

Session 14-01 a Regular Meeting of the Public Safety Building Review Committee was called to order by Acting Chair Mayor Beth Wythe at 5:06 p.m. on February 11, 2014 at the City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMITTEE MEMBERS ROBL, MIOTKE, CRANE, WYTHE, AND CASTNER

STAFF: CITY MANAGER WREDE
PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN
DEPUTY CITY CLERK KRAUSE

Acting Chair Wythe announced that she would conduct the meeting until the election of a chair. Mr. Miotke was representing the Fire Department as Chief Painter was participating in training. He will be filling in when Chief Painter is not available.

Chief Robl announced that he will not be able to attend every meeting due to scheduling conflicts.

AGENDA APPROVAL

Acting Chair Wythe requested a motion to approve the agenda.

CASTNER/ROBL – SO MOVED.

There was no discussion.

The agenda was approved as presented by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There was no public in attendance for this meeting.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

There were no minutes for approval.

VISITORS

There were no visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

There were no reports for this meeting.

PUBLIC HEARING

There were no public hearings scheduled.

PENDING BUSINESS

There was none.

NEW BUSINESS

A. Elections

Acting Chair Wythe opened the floor for nominations of Chair stating that she did not have an interest in being the Chair of this committee. She would prefer that Mr. Castner and Mr. Crane fill the position of Chair and Vice Chair.

WYTHE/ROBL - MOVED THAT MR. CASTNER BE CHAIR AND MR. CRANE FILL CHAIR AND VICE CHAIR RESPECTIVELY.

Mr. Robl commented that he did not want to chair as he may have difficulty in attending all meetings. Mr. Crane was amenable to acting as Vice Chair. Mr. Castner inquired if they had to follow Robert's Rules to run the meeting as he prefers "Always Rules" which is consensus. Ms. Krause responded that she will permit a less formal meeting but preferred a motion to be made with a second and vote can be consensus. Mr. Castner was amenable to that procedure.

The motion to elect Mr. Castner as Chair and Mr. Crane as Vice Chair was approved by consensus of the committee.

Ms. Wythe handed the meeting over to Mr. Castner.

B. Establishing a Schedule and Meeting Time

Chair Castner requested the Committee address item B after Item C since they may not need to schedule many meetings.

WYTHE/MIOTKE – MOVED TO SUSPEND THE RULES TO ADDRESS ITEM B MEETING SCHEDULES AFTER ITEM C EXECUTIVE SESSION.

There was no discussion.

The motion to suspend the rules was approved by consensus of the Committee.

Chair Castner repeated that the next meeting will be on February 28, 2014 at 1:00 p.m. and 5:00 p.m. He expected no additional meetings until awarded by Council. He predicted they could come back with a recommendation for Council at this meeting.

There was a brief discussion on the structure of the meeting for February 28, 2014.

C. Memorandum from the Deputy City Clerk re: Request to Adjourn to Executive Session for Review of Submitted Proposals.

Chair Castner requested a motion to adjourn into executive session pursuant to the memorandum.

WYTHE/ROBL – SO MOVED.

There was no discussion.

The motion to adjourn into executive session was approved by consensus of the committee.

The Committee moved into executive session at 5:13 p.m. There was no public present. Staff was invited to participate in the discussion. Chair Castner reconvened the meeting on the record at 6:55 p.m.

WYTHE/MIOTKE - MOVED THAT STAFF INFORM COMMITTEE CHOICES OF INTERVIEWS AND QUESTIONS AT 1:00 P.M. ON FRIDAY, FEBRUARY 28, 2014 IN CITY HALL COWLES COUNCIL CHAMBERS. STAFF IS TO SUBMIT QUESTIONS TO CHAIR FOR REVIEW AND APPROVAL BEFORE DISTRIBUTION.

There was a brief discussion on clarification of the question content for staff.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

There were no informational items in the packet.

COMMENTS OF THE AUDIENCE

There was no audience present for comment.

COMMENTS OF CITY STAFF

There were no comments from staff.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe had no comment as council.

COMMENTS OF THE CHAIR

Chair Castner had no comments.

COMMENTS OF THE BOARD

There were no comments from the members of the committee.

ADJOURN

There being no further business to come before the Board the meeting adjourned at 7:15 p.m. The next regular meeting is scheduled for Friday, February 28, 2014, 1:00 to 5:00 p.m. Public Comments will be open at 4:30 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-02 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 1:03 p.m. on February 28, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, WYTHE, AND CASTNER
ALTERNATE COMMITTEE MEMBER MIOTKE

STAFF: CITY MANAGER WREDE
PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were none.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Synopsis for February 11, 2014

Chair Castner requested a motion to approve the minutes.

WYTHE/PAINTER – MOVED TO APPROVE THE MINUTES AS PRESENTED.

There was no discussion.

The motion was approved by consensus of the Committee.

VISITORS

There were no visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

There were no staff reports for this meeting.

PUBLIC HEARING

Chair Castner opened the public hearing. In the absence of public testimony Chair Castner closed the public hearing.

PENDING BUSINESS

A. Memorandum from the Deputy City Clerk re: Request to Adjourn to Executive Session for Review of Submitted Proposals.

Chair Castner requested a motion to adjourn to executive as outlined by the deputy city clerk.

WYTHE/ROBL – SO MOVED.

There was no discussion.

The motion was approved by consensus of the Committee.

NEW BUSINESS

There was no new business.

INFORMATIONAL ITEMS

There were no informational items in the packet.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

There were no comments from staff present.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe had no comments.

COMMENTS OF THE CHAIR

Chair Castner had no comments.

COMMENTS OF THE BOARD

There were no comments from the members of the committee.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 3:25 p.m. The next regular meeting is scheduled for **THURSDAY, MARCH 6, 2014 AT 1:30 P.M.** at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-03 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 1:30 p.m. on March 6, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, WYTHE, AND CASTNER
ALTERNATE COMMITTEE MEMBER MIOTKE

STAFF: CITY MANAGER WREDE
PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were none.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Synopsis for February 28, 2014

The February 28, 2014 synopsis was approved by consensus of the Committee.

VISITORS

There were no visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

There were no staff reports for this meeting.

PUBLIC HEARING

Chair Castner opened the public hearing. In the absence of public testimony Chair Castner closed the public hearing.

PENDING BUSINESS

A. Memorandum from the Deputy City Clerk re: Request to Adjourn to Executive Session for Review of Submitted Proposals.

Chair Castner requested a motion to adjourn to executive as outlined by the deputy city clerk.

ROBL/PAINTER – MOVED TO APPROVE THE MEMORANDUM FROM THE DEPUTY CITY CLERK TO ADJOURN TO EXECUTIVE SESSION.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner requested a motion to adjourn to executive session.

ROBL/PAINTER – MOVED TO ADJOURN TO EXECUTIVE SESSION.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner adjourned the meeting to executive session at 1:44 p.m. The Committee came back on record at 4:03 p.m.

Chair Castner requested a motion regarding the recommendation to Council.

ROBL/WYTHER - MOVED TO FORWARD THE MEMORANDUM DISCUSSED IN EXECUTIVE SESSION TO THE MAYOR AND CITY COUNCIL FOR ACTION.

WYTHER/ROBL - MOVED TO AMEND THE LANGUAGE IN ITEM #1 OF THE RECOMMENDATION TO REFLECT THE LANGUAGE IN THE RESOLUTION.

There was no discussion.

VOTE. (Amendment) YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE. (Main) YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

INFORMATIONAL ITEMS

A. Memorandum from City Manager Wrede regarding adding an additional location for a possible building site.

Chair Castner stated that the City Manager has brought forth the Wildberry site as an additional possible building site for the project.

WYTHE/PAINTER – MOVED THAT THE COMMITTEE CONSIDER THE HOMER LAND HOLDING, LLC PROPERTY ON PIONEER AVENUE FOR ONE OF THE CONSIDERATION LOTS FOR THIS PROJECT.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Mr. Meyer inquired if a fee proposal would be required. After a brief clarification it was noted that the resolution states that the City Manager will be directed to negotiate.

