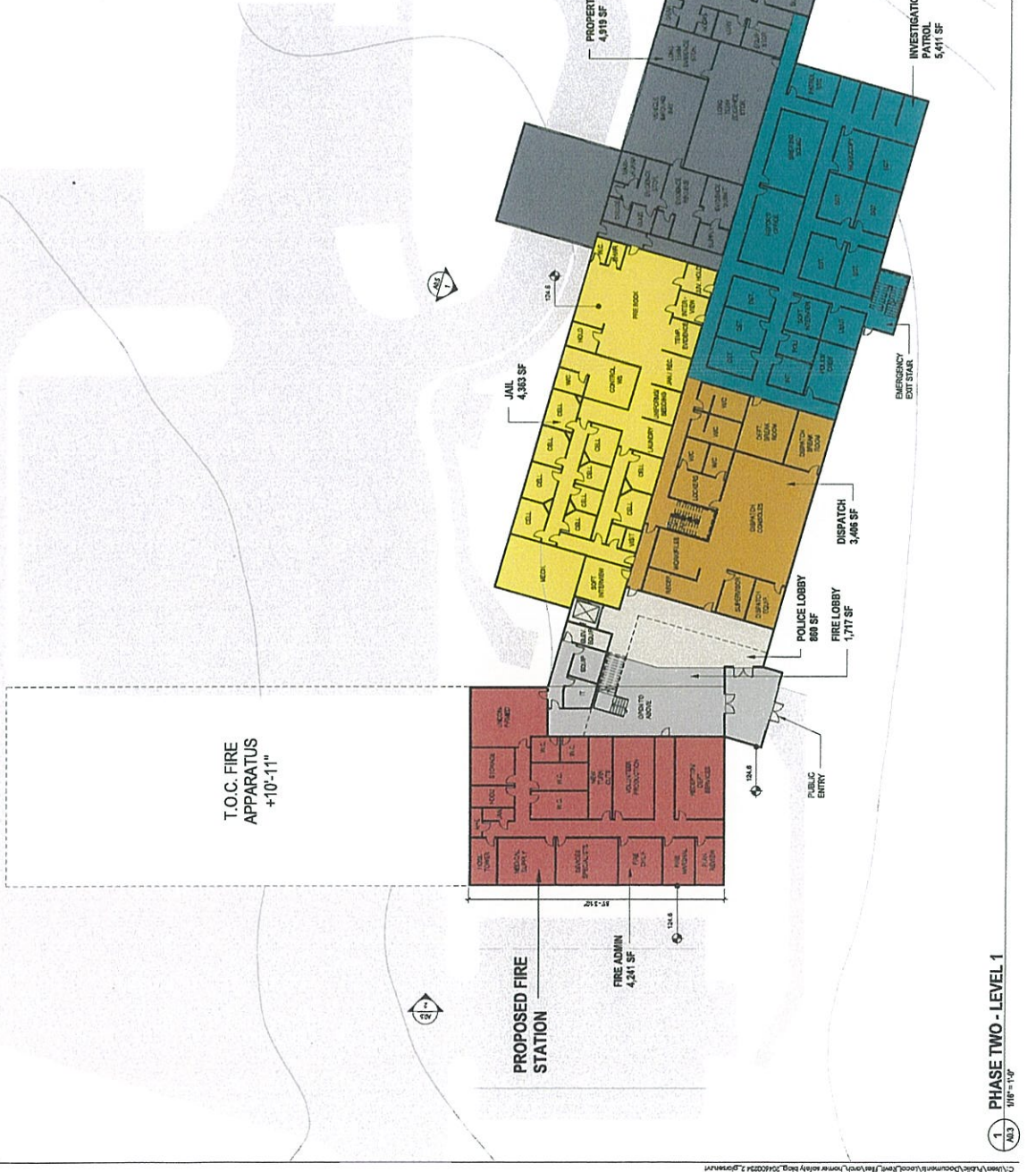
REVISIONS	DATE	BY



 2515 N. Street
 Kalamazoo, Michigan 49001
 Phone: (269) 255-4242
 Fax: (269) 255-4523
 www.stantec.com

Project: HOMER PUBLIC SAFETY BUILDING
 City of Homer
 Homer, Alaska 99603
Project No.: DRS
Drawn:
Checked:
Date: 10/24/14
Sheet Contents:
 PHASE TWO - LEVEL 1
Sheet No.: A0.3
 Project Number: 204600224

LEVEL 1 - PHASE ONE + TWO	1,131 SF
POLICE LOBBY	4,363 SF
JAIL	4,919 SF
PROPERTY + EVIDENCE	5,411 SF
INVEST. + PATROL	3,406 SF
DISPATCH	1,717 SF
FIRE LOBBY	4,241 SF
FIRE ADMIN.	25,188 SF
SUBTOTAL	51,026 SF
LEVEL 2 - PHASE ONE + TWO	10,082 SF
TRAINING + FITNESS RANGE	2,372 SF
FIRE LIVING	4,096 SF
FIRE APPARATUS BAY	7,807 SF
FIRE APPARATUS SUPPORT	1,481 SF
SUBTOTAL	25,838 SF
TOTAL	51,026 SF



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 A0.3
PHASE TWO - LEVEL 1
 1/8" = 1'-0"

REV	DATE	BY	CHKD

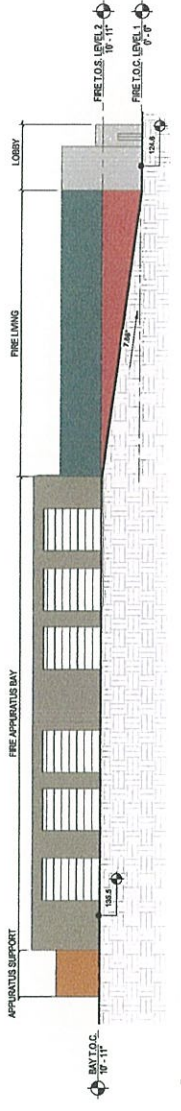
2515 N. SHEAR
 ANCHORAGE, ALASKA 99503
 PHONE: (907) 274-4245
 FAX: (907) 258-4553
 WWW.STANTEC.COM

Project:
 HOMER PUBLIC
 SAFETY BUILDING

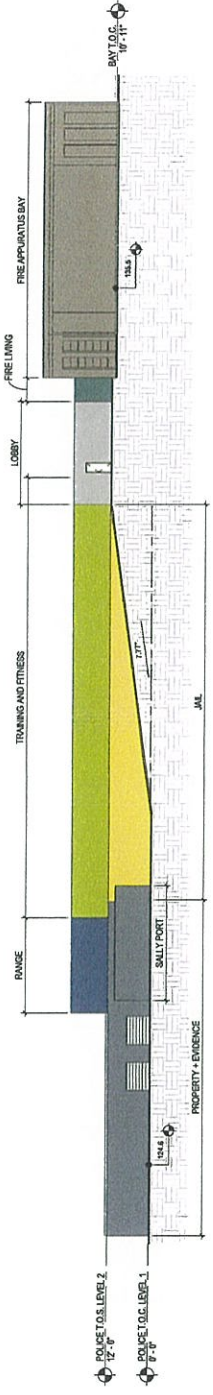
City of Homer
 Homer, Alaska 99603
 Project No.: D18
 Date: 12/04/14

SHEET CONTENT:
 PHASE TWO
 ELEVATIONS

SHEET NO.:
A0.5
 Project Number: 204600234



2
 ELEVATION 2
 1/8" = 1'-0"



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 ELEVATION 1
 1/8" = 1'-0"