There were no other comments from staff present.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked the committee and apologized for her tardiness she had this meeting scheduled for tomorrow. However, her assistant will be happy because she doesn't have to go to Kenai tomorrow.

COMMENTS OF THE CHAIR

Chair Castner will be on vacation for the next three weeks but will have his cell phone if there is anything pressing but he believes this will get some legs under it after Monday.

COMMENTS OF THE BOARD

Mr. Crane appreciated the opportunity to take part of a significant project in the city and lend whatever expertise that he can and he is encouraged to see the Anchorage fire department still using the policies that he developed years ago.

Chief Robl thought they made a good decision today and he is happy with the results.

Chief Painter had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 4:15 p.m. The next regular meeting will be scheduled at a later date and will be at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-04 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:15 p.m. on April 29, 2014 at the City Hall Conference Room – Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, WYTHE, AND CASTNER

STAFF: PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN
DEPUTY CITY CLERK KRAUSE

TELEPHONIC: DALE SMYTHE, ARCHITECT, USKH

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were none.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Synopsis for March 6, 2014

Chair Castner inquired about the requirement for two motions to go into executive session. Ms. Wythe clarified one was to approve the request and one was to adjourn into executive session.

The March 6, 2014 synopsis was approved by consensus of the Committee.

VISITORS

There were no visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

Mr. Meyer provided a brief explanation on the AIA Document contained in the packet and a potential fourth building site for consideration by the committee. Since the packet has been printed another concept that has come forward is to build the new building in the area between the two existing buildings. He requested input and comments from the committee.

There was a brief discussion on the current owner of the fourth potential building site.

PUBLIC HEARING

Chair Castner opened the public hearing. In the absence of public testimony Chair Castner closed the public hearing.

Chair Castner invited Staff to sit at the table with the committee.

PENDING BUSINESS

There were no pending business items on the agenda.

Chair Castner stated that the committee sent a memorandum to the Council but that is not what went to the Council. Then asked Ms. Wythe where are we as far as what we are doing as a committee.

Ms. Wythe responded that she could not speak on why the Council did not get the memorandum, they should have. But the resolution that created the committee intended and clearly stated that the committee would go from contact, site selection, through construction and that the committee would have full authority to develop and make recommendations throughout that process recognizing that Council has the final approval of all recommendations.

There was a brief discussion that the committee will establish their schedule and will conduct the public meetings. This process while unfamiliar to some is a process that has been used on several projects. Chair Castner emphasized his point on having clarity on this project and his highest contention with the city.

NEW BUSINESS

A. Review and Discussion of Proposed Contract between City of Homer and USKH, Inc.

Chair Castner invited Dale Smyth to speak on the proposed schedule and scope of work.

Mr. Dale Smyth proceeded to provide a summary of the proposed scope of work regarding the stages outlined as Task A, Task B, and Task C. Discussion ensued on the following:

- noted that he should have named the tasks numerically to avoid confusion
- Some of the detail included buy-in from the committee on the processes
- Schedule is a first draft and the first meeting will firm this up plus provide the rest of the meeting schedules

Mr. Smyth continued to speak on obtaining the committees approval on the concept design and site selection; he went on that the time schedule as was submitted is still relevant and that the first meeting between both teams to determine availability schedules.

Some additional points made during the conversation were:

- Space Needs Assessment would possibly eliminate some site selections
- Some items in the scope of work can be done simultaneously
- The questionnaire can be made available within the next few days
- Department representatives and contacts for the project
- Meeting dates and content
 - Meeting #1 first big Public Meeting scheduled for May 22, 2014 at 5:30 p.m.
 - Berry/USKH to deliver questionnaire to departments within the next week
 - Departments to return completed questionnaire no later than May 19, 2014
 - Workshop – Group and Individual interviews to determine existing or proposed work patterns, adjacencies and needs in the facilities.
 - Next meeting dates after the kickoff should be addressed due to summer activities, better attendance by the public, etc.

The next points in the discussion focused on the Task B or 2 Site Selection and Concept Design in that it will allow the committee to narrow down the sites to the top two sites since it would not be feasible to produce a concept design for five sites.

Public Involvement would probably be minimal until the conceptual design and possible location(s) are ready for people to view.

The committee was agreeable to the proposed schedule as presented with the ability to modify it.

WYTHE/ROBL - MOVED TO BRING THE PROPOSED CONTRACT TO THE TABLE FOR DISCUSSION.

There was a brief discussion and all members of the committee were agreeable to the schedule that was presented. It was noted that there would probably be ancillary costs such as geotech work. The committee also discussed the ability to stay within the budget. Ms. Wythe stated a preference to knowing the tolerances and that the site chosen would be able to sustain the equipment being used. It was also confirmed that they could build anywhere it just depended on how much you wanted to expend. A site may not fit the construction budget. There was further discussion on the possible higher costs involved in building due to unknowns and how to accommodate those costs.

Mr. Smythe agreed that there are other methods to assure the build-ability of the site selected.

WYTHE/ ROBL - MOVED TO RECOMMEND THAT THE CITY MANAGER ACCEPT THE PROPOSED CONTRACT AND TIME SCHEDULES STARTING WITH THE KICK OFF MEETING ON MAY 21, 2014.

Discussion ensued that this document was a standard contract that there was nothing objectionable to this contract. Mr. Meyer noted that there would be different agreement for the actual construction. It was noted that the schedule was a work in progress and will change as needed by Chair Castner.

VOTE. YES. UNANIMOUS CONSENT. NON-OBJECTION.

Motion carried.

B. Discussion and Review of Additional Building Site

WYTHE/ ROBL - MOVED TO DISCUSS THE BUILDING SITES.

There was no discussion.

The motion to discuss was approved by consensus of the committee.

The committee inquired if Mr. Smythe wanted to listen to their next discussion on the proposed sites but it was at his discretion.

SITE #1 – HERC Site

Ms. Wythe provided a narrative regarding the HERC building site. Some of the aspects of this site being favorable to Council were the obvious build-ability of the site, access, and location. Ms. Wythe expressed personal concern with egress onto the Sterling Highway. She acknowledged the doing away of these two buildings and remediation concerns to the city. Chief Painter stated that there would be no problem installing emergency traffic lighting to stop traffic.

There was a brief notation that there was strong public attachment to the existing building but no cash following. Chief Painter agreed that the site was a known commodity, there was no real shift to the ISO rating, ample space and parking for all vehicle traffic, very visual location. Mr. Crane inquired about the abatement and demolition costs involved if that site was selected. The demolition costs estimates were only \$250,000 - \$500,000 inclusive of asbestos abatement.

Ms. Wythe noted that the site is not totally without its issues. The conversation that council had was that the existing buildings would have another purpose such as the Parks and Rec and Community Schools due to the proximity to the High School.

This property may be used in a land swap with the Wildberry parcel, Site #3

There was further discussion on waste streams, demolition costs and solutions to addressing the water flowing through the property.

Chief Robl liked this site for the access to two main roads and visibility to the public.

SITE #2 – TOWNCENTER

Points made on this site were as follows:

- Large volume of infrastructure needed adding to the project costs
- do they want Police and Fire in the center of town
- Possible requirement to upgrade Main Street for egress
- Alternate access to the Sterling Highway
- Chief Robl liked this site the least
- Chief Painter liked the alternative site along Main Street.

The visibility of the Police and Fire is important for visitors and as an aid to recruitment. In most small towns the Fire Department and Police is the community center.

Mr. Meyer considered the east –west corridor when he reviewed this parcel.

Discussion ensued briefly on the possible east-west corridor and the additional cost of constructing the infrastructure needed for the building site, possible interest from CIRI in leasing from the city.

Chair Castner then commented on the value of the gym after Mr. Nelsen asked Chief Painter and Robl which site of the two discussed did they prefer. Both replied that they preferred the HERC site.

SITE #3 – WILDBERRY SITE

Chair Castner provided comment on his knowledge of the current owners and their willingness to work with the city on a possible trade for the HERC.