Activity Name	Resp. Discipline	Original Start Duration	2015												2016												2017												2018												2019											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homer Public Safety Building																																																														
Preconstruction																																																														
10% Conceptual Design	USKH	85	01-Jun-14A	30-Jun-15																																																										
Trip #1 - Interviews for Needs Assessment	USKH	3	01-Jun-14A	03-Jun-14A																																																										
Develop Needs Assessment	USKH	12	10-Jun-14A	28-Aug-14A																																																										
Concept Design 10%	USKH	19	04-Oct-14A	10-Dec-14																																																										
Trip #2 - Presentation & Discussion	USKH	1	10-Dec-14	10-Dec-14																																																										
Pre-Construction NTP	COH	0	28-Jan-15																																																											
Site Survey	CGC	1	30-Jan-15	30-Jan-15																																																										
35% Schematic Design	USKH	323	01-Feb-15	20-Dec-15																																																										
Preliminary Design 35%	COH	213	01-Feb-15	01-Sep-15																																																										
Bond Proposition	USKH	62	01-Aug-15	01-Oct-15																																																										
Trip #3 - 35% Presentation	USKH	1	10-Sep-15	10-Sep-15																																																										
Issuance of 35% Documents	CGC	0	01-Oct-15																																																											
Develop Phasing Plan, 35% Design Review	CGC	15	01-Oct-15	15-Oct-15																																																										
Initial 35% Schedule Development	CGC	15	01-Oct-15	15-Oct-15																																																										
Bid Package Prep & Development	CGC	25	01-Oct-15	25-Oct-15																																																										
35% Budget/Alignment	CGC	15	26-Oct-15	09-Nov-15																																																										
Develop Subcontracting Plan	CGC	25	10-Nov-15	04-Dec-15																																																										
Subcontracting Plan Owner Review	COH	10	05-Dec-15	14-Dec-15																																																										
Develop Site Logistics Plan	CGC	11	10-Dec-15	20-Dec-15																																																										
65% Design Development	USKH	322	15-Nov-15	01-Oct-16																																																										
Trip #4 - 65% Presentation	USKH	244	15-Nov-15	15-Jul-16																																																										
Sub Solicitation Period - 65%	CGC	40	24-Jul-16	23-Jul-16																																																										
65% Bid Day	CGC	0	01-Sep-16	01-Sep-16																																																										
Complete Budget	CGC	15	02-Sep-16	16-Sep-16																																																										
65% GMP to Owner	CGC	0	16-Sep-16	16-Sep-16																																																										
GMP Reconciliation	CGC	15	17-Sep-16	01-Oct-16																																																										
65% Construction Documents																																																														
Design	USKH	154	15-Sep-16	24-Apr-17																																																										
85% Docs to City of Homer	USKH	0	05-Mar-17	15-Feb-17																																																										
95% Review & Budget/Alignment	CGC	25	05-Mar-17	29-Mar-17																																																										
Finalize CPM Schedule	CGC	25	05-Mar-17	29-Mar-17																																																										
Secure Early Submittals for Long-Lead	CGC	25	05-Mar-17	29-Mar-17																																																										
Trip #5 - Final Design Presentations	USKH	3	21-Mar-17	23-Mar-17																																																										
Design Complete	USKH	0	23-Mar-17	23-Mar-17																																																										
Final Review	CGC	25	30-Mar-17	23-Apr-17																																																										
NTP	COH	0	24-Apr-17	24-Apr-17																																																										
City of Homer Permit Issued	COH	0	24-Apr-17	24-Apr-17																																																										
Issuance of Conformed Docs	USKH	0	24-Apr-17	05-Sep-18																																																										
Construction																																																														
Civil/Utilities	CGC	500	24-Apr-17	05-Sep-18																																																										
Substructure	CGC	50	09-May-17	23-May-17																																																										
Superstructure	CGC	65	29-May-17	27-Jun-17																																																										
Exterior Walls/Skin	CGC	65	29-May-17	01-Aug-17																																																										
Roof	CGC	40	12-Aug-17	31-Aug-17																																																										
Interior Framing	CGC	60	01-Sep-17	20-Sep-17																																																										
Mechanical & Electrical Rough-In	CGC	120	01-Oct-17	30-Oct-17																																																										
Hang, Tape, Finish, Paint GWB	CGC	120	30-Nov-17	28-Jan-18																																																										
Architectural Finishes	CGC	160	09-Feb-18	29-Mar-18																																																										
Mechanical & Electrical Finishes	CGC	100	09-Apr-18	17-Jul-18																																																										
Testing & Balancing	CGC	40	28-Jun-18	05-Aug-18																																																										
Substantial Completion	CGC	0	06-Aug-18	06-Aug-18																																																										
Commissioning / Punchlist	CGC	30	07-Aug-18	05-Sep-18																																																										
Final Completion	CGC	0	05-Sep-18	05-Sep-18																																																										

Homer Public Safety Building

Actual Work Remaining Work Critical Remaining Work
 Remaining Work Milestone

07-Aug-18 Commissioning / Punchlist, 05-Sep-18 Final Completion

05-Sep-18 Final Completion

05-Sep-18 Final Completion

Conceptual Cost Estimate

Homer Public Safety Building Project

January 6, 2014

	2017 const start				2017 const start				PHASE 1 and 2 TOTAL
	PHASE 1		PHASE 2		PHASE 1		PHASE 2		
	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL	
SITE - GENERAL									
Mob/Demob/General Conditions	LS	LS	\$180,000	\$180,000	LS	LS	\$210,000	\$210,000	\$390,000
Building Demolition	LS	LS	\$160,000	\$160,000	LS	LS	\$340,000	\$340,000	\$500,000
Excavation - On-Site Disposal	\$7,500	CY	\$4	\$30,000	4,500	CY	\$4	\$18,000	\$48,000
Excavation - Off-Site Disposal	\$2,500	CY	\$10	\$25,000	1,750	CY	\$10	\$17,500	\$42,500
Import Select Fill Material	\$3,500	CY	\$25	\$87,500	5,500	CY	\$25	\$137,500	\$225,000
Paving (2" LC/2" AC)	\$21,000	SF	\$5	\$105,000	14,000	SF	\$5	\$70,000	\$175,000
Curb & Gutter	\$3,000	LF	\$22	\$66,000	2,000	LF	\$22	\$44,000	\$110,000
Sidewalk/Trails/Courtyard	LS	LS	\$35,000	\$35,000	LS	LS	\$15,000	\$15,000	\$50,000
Storm Drainage	LS	LS	\$25,000	\$25,000	LS	LS	\$35,000	\$35,000	\$60,000
Water Service	LS	LS	\$45,000	\$45,000	LS	LS	-	\$0	\$45,000
Sewer Service	LS	LS	\$25,000	\$25,000	LS	LS	-	\$0	\$25,000
Landscaping/Seeding	LS	LS	\$20,000	\$20,000	LS	LS	\$35,000	\$35,000	\$55,000
Detention Basins	LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000	\$30,000
Gas/Electric/Tele Service	LS	LS	\$125,000	\$125,000	LS	LS	\$15,000	\$15,000	\$140,000
Utility Relocations	LS	LS	\$50,000	\$50,000	LS	LS	\$80,000	\$80,000	\$130,000
Site Lighting	LS	LS	\$20,000	\$20,000	LS	LS	\$40,000	\$40,000	\$60,000
SWPPP	LS	LS	\$20,000	\$20,000	LS	LS	\$30,000	\$30,000	\$50,000
Dumpster/Pad/Enclosure	LS	LS	\$20,000	\$20,000	LS	LS	-	\$0	\$20,000
Emergency Generator	LS	LS	\$95,000	\$95,000	LS	LS	-	\$0	\$95,000
SUBTOTAL SITE CIVIL			\$1,148,500				\$1,102,000		\$2,250,500
ASSESSORY - POLICE									
Sally Port	981	sf	\$275	\$269,775			-	\$0	\$269,775
Vehicle Impound Bay	523	sf	\$350	\$183,120			-	\$0	\$183,120
Vehicle Impound Storage			\$200	\$0	1962	sf	\$150	\$294,300	\$294,300
Stolen Item Storage			\$175	\$0	872	sf	\$50	\$43,600	\$43,600
Staff Vehicle Enclosed Parking	1,199	sf	\$275	\$329,725			-	\$0	\$329,725
Staff Vehicle Covered Parking	981	sf	\$200	\$196,200			-	\$0	\$196,200
K-9	55	sf	\$150	\$8,175			-	\$0	\$8,175
ASSESSORY- FIRE									
Covered Apparatus Parking			-	\$0	1,458	sf	\$250	\$364,500	\$364,500
SUBTOTAL ACCESSORY STRUCTURES			\$986,995				\$702,400		\$1,689,395
MAIN BUILDING									
Fire Public Areas			-	\$0	2,173	sf	\$325	\$706,063	\$706,063
Fire Administration			-	\$0	2,705	sf	\$350	\$946,750	\$946,750
Fire Living Areas			-	\$0	7,326	sf	\$325	\$2,381,031	\$2,381,031
Fire Staff/Facilities Support			-	\$0	735	sf	\$350	\$257,250	\$257,250
Fire Apparatus Bays and Support			-	\$0	9,370	sf	\$350	\$3,279,500	\$3,279,500
Police Public Areas	774	sf	\$375	\$290,156			-	\$0	\$290,156
Dispatch/Records	2,406	sf	\$350	\$842,188			-	\$0	\$842,188
Police Administration	608	sf	\$350	\$212,625			-	\$0	\$212,625
Police Investigations	1,125	sf	\$350	\$393,750			-	\$0	\$393,750
Police Patrol	2,559	sf	\$350	\$895,563			-	\$0	\$895,563
Police Property/Evidence	3,000	sf	\$325	\$975,000			-	\$0	\$975,000
Police Jail	4,473	sf	\$950	\$4,248,875			-	\$0	\$4,248,875
Police Range/Armory	4,744	sf	\$550	\$2,609,063			-	\$0	\$2,609,063
Police Support Spaces	4,998	sf	\$350	\$1,749,125			-	\$0	\$1,749,125
Shared Spaces	2,293	sf	\$325	\$745,063	2,293	sf	\$375	\$859,688	\$1,604,750
Communications				\$85,000				\$18,000	\$103,000
Furnishings	26,978	sf	\$5	\$134,890	22,309	sf	\$5	\$111,545	\$246,435
SUBTOTAL BUILDING CONSTRUCTION			\$13,181,296				\$8,559,826		\$21,741,123
SUBTOTAL SITE/BLDG CONSTRUCTION			\$14,168,291				\$9,262,226		\$23,430,518
Design									
Design	8	%	-	\$1,133,463			-	\$740,978	\$1,874,441
1% for Art				\$70,000				\$70,000	\$140,000
Construction Assistance/Inspection	2	%	-	\$283,366			-	\$185,245	\$468,610
Contingency	15	%	-	\$2,125,244			-	\$1,389,334	\$3,514,578
City Administration	2	%	-	\$283,366			-	\$185,245	\$468,610
TOTAL PROJECT COST			\$18,063,730				\$11,833,027		\$29,896,757