Discussion points on this site were:

- has a bit of a “mountain” to be moved
- Conveniently located to City Hall
- City does not own this property
- may not viewed by the public as a good investment
- There may be trade options for existing property or the HERC property
- zoning requirements for the existing buildings/locations

SITE #4 – 2.3 ACRE SITE ON LAKE STREET

- would be of more interest if there was access to Heath Street
- Substantial concern regarding access to Lake Street

Chair Castner asked about interest in Mr. Waddell property on the corner of Lake and the Sterling Highway. Both Chiefs stated that they would be in the Tsunami Zones and both departments need to be on high ground. It was commented that the property cost would be prohibitive also.

SITE#5 – EXISTING SITE

- Loss of parking space on the existing lot during construction and various events
- Possible alternative parking at the high school
- Contractor experience building on zero lot lines and within fenced areas
- There would be a finite area of space on the site
- relocate the Fire temporarily then demolish the existing building
- Removal of existing artwork within and on the building
- It is owned by the city
- Constructability
- The known response times
- can address issues with the slopes at egress
- Temporary relocation would not affect ISO ratings
- Fire Department would be easier to relocate than the Police Station

Discussion also touched on the existing slab from a prior service station, visual aid to see placement of a building regarding the area between the existing buildings, the jail itself has many issues, recycling and repurposing some items from the existing buildings.

Ms. Wythe asked if the committee would like to reduce the number of preferred sites right now. She then went through and the committee agreed that the HERC, Wildberry and the Existing Site were preferred

WYTHE/ROBL - MOVED TO RECOMMEND ONLY CONSIDER SITE 1, SITE 3 AND THE EXISTING SITE FOR THE FIRE HALL AND POLICE STATION THUS RENUMBERING THEM AS SITE #1 HERC, SITE #2 WILDEBERRY PROPERTY AND SITE #3 EXISTING SITE.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Smythe appreciated that the committee reduced the number of preferred building sites. He commented that using the existing site will be very interesting. He was not sure about renovating the existing buildings. Chair Castner clarified that they do not intend to renovate the old buildings. It was noted that there were a few items of artwork that would be nice to salvage if possible.

Chair Castner wanted to touch on the aspect of leasing concept. He stated that there are many municipalities that employ the design build lease option and if city council would be against that form. Ms. Wythe responded that the Council has not discussed this issue; she additionally provided her personal opinion against the idea of expending the money for leasing when the city has property it owns and would be more prudent to construct the project.

The committee then entertained a discussion on establishing the next meeting date on May 22, 2014 in Council Chambers after 5:00 p.m. The details would be introduction of the design team to the public and providing some basic information. This meeting would be more of a meet and greet format.

INFORMATIONAL ITEMS

There were no informational items.

COMMENTS OF THE AUDIENCE

There was no audience present.

COMMENTS OF CITY STAFF

Mr. Nelsen had no comments.

Ms. Krause inquired about the type of agenda that would be distributed for the meeting since they were talking about a meet & greet versus regular meeting and time to advertise for the meeting. That there was a meeting in the Council Chambers until 5:00 p.m. The Ms. Wythe stated she wanted to start as soon as possible as it potentially would be a longer meeting.

Ms. Krause explained the advertising schedule and the distribution schedule for the agenda. Chair Castner will get in touch with her within the appropriate time.

Mr. Meyer commented on the value of the Chair's attendance in the meetings with the management and design team in the future and may avoid errors.

COMMENTS OF THE CHAIR

Chair Castner advised the Chiefs that they should invite him to attend the design charette stuff when the time comes. He did not want to interfere but this is what he does all the time. He further added that as his contribution as a resident of the city it would be good for him to be involved in this stuff.

COMMENTS OF THE COMMITTEE

Ms. Wythe was appreciative that they narrowed down the building sites to three and felt they definitely made progress today. She did like the current location however she realized the shortcomings too with that. As far as keeping the gym she commented that is as near as she can tell is the highest priority of the community and she is not sure if it can be kept and incorporated into a new facility.

Ms. Wythe stated that the meetings with the design team would be open to any member of the committee if they wanted to attend.

Chief Robl commented on that he has been hashing around in his brain on reusing the current property and it definitely will be easier on Police side but probably not on the fire side but there needs to be more thought on that.

Chief Painter welcomed the other members to attend as they have more experience in this type of thing than he does as it is outside his expertise. This was not a closed process by any stretch of the imagination.

Mr. Crane stated he would like to offer his experience in station design location and there are some concerns with each site but least of all the current location. Each site has its appeal but he would be happy to offer his experience including Station #5 in Anchorage.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:20 p.m. The next regular meeting will be **THURSDAY, MAY 22, 2014 AT 5:30 P.M.** and will be at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-05 a Regular Meeting of the Public Safety Building Review Committee was called to order by Acting Chair Beth Wythe at 5:35 p.m. on May 22, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, AND WYTHE

ABSENT: COMMITTEE MEMBER CASTNER (EXCUSED)

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

DESIGN: USKH - DALE SMYTHE, PROJECT MANAGER
MEREDITH NOBLE, PUBLIC RELATIONS/FUNDING
JERRY NEUBERT
BERRY ARCHITECTS – LOREN BERRY, JACK BERRY (FIRE & POLICE SPECIALISTS)

AGENDA APPROVAL

Ms. Wythe asked for a motion to approve the agenda as presented.

PAINTER/ROBL – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

APPROVAL OF SYNOPSIS

A. Synopsis for April 29, 2014 Regular Meeting

Ms. Wythe requested a motion to approve the synopsis of April 29, 2014

PAINTER/CRANE – MOVED TO APPROVE THE MINUTES OF THE APRIL 29, 2014 MEETING AS PRESENTED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

STAFF & COUNCIL REPORTS

There were no reports.

Before opening the Public Hearing Ms. Wythe stated for clarity of the record that the sites being considered for selection were the Homer Educational Recreation Center Site, the Wildberry Parcel and

the existing Property. The maps provided of the original six sites that were considered by the committee tonight however sites 2, 4, and 5 were removed from consideration by the committee at the previous meeting.

PUBLIC HEARING

A. Proposed Building Site Selections

Ms. Wythe opened the Public Hearing for public comments.

There were five who testified against using the Homer Educational and Recreation Center (HERC) site as the future Police and Fire Department Complex.

Ms. Wythe closed the public hearing.

PENDING BUSINESS

A. Proposed Building Site Selections

Ms. Wythe requested the members of the committee to express their opinions on the proposed site selections.

Chief Painter provided the following comments on the existing site:

- concern working out of a temporary site for an extended period
- previous discussion years ago on acquiring the Borough Maintenance property
- even a substantial remodel of the buildings would not be suitable for a 20-30 year period
- only benefit was the known travel/response times
- temporary location may require staff and equipment at two separate locations
- there is history to the building which was built by the volunteers
- limited use of the grounds during construction
- demolishing a building that could be sold, refurbished and repurposed and is much newer than the HERC buildings.

Chief Robl provided the following comments on the existing site:

- there are less issues to the police department during construction on the existing site
- remodeling the existing building will not gain the square footage that is required by the department
- placement of the existing building on the parcel does not allow for expansion
- possible incorporation of the Borough Maintenance land would offer more space to continue operations while construction is in progress on the existing site
- the Wildberry site contains buildings that need to be removed from that property as well as some additional issues
- the HERC site offers the most suitable access for both departments and allows room for expansion in the future

Mr. Crane provided the following input on the sites:

- two sites contain buildings of some historical value to the community
- he cannot provide a preference on any site at this time, and the committee has not made a hard and fast decision on the site.
- he has experienced working out of a temporary site during a remodel of Station 5 in Anchorage
- it is too premature in decision making in his opinion on relocating temporarily

- there are many unique challenges for each department to consider during this undertaking that are dangerous
- costs are unknown at this time

Ms. Wythe stated that she would like to hear from the Design Team on the sites selection influences moving forward.

Dale Smyth, project manager, USKH introduced the members of the Design Team present. He also provided a brief summary of the GC/CM process. Mr. Smyth then outlined the three steps in their process: Process Planning, Site Selection and Public Involvement and Funding options.