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3
4 Mayor

5 **RESOLUTION 15-004(S)**

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 REQUESTING THAT THE ALASKA LEGISLATURE RE-APPROPRIATE
8 \$606,000 OF THE \$1,405,000 THAT THE CITY RECEIVED FOR THE
9 WADDELL WAY ROAD IMPROVEMENT TO A NEW PUBLIC SAFETY
10 BUILDING.

11
12 WHEREAS, The City has received a Legislative Grant in the amount of \$1,405,000 for
13 improvements to Waddell Way Road; and

14
15 WHEREAS, Progress has been made on improvements to Waddell Way Road including
16 utility locates, field surveys, geotechnical investigations and the initiation of design and right
17 of way acquisition; and

18
19 WHEREAS, Currently, the #1 City project priority is the replacement of the functionally
20 obsolete police and fire department buildings that provides basic essential services to the
21 community; and

22
23 WHEREAS, The community's Public Safety Building Review Committee has made
24 significant progress on a new public safety building including conceptual design, site
25 selection, space needs analysis and cost estimates; and

26
27 WHEREAS, In this time of capital project budget constraints, the City proposes
28 advancing both projects by stretching State dollars and splitting the original appropriation;
29 and

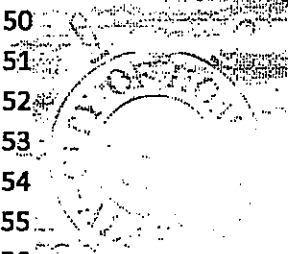
30
31 WHEREAS, By re-appropriating just over one third of the Waddell Way Road
32 improvement project funds to the New Public Safety Building the City will be able to advance
33 the public safety building project to pursue construction funding such as municipal bonds;
34 and

35
36 WHEREAS, The remaining funds appropriated to Waddell Way combined with City
37 funds will complete Waddell Way up to city urban road standards and only delay paving.

38 NOW, THEREFORE, BE IT RESOLVED that if the climate in the State Legislature is
39 conducive to this re-appropriation request and can ensure that the original appropriation
40 amount is retained by the City, the Homer City Council hereby respectfully requests that the
41 Alaska Legislature re-appropriate \$606,000 of the grant for the design and construction of the
42 Waddell Way Road Improvements (15-DC-062) to design and construction of the New Public
43 Safety Building.

44
45 BE IT FURTHER RESOLVED that the City Manager and the City lobbyist are authorized
46 to take the appropriate and necessary measures to assist our Legislators in making this
47 request a reality.

48
49 PASSED AND ADOPTED by the Homer City Council this 9th day of March, 2015.