Mr. Jack Berry provided a brief presentation on the space needs process to obtain a general design for the building. During his presentation he showed pictures of current conditions of the Police Department and Fire Department.

Some areas highlighted in the buildings were insufficient storage, compliance with Federal and State mandates regarding prisoners and access to operations areas by prisoners.

Ms. Wythe requested Chief Robl and Chief Painter to relate the existing deficiencies that they are facing with their existing facilities.

Comments were made on the responsibilities of the city to provide fire and police services as a first class city and that each year this is delayed the cost to the city is higher.

Chief Robl related the following regarding the Homer Police Department (HPD):

- roof leaks
 - drainage issues with water leaking directly into the jail which causes icing issues in winter It is believed that this is caused from the construction of the parking lot at the high school. In the 1970's the building may have worked as the police station however not today.
 - work areas are too small. All critical needs such as copying, fax, supplies are outside of the dispatch area.
 - jail overcrowding with 700 arrests last year it is not uncommon to over crowd the jail. HPD is required to transport the prisoners to Kenai.
- Chief Robl recounted an attempted escape when transferring a prisoner to visitation resulting in a physical struggle between personnel and the prisoner. One such event the prisoner headed for dispatch but luckily dispatch was able to get the door shut in time.
- HVAC is in need of replacement. The prisoner's air is exhausted into general staff areas. Most prisoners have one or more communicable diseases.
 - They lack the proper storage areas for evidence that is mandatory to keep as long as forever in certain cases. This is not an isolated problem affecting just Homer. Anchorage has the same problem. Chief Robl provided examples on the evidence that is required to be retained which included large items such as furniture.
 - training cannot be done on site due to space requirements.
 - Efficiencies are lowered due to time spent to work around space requirements. This results in less officers on the street.
 - do not meet the Federal and State requirements to maintain sight and sound separation between male and female prisoners and between adult and youth offenders.

Chief Painter reported:

- the building is in good shape
- some inadequacies were addressed in the 1990's
- the building houses the City's emergency operations and there is no guarantee that the building will withstand an earthquake, this same room is used as a training facility.
- there is a lack of storage
- due to the limited size of the equipment bay they are required to design a piece of equipment to fit the building this increases equipment costs.
- during day to day operations they have room in the facilities to accommodate staff however when they have a large event they call in volunteers and then they need additional parking for 40 vehicles immediately.
- they only have two bunk room for overnight calls; other rooms were converted into offices for staff. They would like additional rooms to reinstate the resident responder program.

Ms. Wythe commented on the desire for the police and fire departments to be in a highly visible location to provide services to the community and non-community. The initial selection of property was based on what was owned by the city and can be used to obtain further funding toward the total costs of the project. At this point in time the Fire Station has a potential resale or repurposed for other uses such as a community center. The police department has little if any value. She wanted to make sure the audience was aware of the discussions already held by the committee.

Ms. Wythe requested a motion to hold an additional meeting and public hearing on the proposed building site selection.

ROBL/PAINTER – SO MOVED.

There was brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Approved Design Task Outline Review

1. Explanation and Discussion on Overall Scope of and Process for the Project

Ms. Wythe requested the representatives of the Design Team forward to the public table for ease of discussion. Their objective is to approve the schedule and outline.

ROBL/PAINTER - MOVED TO APPROVE THE DESIGN TASK OUTLINE REVIEW AS PRESENTED IN THE PACKET.

Dale Smyth covered the main tasks in the outline:

#1 - Fire and Police Station Building Program – includes the Space Standards, Space Needs, Adjacency Diagrams, and Site Selection

#2 – Site Selection and Concept Design – includes Site Selection, initial concept design and Final Concept Design

#3 – Public Involvement – includes introduction and public outreach, Seek involvement and input and finalize and seek support. This was to run concurrent with everything.

A discussion ensued on the next meeting date and public involvement which can be done without selecting the site such as how the public would like the building to look like, what are important issues to consider and how would you like to receive project updates such as the stories related tonight. What the staff of the fire and police is dealing with is what the public needs to be aware of now. It was noted that Mr. Crane would be gone until June 23, 2014 and Chief Painter will be gone also. However, Dan Miotke can attend in his place. After review of the calendar June 17, 2014 at 5:30 p.m. to review the schedule for public involvement.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Scheduling the Next Steps in the Process – Development of a Case Statement

This item was not addressed by the committee.

B. Scheduling the Next Meeting Date

There was a brief discussion on when the next meeting and or public hearing should take place.

Ms. Wythe requested a motion on establishing June 17, 2014 as the next meeting date.

ROBL/PAINTER – SO MOVED.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

A. Resolution 14-36(A), Creation of the Committee

COMMENTS OF THE AUDIENCE

Kathy Hill commented on the need to “sell” the project to the public.

Deb Lowney commented on the importance of safety to the community but adamantly supported keeping the HERC for the benefit of the community. She reminded the committee that they should do their campaigning without a location in mind and make sure people understand that the site is not selected.

Carey Meyer, Public Works Director, commented on their recent work with the architects and other previous projects that had support groups to provide outreach to the community.

COMMENTS OF CITY STAFF

There were none.

COMMENTS OF THE COUNCILMEMBER

Ms. Wythe commented on the critical cross-points by Council moving the project to get it on the CIP and on Juneau's radar this year and one action on Council's part was to do a preliminary site review which preliminary is the key word. She acknowledged the community attachment to the HERC building and also noted that the building is an inordinately expensive building to maintain in an open state, it has no means of support, it is being used in violation of the fire code at this time and she has been raising the roof with the City Manager almost on a weekly basis. If the city is going to use it then they need to find the money to bring it into code. If not then they need close the building. She further commented that bottom-line Homer is not a community with a way to finance Parks and Recreation. They do not have money in the budget to maintain that building in an open state. To operate this building, even just the gym, illegally, is not okay with her. Even if they fix the building they will not have the money to run the building. She then responded to the comments on the issues surrounding the use and preservation of the property as it stands and that it requires more discussion on the options available to them. She is very interested in what will be done for public outreach since this project is not a fancy one that people will readily attach themselves to. She appreciated the audience for expending the time to attend the meeting.

COMMENTS OF THE CHAIR

None.

COMMENTS OF THE COMMITTEE

Mr. Painter had no comments.

Mr. Robl commented on public outreach in Homer in the summer will not reach many people. He noted that they can reach some people but it would be more effective in the winter months.

Mr. Crane commented on accessing the talents of Meredith and providing the "dirty pictures" to staff they will get some mileage out of it. There are people here who support fire and police in a big way. If they go to places like the Elks and Rotary they may do some good.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:20 p.m. The next regular meeting will be **TUESDAY, JUNE 17, 2014 AT 5:30 P.M.** and will be at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 17, 2014

Session 14-06 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:32 p.m. on June 17, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, MIOTKE, CRANE, CASTNER AND WYTHER

ABSENT: COMMITTEE MEMBER PAINTER (EXCUSED)

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

DESIGN: USKH - DALE SMYTHE, PROJECT MANAGER
MEREDITH NOBLE, PUBLIC RELATIONS/FUNDING
SARAH

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for May 22, 2014 Regular Meeting

Chair Castner requested a motion to approve the synopsis of May 22, 2014.

WYTHER/ROBL – SO MOVED.

The synopsis for the May 22, 2014 meeting was approved by consensus of the committee.

STAFF & COUNCIL REPORTS

There were no reports.

Before opening the Public Hearing Chair Castner stated for clarity of the record the purpose of the project and the tasks appointed the committee.

PUBLIC HEARING

A. Proposed Building Site Selections

Chair Castner opened the Public Hearing for public comments.

There were ten who testified against using the Homer Educational and Recreation Center (HERC) site as the future Police and Fire Department Complex. There were six written statements received from the public against using the HERC site.

Chair Castner closed the public hearing.

Chair Castner provided a brief identification and background of each committee member. He additionally provided assurance that there was no hard and fast decision on which location would be

selected. The committee will be discussing in depth each potential site and will be making a recommendation to Council. He stated that at the end of the meeting the committee members may address some of the questions that were posed by the public and invited the public to attend the remainder of the meeting.