CITY OF HOMER

Mary E. Wythe
MARY E. WYTHE, MAYOR

57 ATTEST:

58 *[Signature]*
59 _____
60 JO JOHNSON, MMC, CITY CLERK
61
62

63 Fiscal Note: Transfer of \$606,000 Legislative Grant to the Public Safety Building project.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 15-074

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 20, 2015
SUBJECT: Funding Public Safety Building to 35% Design

Ordinance 15-18 authorizes funding for bringing the public safety building to 35% design. The cost to bring this project to 35% design is \$663,000, however, there is \$50,329 left in the Public Safety Building Project Account that can be used on funding the next phase.

The Council has wisely indicated a desire to ensure State Revenue Sharing is spent on one time capital budget items and not factored into the operating budget. With the state budget in crisis, municipalities have been told revenue sharing could go away. The current proposal is to decrease State Revenue Sharing by 33% starting in FY2017 (see chart from Anderson Group). This will result in over a \$100,000 decrease for the City of Homer in FY2017. While it is wise to not count on State Revenue Sharing to balance the budget given the State's current fiscal climate, I caution that because Revenue Sharing has been used in the past and currently to balance the budget, appropriating the funds to a capital expense will have an impact on the current 2015 and 2016 budget.

Ordinance 15-18 takes Revenue Sharing from SFY2015 and adds it to SFY2016 Revenue Sharing to come up with the one time funds for 35% design. According to the draft audit there is a surplus from last year's budget in an amount equal to or greater than the SFY2015 Revenue Sharing payment from the State (\$341,037). The City will receive the SFY2016 Revenue Sharing Payment July 1 (\$321,468).

Enc:

Memorandum 15-007 from Public Safety Building Review Committee
Community Revenue Sharing Program estimates from Anderson Group



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 15-124

TO: Honorable Mayor Wythe and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Public Safety Building Design Team and Public Works Director Meyer
DATE: July 22, 2015
SUBJECT: Public Safety Building Alternative

The design team has taken it upon itself to identify an alternative to fully funding the 35% design.

Currently, we perceive the short term goals for this project to be:

- 1) Educate and gain support from the public,
- 2) Define the cost of the project as accurately as possible,
- 3) Maintain project momentum.

One approach would be to divide the 35% design effort into two parts:

Initial Modified 35% Design with Public Involvement Effort (\$355,000) 10 month completion.

Public involvement – \$40,000 We propose a dollar allowance to continue the effort on A) Seek additional involvement and input, B) Funding Feasibility review and C) Community based funding strategy. This is in addition to the \$43,340 recently approved and will continue to build on the previous effort while remaining flexible enough to research alternative funding means and prepare for a successful bond effort.

Schematic Design - \$170,000 This will be based on the program needs previously identified and will include a three dimensional model and schematic rendering based on further developed dimensioned floor plans, building elevations, building sections and a more developed civil site plan. The Design will include interior and exterior finishes, reflected ceiling plans, dimensions and areas intended for specialty equipment such as jail cells and dispatch center. Engineering disciplines outside of architecture and civil will provide narratives describing design concept and function but will not include drawings. Narratives will include; Civil, Architectural, Structural, Mechanical, Electrical, and Specialty systems.

Updated Hazardous Material Survey - \$20,000 A major key to accurately identifying demolition cost is understanding the condition and elements that are considered hazardous material in the existing HERC building.

Contractor provided estimate of probable cost - \$20,000 Cornerstone will work with the design team, select sub-contractors and supplier to determine the probable cost using the information provided. The goal will be to reduce the contingency to 20%

Continued 35% Design to Completion- \$105,000 Includes design and engineered drawings from the Structural, Mechanical and Electrical disciplines in combination with further coordination with site utilities and building design. Additional effort will involve confirmation of mechanical, electrical utility spaces and requirements and continued research in specialty equipment for Jail cells and Dispatch/communications equipment and backup power options. The most difficult areas for estimating cost correctly at this early stage on this project are expected to be the Site elements that resolve topography changes (such as retaining walls), the mechanical systems related to the jail and truck bays and the specialty systems related to the jail cells and communication systems. Further development of the design will allow for even more accurate cost information.