PENDING BUSINESS

A. Proposed Building Site Selections

Chair Castner asked the committee where they would like to start. It was noted that the draft site selection criteria was not included in the laydowns received. Ms. Krause momentarily left the meeting to provide that document for the committee.

Mr. Smythe provided a brief summary of the document. He hit on the following items:

- Security
- Access – Street and Public, including parking for both staff and the public
- Utilities
- until the space needs is completed they will be unable to select the best site for the project.

Discussion and comments by the committee members were as followed:

Ken Castner stated:

- existing site is the best overall due to size, value to the buildings even if one came down
- the Wildberry site was a wildcard to show possibilities, the location was favorable
- the HERC site and existing site are the ones that have the most value to them in relation to the project

Mr. Crane stated that you can only make do with what you have for so long then you have to make plans. He also commented the following:

- not convinced that the existing site could not work however there is potential if a trade or purchase of the neighboring borough maintenance parcel can be done. This would expand the site.
- not sure the fire department building was at the place it needed to be replaced and would like to see more information on that option of remodel.
- understands the importance of a recreational component to the community and would be receptive to inclusion of the gym into the future use of the safety building on the HERC site.
- zoning with regard to jails and schools could be addressed through design

Chief Robl reported that he did not have concerns with any of the three sites. He stated the following:

- use of the existing site during construction would not pose a problem to his department however he was unsure how the Fire department would be able to work around that.
- parking is a major issue for fire department now with volunteers, maybe some alternatives can be address by Public Works for volunteer parking on Lee Drive.
- a highly visible, centrally located and easily accessible location was desired

Ms. Wythe commented on the following:

- the discussion on the HERC building has been continuing for 10 years, the tone never changes
- acknowledged the community uses the facilities provided by the HERC site
- there are issues with the gymnasium that do not meet the safety regulations in code
- if the city intends to continue the use the building it must be brought up to code.
- would defer to the people who are the experts on the existing site – the departments that are and have been using the existing buildings and location, they are the experts on the use of their facilities
- the two sites, HERC and existing are equally situated

- does not favor a land trade since part of what the city can bring to the table is that they own the property.

Dan Miotke stated the following:

- cannot understand the desire of the community to continually support the use of a building containing many hazards
- agreed that the use of the existing site during construction for the fire department would be tenuous at best
- any of the sites presented would be ideal as long as they were able to provide a building that contained the elements each department needed as previously stated by Chief Painter.

Mr. Castner further added that he has received a number of communications expressing the question do we really need a new public safety building? He went on to further note that is what this committee is to determine. Funding is another obstacle and it may come down to a bonding issue. Mr. Castner believed that there was still some utility to the existing buildings and while there were numerous issues with the Police building there were solutions. He was looking for the thriftiest solution. He had no qualms about tearing down the HERC buildings but believed there was some value to the gym portion. He agreed that there was and would be a benefit to performing more research and working together with the public. Mr. Castner made assurance that they needed to settle on site before too long or they will lose some of the momentum.

Mayor Wythe noted that at the last meeting it was determined that site selection was not as important as first presumed and requested clarification from Ms. Noble.

Ms. Noble responded that the needs assessment is not expected to be completed until middle of August or September and proposed that the site discussion be addressed in late August early September.

Mayor Wythe then stated that it was determined to focus on the public education of the project through the summer.

A discussion was entertained regarding the draft site matrix development criteria and the public involvement document. This negated the schedule being revised to coordinate the public involvement which was provided in the laydown documents. Further explanation from Mr. Smyth on the general processes regarding selecting the appropriate site for the project, providing an example of a similar project in Kodiak where time and funds were expended and then they had to start over since the two initial sites were not appropriate.

Ms. Noble proceeded to expound on the benefit to initiate the public involvement portion while they have momentum and encouraged the committee to review the draft Public Involvement Plan and provide feedback at the next meeting. This result from the recent input of staff and initial public interest received. Ms. Noble then introduced Sarah Doyle, who is familiar with Homer and will be developing the Open Houses and public involvement portion. She pointed out the list of suggested avenues that can be done to inform the public.

Mayor Wythe requested clarity on what actions the committee and or Council can do to assist the design team. Ms. Noble responded that this was a great opportunity to reach out this summer to the public how important this project is to the community. She referenced page 8-9 that showed the simple things that can be accomplished with very little effort. She did agree that it would be good to have not only the committee reach out to the public but even the staff who use those buildings.

Mayor Wythe was seeking whose role should be completing these recommendations whether it is committee or staff or the design team.

WYTHE/CRANE – MOVED TO INCLUDE THE DRAFT PUBLIC INVOLVEMENT PLAN ON THE JUNE 24, 2014 AGENDA AND MAKING THAT THE FOCUS OF THE MEETING.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

A brief discussion ensued on including Representative Seaton in this step. Ms. Noble will provide an outreach contact list for review at the next meeting.

B. On Site Visit Report - Committee Member Ralph Crane

Mr. Crane reported that viewing the existing site and working conditions of both departments and believed the Police Department working conditions were appalling; they were cramped and the layout was inefficient. He felt that what the officers worked with was amazing. The Fire Department was not much better off since there were many issues involving safety and general working conditions, standards for equipment storage, etc. He noticed that they have equipment stuffed in every nook and cranny in that building.

The HERC building at the time of the visit had numerous folks playing Pickleball and having fun. However, he had serious concerns over safety and egress let alone use of the building; whether it can be remodeled efficiently he is not sure. But advised that people should know where the exits are.

Chair Castner stated that he wanted to include in the record that he visited the Police Department today to see the conditions that Mr. Crane reported to him and he appreciates Mr. Crane making this report.

NEW BUSINESS

A. Scheduling the Next Steps in the Process – Development of a Case Statement

Chair Castner expressed he wanted to get this completed soon. He also wanted to include in the case statement that a co-location is desired not separate Fire and Police departments. This was something they required in order to promote the project. He asked if staff would be able to provide two paragraphs for the next meeting. Mr. Meyer responded favorably.

Chief Robl stated that while they are waiting for the results of the space needs study he would like to know if it would be possible to demolish all but the gym on the HERC site and what the cost would be to bring it up to code and the cost to include in the new building design.

INFORMATIONAL ITEMS

A. Resolution 14-36(A), Committee Creation Task Outline

B. Public Questionnaire created and distributed by Meredith Noble, Funding Specialist, USKH

C. Public Response – Completed Questionnaires Received

COMMENTS OF THE AUDIENCE

Merlin Cordes, resident, commented on the value and benefits to the community to have a place to recreate and place for the young people to practice and hone their skills and if they dream big they may get big. It would also allow the police and fire to stay healthy and fit. He would like to recommend that they add the recreation facility to the project.

Ms. Lowney commented on the support she felt for the needs of the fire and police department but did not want to lose what they had until she was assured they had something to replace it. Ms. Lowney supported looking into the possible purchase of the parcel adjacent to the existing site. She also commented on the inappropriate location and zoning issues placing the public safety building in such close proximity of a junior high and recommended looking into any and all other possible options besides the HERC site. She strongly urged the committee to remove that site from the selection list to continue the discussion regarding the gym.

Ms. Lowe commented on the zoning and the impact that a public safety building may be on the HERC location. She recognized the Mayors comments regarding the current police station to the High School and that it was a much farther distance. Ms. Lowe then commented on ensuring that the public process was very transparent and that may have already been impacted with resolution put forth to change the conveyance agreement. She believes that the public was not adequately informed. Ms. Lowe suggested that the whole picture should be talked about during the public process including recreation.

COMMENTS OF CITY STAFF

Mr. Meyer informed the committee that they have submitted a change of use request for a Fire Marshall review which will allow them to get a cost perspective on upgrades and improvements that are required.

Dan Nelsen addressed the comments regarding the HERC building and he was tasked with looking into the requirements to bring it into compliance with code to make it a viable structure. He stated for the record that a building code is the very minimum requirements that are issued/implemented by states and governmental agencies that allow a building to be safe and inhabitable. He has visited that building and acknowledged Mr. Crane's recent visit to that building and he expressed was "WOW". He has a huge concern as a city resident and city employee regarding the use of that building by the public. He has the original plans for the building which were stamped in 1947. He is not aware of what the code was in that time but there are issues with egress, no fire sprinklers, lead base paint, no alarms, and asbestos. The structure is not a concrete structure. The roof is wood that is tongue and groove, built up membrane and the only way to shed snow is keeping the heat on. The boilers are not in the gym and have not been converted at this time to natural gas. If you do not keep the building heated the snow would collapse the roof. He responded that there is only one exit out of the gym into the foyer and the wall separating the boiler room and that he was not sure if there was any fire prevention and believed that none of the doors were fire rated either.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe has not been in that building in 35 years and appreciated the information. She is glad that they are moving forward on the public involvement on the project. She also noted the risk management for the building has been a nightmare for her.

Mayor Wythe departed the meeting at 7: 10 p.m. due to another engagement out on the spit.

COMMENTS OF THE CHAIR

Chair Castner commented on the limits to the committee, the actions of council regarding clearing items from the deed, and that it is in the hands of the borough and in pursuit of the Public Safety Building other discussions can be had. Any and every action by the committee is only advisory to the council.

COMMENTS OF THE COMMITTEE

Mr. Crane commented regarding the options and liability to the city by continued use of the HERC building in its current condition.

Mr. Miotke commented in regards to the hazardous working conditions at the fire department such as the carcinogens that they breathe every time they start up the vehicles; the time he has spent in the police department and those guys are in the same atmosphere with persons whose health conditions they have no real knowledge of; he appreciated being informed about the conditions of the building and hopes that it is included in the report on the building. He further commented on the unsafe issues such as trip hazards and egress issues. On another note having a gym for the staff may just be a worker comp case knowing his fellow employees and him as they may hurt themselves.

Chief Robl hopes that they will come through this process with a building that is functional and will last another 30 years. He wants this to work for their needs and the needs of the public.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:23 p.m. The next regular meeting will be **TUESDAY, JUNE 24, 2014 AT 5:30 P.M.** and will be at the City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-07 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on June 24, 2014 at the City Hall Conference Room – Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HUTT, PAINTER, MIOTKE, CRANE, CASTNER AND WYTHE

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

STAFF: DAN NELSEN, PROJECT MANAGER
RENEE KRAUSE, DEPUTY CITY CLERK

TELEPHONIC: USKH - MEREDITH NOBLE, PUBLIC RELATIONS/FUNDING
SARA WILSON-DOYLE, PUBLIC RELATIONS

AGENDA APPROVAL

PAINTER/WYTHE – MOVED TO APPROVE THE AGENDA AS PRESENTED.

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for June 17, 2014 Regular Meeting

Chair Castner asked if there were any additions or corrections to the minutes as presented.

Mr. Crane requested a correction to a statement he made on page four of the packet. He additionally requested clarification on page six under New Business item A, “Chair Castner stated that he wanted this completed soon,” regarding the case statement and co-location. There was a brief clarification by Chair Castner on his intent.

The minutes were approved as amended by consensus of the committee.

STAFF & COUNCIL REPORTS

Chair Castner inquired if there was any opposition to have representative Seaton come to the table and speak at this time. There was no opposition from the committee.

Mr. Seaton explained that he will be listening to the development of the project and he is not presenting a legislative request but he acknowledged that he will be fielding questions on this issue. Mr. Seaton asked if anyone had questions for him. There were none.

Chair Castner provided a brief synopsis of the project.

PUBLIC HEARING

A. Proposed Building Site Selections

Chair Castner opened the Public Hearing for public comments or questions regarding the project.

Mr. Barry Reist, non-resident, asked questions regarding the needs assessment, designing the facility to accommodate the future growth of each department, if a charette has been done, and projected project costs.

Chair Castner provided the information in response to the questions posed.

Chair Castner closed the public hearing.

PENDING BUSINESS

A. Review and Discussion on the Draft Public Involvement Plan

Ms. Noble opened discussion by stating the introduction would be helpful information for Mr. Reist. Ms. Noble continued by stating the purpose of the Public Involvement Plan is to explain why this project is warranted and she encouraged the committee to get their red pens out.

Ms. Doyle also commented on this time being the information gathering portion until the technical side of the process is completed the end of July.

Discussion by the committee regarding the case statement, fact sheet and the public involvement plan ensued and covered the following:

- case statement covers or should include all the points listed in the project background section of the laydown provided.
- The case statement should be longer than a single statement or “elevator pitch”
- The Fact Sheet presented as a laydown is a draft document that will be used to introduce the project
- The “pitch line” was good
- Meredith will draft the paragraph for review at the next meeting
- Statement should include the public in the reason for the project not just focus on the building
- Putting visuals on the reverse side depicting the needs of each depart along with graphs possibly

Chair Castner provided a rewrite –

First bullet point under Introduction page 1 of the plan

- To ensure Homer provides emergency service that brings solace and safety to the community.

Mayor Wythe proposed the following:

“Homer Fire and Police Services are vital to the safety and health of our community. Providing adequate and safe working environments for the public servants is important to allow them to provide these services. Providing safe and hygienic containment facilities also offers the respect and consideration due our community as well. The purpose of considering a new facility at this time is to address these issues as well as other challenges that exist in our aged facilities including or equal to (then list bullet points)”

Dan Miotke notified the committee that the Fire Department will be getting a new ISO review and possibly affect our rating which also affects the insurance rates by increases.

A brief discussion on how the ISO rating affects the Fire Department and the City. A few points made by Chief Painter was training, training equipment, books, dispatching, increase or decrease in population, and how much of the city is covered by hydrant system. It does depend on the insurance carrier how much of an impact the consumer will experience.

Chair Castner requested Ms. Noble to provide an overview of the PIP (plan). Ms. Noble also included a short description of the purpose of the Supplemental Strategies.

Section 1.2 Purpose and Organization

There was no opposition offered by the members of the committee on this section.

1.3 Project Scope and Public Involvement Goals

There was no opposition from the committee on this section.

2. PIP TARGET SECTORS

2.1 Stakeholders and Interested Parties

Ms. Noble noted that she needed contact information for individuals that may be interested parties. She requested input from Chief Robl and Chief Painter.

Some additional contacts or interested stakeholders would be the following:

- Health Agency
- Senior Citizens Center
- Adult Probation, OCS, Juvenile Justice
- Attorneys
- Mental health
- Clergy

It was noted that there was incorrect information on the contacts list. Correction deadline was to be submitted by Monday, June 30, 2014 to Ms. Noble.

2. 2 Stakeholder Themes

Ms. Wilson-Doyle commented on the comments received last week regarding the HERC site and recommended that the committee continue to tell the story including the life safety risk issues that were brought up.

Chair Castner requested the information regarding the working conditions at each department as a basis for why they need the improvements.

Under Supplemental Strategies

- A recommendation was made to use the local movie theater for advertising the project.

3. PUBLIC INVOLVEMENT ACTIVITIES

3.1 Consultant PI Tasks and Milestones

a. Ms. Wilson-Doyle provided an overview of the section in the plan. Chair Castner stated that he will attend the July 28, 2014 Council meeting to provide an update. Mayor Wythe confirmed that there is a space under committee reports at each council meeting.

b. The committee reviewed the proposed meeting dates of August 19, September 30, and November 2nd. Ms. Krause will review the meeting calendar and advised. Chair Castner stated the committee will review their individual calendars but also noted that it would not be prudent to have a large public

meeting until the information is finalized. Ms. Wilson-Doyle noted that the meeting dates can be removed from the Fact Sheet if needed.

c. Ms. Wilson-Doyle noted that the PIP and the Fact Sheet can be modified, editable and borrowed from as they progress. Some of the more compelling graphics can be worked on until ready to share information.

d. Continue to coordinate with the City, Committee, and stakeholders to gather relevant input that supports a better understanding. The architectural side is performing their due diligence. Chair Castner commented that they will need to decide when to ask for preliminary costs but that will come after they have chosen a site.