Community Revenue Sharing Program

\$Millions

COH

%Chg

Actual	FY14 CRS Beginning Balance (7/1/2013)	180.00		
	FY14 CRS Allocation (7/1/2013)	(60.00)	341,603	
	FY14 CRS Appropriation (7/1/2013)	60.00		
	<u>FY14 Ending Balance (6/30/2014)</u>	<u>180.00</u>		
	FY15 CRS Beginning Balance (7/1/2014)	180.00		
	FY15 CRS Allocation (7/1/2014)	(60.00)	340,595	-0.30%
	FY15 CRS Appropriation (7/1/2014)	52.00		
	<u>FY15 Ending Balance (6/30/2015)</u>	<u>172.00</u>		
Estimated	FY16 CRS Beginning Balance (7/1/2015)	172.00		
	FY16 CRS Allocation (7/1/2015)	(57.33)	320,747	-5.83%
	FY16 CRS Appropriation (7/1/2015)	-		
	<u>FY16 Ending Balance (6/30/2016)</u>	<u>114.67</u>		
	FY17 CRS Beginning Balance (7/1/2016)	114.67		
	FY17 CRS Allocation (7/1/2016)	(38.22)	213,831	-33.33%
	FY17 CRS Appropriation (7/1/2016)	-		
	<u>FY17 Ending Balance (6/30/2017)</u>	<u>76.44</u>		
	FY18 CRS Beginning Balance (7/1/2017)	76.44		
	FY18 CRS Allocation (7/1/2017)	(25.48)	142,554	-33.33%
	FY18 CRS Appropriation (7/1/2017)	-		
	<u>FY18 Ending Balance (6/30/2018)</u>	<u>50.96</u>		

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**CITY OF HOMER
HOMER, ALASKA**

Mayor

ORDINANCE 15-18(S-2)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY 2015 CAPITAL BUDGET BY APPROPRIATING
\$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.

WHEREAS, Resolution 14-093 adopted by the City Council on October 13, 2014,
established the 2015-2020 Capital Improvement Plan and the Capital Project Legislative
Priorities for Fiscal Year 2016; and

WHEREAS, A new public safety building has been included in the "Top 5" CIP Priority
List since 2015 and inserted as the number one non-water and sewer project; and

WHEREAS, Ordinance 13-38(S) adopted by the City Council on September 23, 2013
funded preliminary design of the new public safety building in; and

WHEREAS, Resolution 14-020 adopted by the City Council on January 13, 2014
established the Public Safety Building Review Committee; and

WHEREAS, The Public Safety Building Review Committee has met many times to
advance the project and work on space needs analysis, comparison of alternatives,
preliminary design, cost estimation, site selection, and developing a financing plan; and

WHEREAS, The Public Safety Building Review Committee has done all the work they
can without additional funding; and

WHEREAS, The public safety building design team has determined that they can come
up with an initial modified 35% design for the Public Safety Building that will educate the
public, define project cost and maintain project momentum; and

36 WHEREAS, The Homer City Council adopted Ordinance 15-16 removing State Revenue
37 Sharing from the City of Homer Operating budget with the intention of using those funds for
38 one-time purchases; and

39

40 WHEREAS, The State Revenue Sharing for State fiscal year 2016 is \$320,000; and

41

42 WHEREAS, It is appropriate and in the City's interest to dedicate 2016 State Revenue
43 Sharing in order to move this project forward.

44

45 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

46

47 Section 1. The City of Homer hereby amends the FY 2015 Capital Budget by
48 appropriating 2016 State Revenue Sharing from the General Fund Fund Balance for 35%
49 design of the new public safety building.

50

51 Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0100	General Fund Fund Balance	\$355,000

54 Transfer To:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$355,000

57

58 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
59 not be codified.

60

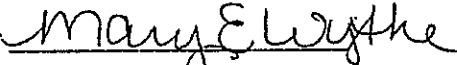
61 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of July, 2015.

62

63 CITY OF HOMER

64

65



MARY E. WYTHE, MAYOR

66

67 ATTEST:

68

69



JO JOHNSON, MMC, CITY CLERK

70

71

72

73 YES: 5
74 NO: 1
75 ABSTAIN: 0
76 ABSENT: 0

77
78

79 First Reading: 5/26/15
80 Public Hearing: 6/29/15
81 Second Reading: 7/27/15
82 Effective Date: 7/28/15

83
84

85 Review and approved as to form:

86
87 Mary K. Koester
88 Mary K. Koester, City Manager

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

89
90

Date: 7.31.15

Date: 8-4-15

91
92

Fiscal Note: Fiscal information included in body of Ordinance.