Discussion ensued on the ability to perform or conduct the items on the Supplemental Strategies chart. Some of the following were discussed:

- brief video of the fire and police department needs
- pictures for the back of the fact sheet to distribute at the 4th of July Open House
- minutes of the meeting where Chiefs walked through their facilities combined with still photos, and the Chiefs can narrate certain spots or vital concerns. There should be a staff member interested in this type of thing.
- press release, KBBI Coffee Table Talk right before big public meeting
- Mayor is agreeable to work with staff to get that done
- Another person is needed for Fire Department
- Determine how many hits the website gets
- Staff to create a page for the project on the City website

Chair Castner confirmed that the document dated June 23, 2014 will be used as the work plan along with the Supplemental Strategies chart. The Fact Sheet will be modified and pictures added. This will also be the basis for a story board presentation for the theater use. USKH to provide project photos to Dan Nelsen.

Ms. Noble stated that the Kachemak Bay Realtor Association would like someone to speak at the August meeting. It would be good to schedule that, the Rotary is booked out a few months ahead of time so the summer is taken care of but it would be good to get on their list.

Staff will forward the Mayor's ideas for the Fact Sheet to Ms. Noble.

There was no further discussion.

NEW BUSINESS

A. Review and Discussion on a Possible Recommendation to Council re: Offer to Purchase Kenai Peninsula Bough Maintenance Property Adjacent to Existing Fire and Police Property

Chair Castner opened discussion on the item. He inquired about the process. Chair Castner started by saying he believes that there is still many good reasons to consider the existing site and utility to keeping the building for the police station.

Chief Painter pointed out that even if they consider using that parcel the existing fire hall would have to go away and out of the two it is the one that has more value. Plus most of the borough parcel would

have to be left for right of way. Mayor Wythe was opposed to spending the funds to purchase property and that was the purpose of choosing land that the city already owned.

Further discussion was entertained on the benefits if any to discuss this further. It was agreed to table this discussion until a further date.

B. Scheduling the Next Meeting Date and Agenda Deliverables

Chair Castner opened the discussion that he has commitments throughout July and the beginning of August that he is out of town a lot. Mayor Wythe noted that she is out of state the end of the month.

A brief discussion ensued on establishing the next meeting date toward the end of July. Staff will send out meeting requests with available dates to the committee.

Mayor Wythe thanked Ms. Noble for their time and efforts in producing the fact sheet and other documents.

INFORMATIONAL ITEMS

- A. Resolution 14-36(A), Creation of the Committee
- B. Project Notes Submitted by USKH for May 21-22, 2014
- C. Draft Site Selection Criteria dated June 9, 2014
- D. Tentative Schedule dated June 17, 2014

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

There was no audience present.

COMMENTS OF CITY STAFF

Mr. Nelsen had no comments.

Ms. Krause confirmed the proposed time period for the next committee meeting.

Ms. Noble and Ms. Wilson-Doyle recommended pinning down the venue for the August public meeting.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked everyone for their contributions and their time; she believes it is very important to build on the current momentum and anything they can do to get people to think about this and talk about it over the summer will be beneficial for the project.

COMMENTS OF THE CHAIR

Chair Castner reported that he had a conversation (debriefing) with Jim Watterson and what the weak point was in their presentation.

COMMENTS OF THE COMMITTEE

Mr. Crane inquired the status of the Fire Marshall Inspection report on the HERC building. The response from Mr. Nelsen was, "it is under review."

There were no other comments from the committee.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:23 p.m. The next regular meeting will be **THURSDAY, JULY 31, 2014 AT 5:30 P.M.** and will be at the City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-08 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 31, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, CASTNER AND WYTHE

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

TELEPHONIC: USKH - MEREDITH NOBLE, PUBLIC RELATIONS/FUNDING
SARA WILSON-DOYLE, PUBLIC RELATIONS
DALE SMYTHE, PROJECT MANAGER, STANTEC (Formerly USKH)

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for June 24, 2014 Regular Meeting

Chair Castner called for a motion to approve the minutes of the June 24, 2014 meeting as presented.

WYTHE/PAINTER – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the committee.

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

There was no public present.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORTS

A. Design Team Reports

1. Memorandum dated July 23, 2014 from Sale Smythe– Project Status Update

Mr. Smythe provided a summary of the actions and progress accomplished since the June 24th meeting. He provided some next steps that the design team will be addressing such as:

Defined Under Task A

- adjacency diagrams

- formal site selection criteria

- a presentation and a final report to the committee

Defined Under Task B

- Concept building and site design
- cost estimates
- formal presentation and final report to the committee

Defined Under Task C

- continued support of committee meetings and scheduled Open Houses
- managing Public Involvement (PI) agenda
- documenting results of PI efforts

Mr. Smythe noted that they did obtain GIS information on the three preferred sites to assist in the site analysis matrix for use in comparisons.

There was a brief clarification on the 2014 Space Needs Assessment and 2034 Space Needs Assessment.

Mr. Smythe also clarified that these drafts represent the best case scenario to have what each department will require.

B. Staff Reports (if any)

Mr. Meyer reported that there were no reports at this time and offered to answer any questions the committee may have on work done up until this time.

There were no further discussions.

PUBLIC HEARING

There were no items for Public Hearing.

PENDING BUSINESS

A. Estimated Site Area Requirements for a New Public Safety Building

1. Draft 2014 Space Needs Assessment
2. Draft 2034 Space Needs Assessment
3. Police Space Standards dated June 26, 2014

Mr. Smythe provided an outline of the intent behind the Draft Space Needs Assessments provided to the committee. He noted the following:

- space needed for each department
- space that could be shared by both departments
- ancillary facilities
 - these were not outlined but were verbally noted as:
 - the shooting range
 - sally ports
 - vehicle storage
 - impound storage
 - emergency generator
 - bicycle storage

The space needs detail report was not provided to the committee as it was not finalized.

Chair Castner commented that this appeared to be more than a \$12-15 million dollar project.

Mr. Smythe believed that this information will determine what directions to take next for the future decisions.

Discussion continued on the difference between the 2014 Needs Assessment and the projected 2034 Space Needs Assessment was related specifically to the projected increase in staff. Additional comments were made regarding not having all the final details regarding the Space Needs Assessment limiting a discussion by the committee but it does provide the committee a probable direction that they will need to pursue.

Further comments on the project being 2-3 years out from construction and how the project could be phased for affordability were briefly discussed.

Some further suggestions from Chair Castner were offered determining the priorities of the space allocations in regards to funding. He requested Mr. Smythe to present the design to the Chiefs so they would be able to determine what could be implemented now and what could be done in the future when additional funding was acquired.

Mr. Nelsen expressed concern and warned the committee that to try and cut too much stuff out of a new facility you may affect the new facility structurally but it does depend on what those specific elements are.

Mr. Smythe explained that the standards provided was to be used as an example so the committee can review and see what is standard for police.

Chair Castner preferred to wait to have a discussion on ancillary and design contingency when the final report is in hand.

There was no further discussion or comment.

B. Supplemental Strategies Chart – Updated and Revised as if July 24, 2014

1. Action Needed to refine Details of Activities

Chair Castner explained that he has contacted Ian Hall, a Homer High School student to put together the short movie clip to be shown at the Homer Theater. He will hopefully have something in the next couple of weeks. He questioned the available budget, if any, that could be expended.

Mr. Meyer confirmed that there were dollars available as long as the expenditure was approved by the committee.

Ms. Wythe reported that she sent letters to the legislators regarding the project and requested the public meeting scheduled for late August be moved back to the beginning of September. Ms. Wythe further noted that the lobbyist for the city will be in town to attend the Council meeting on August 25th and recommended that they should meet with her and bring her up to speed as well. She further noted that she can work with Katie Koester and Walt Wrede on who to incorporate into the second mailing that is slated for the beginning of October. She inquired about the schedule for the Realtors Association and requested the Clerk to contact the group and confirm whether Ms. Wythe needs to block time on her calendar.

Ms. Wythe also stated that her husband and she were the sole guests at the Open House held on July 29, 2014. They did get a tour of the Police Department, which was a first for her.

Mr. Meyer commented that they have made progress; display boards were created which are displayed at the Public Library and upstairs in the main lobby (currently in Chambers). The third set he believed will be at the movie theater when the movie clip has been completed. The website has been created and updated.

Ms. Wythe requested the Clerk to pull the sound clips from the meeting when Mr. Castner was absent since the Chiefs verbalized succinctly the state of their departments. Chair Castner added that those sound clips could be used for the short movie being created too.

Mr. Castner also made arrangements with a local radio host regarding the project. This will be done on a Tuesday that he is available. A date was not determined at this time.

Mr. Meyer confirmed that Mr. Crane was still willing to lead a tour for media representatives of each of the facilities. Mr. Meyer explained his impression of the tour and opined that Mr. Crane's knowledge would be beneficial for the project. Mr. Crane stated he would coordinate with the Chiefs on an appropriate day and time.

There was no further discussion or comments.

C. Project Contact List as of July 25, 2014

1. Action Needed to Add Missing Contact Information

The following changes were requested:

- Change the contact number for Chair Castner
- Change the Mayor's number to home phone
- Add Mr. Crane's cell number

NEW BUSINESS

A. Draft PowerPoint Presentation for Public Involvement Phase (PIP)

Chair Castner opined that he did not find anything objectionable in the PowerPoint. He inquired if everyone was in consensus to approve this PowerPoint for continued use. No motion was needed.

Chair Castner continued his comments regarding presenting a summary of each slide when showing to the various public gatherings. He added that this was a really important project within the community and the three functions that this facility fulfills and it is really four functions since it includes – mental health also. People can argue the cost, is it good enough and where it will be sited - but as far as the core values that would be the message he always wants in the forefront.

Ms. Wythe requested slide #60 be moved to the opening thought not the closing thought.

Ms. Noble also suggested adding the Open House dates too.

There was a brief discussion on establishing dates for the Open Houses as late as possible since they need to develop momentum for the project.

B. Scheduling the Next Meeting Date and Agenda Deliverables

Chair Castner opened discussion by suggested the later of the recommended dates since he will be back August 20, 2014. He asked if everyone was fine with the go to meeting approach. Mr. Smythe inquired if this was to be the Open House or a working meeting.

It was preferred to be a working meeting for the committee regarding the materials that are presented on the final space needs reports.

Chair Castner also brought up the comment made by Mayor Wythe regarding the Council selection of the HERC Site in the CIP. Mayor Wythe explained the actions of the Council was not a permanent choice for site selection, but as far as coming to the table with something of value for encouragement so the legislature would fund this project and the only intent of council was to get the project before the legislature.

Chair Castner related that he has received numerous questions and comments from various members of the public regarding the site selection and a brief discussion ensued regarding the previous actions of council and public interpretation of said actions.

Mayor Wythe further explained the process the Council used to select property for placement of a new public safety building.

Mayor Wythe confirmed that she requested Council at the last meeting to have on the agenda in August committing to contributing the Town Center property to a public community building as long as the Needs Assessment comes through and there is a funding mechanism for it.

Further comments from the Chair on that not being within this committee's purview and that the cost of the loss of the property to the community compared to the cost to ready the town center property to take a facility must be considered.

Chair Castner inquired about a resolution or the action taken from Council regarding the HERC site in relation to this issue. Mayor Wythe requested the Clerk to go back in the record and bring this information for the next meeting.

INFORMATIONAL ITEMS

- A. Resolution 14-36(A), Creation of the Committee
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Mr. Nelsen requested Chair Castner have Ian Hall contact him regarding the movie short and details. He further commented regarding the costs and nailing those down sooner rather than later and believes that it is a very important part of the decision-making project. He is leery to head down a path that they

are unable to cash the check at the end of the path. He stated that they talk about these public meetings and his question is are they ready to present this to the public.

Mr. Meyer commented that it was discussed between them that the project would be better perceived by the public by having Chair Castner and Mr. Crane appear and champion the cause. Chair Castner responded that he has apologized twice for his inability to put more time into this project during the month of July and he will be out most of August but there is not much he can do so he will still champion this project but he will be very tough in regards to tearing everything down and creating a lot of new costs; he has heard very conservative remarks regarding large public works projects; he wants to make sure that they are very clear in what they need and using the right words and everything and people respond to the costs; well everything costs a lot in 2014. He is pretty sure that they will need a bond for this project.

Ms. Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe left the meeting at 6:35 p.m.

COMMENTS OF THE CHAIR

Chair Castner commented that there is a very, very strong group/contingent that wants to maintain a recreational facility and not lose it for any period of time; the Mayor has pledged to offer up property that had big development costs and did not satisfy anybody and also put a lot of caveats on it. Chair Castner further commented that he has said previously that they can come up with a win-win situation for everyone; he believes that this will end up in a bond proposition; there are other issues going around town that are resulting in the trust issue. He believes that if they work together on this and explore every avenue; he does not want to attend the meeting where people come up and say did you consider this and they have not; they need to review all scenarios and can show where it fell from a chart of acceptable things. When the final report is presented he believes they should spend the time to talk about all the elements. He believes this is why Beth wanted him on this committee with his knowledge of constructability.

He further believes that according space needs assessment they are doing a great job.

COMMENTS OF THE COMMITTEE

Chief Painter had no comments.

Chief Robl commented that one way to view the space needs study is to realize how far behind where they should be; this project may come in a lot larger than they like but that is reality; he further noted that it may appear to be easy knock down the training facilities as fluff but that is important to a fire and police department; they are only safe as the training that they do and it is very critical to address the training needs of their departments; he is looking at this facility lasting 35 years, this project is going to take 5 years to build then 25 years of occupancy; he would be interested to see what 2019 costs are projected to be since if this project is spread out over the years it will only be more expensive.

Mr. Crane commented that this is a tough nut to crack with respect to the public opinion. He has not received one comment or one call. Throughout 35 years of experience in Fire Service the public does not realize the critical nature of the facilities and the people who operate and provide the service to the

community. His passion and focus will be getting this information to the public. He commented on a potential for a bond issue and believes that people are often favorable for a bond issue for fire and police. He stated they need to concentrate on the people that provide these services to the community.

Chair Castner added comment on some historical reaction of the voters on large construction projects. He stated again that they can keep hammering on the concept that it is there, you may not use it but it's like that big blanket at the foot of the bed if you need it; this is there 365 days a year, day and night if they need it.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:00 p.m. The next regular meeting will be **TUESDAY, AUGUST 26, 2014 AT 5:30 P.M.** and will be at the City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-09 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on August 26, 2014 at the City Hall Conference Room Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, CASTNER AND WYTHE
DALE SMYTHE, PROJECT MANAGER, STANTEC

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

TELEPHONIC: STANTEC - SARA WILSON-DOYLE, PUBLIC RELATIONS; JERRY NEUBERT
LOREN BERRY ARCHITECTS - JACK BERRY

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for July 31, 2014 Regular Meeting

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

WYTHE/PAINTER – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the committee.

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

There were no comments.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

Chair Castner provided a brief synopsis of the committee report he provided to Council on Monday, August 25, 2014. He reported the following:

- requested the Council to make two policy decisions
- provided an update from the committee on the size of the building and what he thought the cost would probably be

There was an exchange regarding the report provided to Council between Mayor Wythe and Chair Castner.

A. Design Team Reports

Mr. Smythe acknowledged Sarah Wilson-Doyle and Jerry Neubert participating telephonically. He further noted that Jack Berry will also be telephonic at any point during the meeting.

Mr. Smythe provided the following information:

- space needs complete
- influences the site selection process
- public involvement underway
- establish public meetings
- conceptual design

Mr. Smythe noted that if a site selection is completed they will remain on task as scheduled.

B. Staff Status Reports

Chair Castner did not bring to the floor for discussion.

PUBLIC HEARING

There were no items for Public Hearing.

PENDING BUSINESS

A. Space Needs Assessment for the Proposed Public Safety Building

Chair Castner stated the Space Needs Assessment was a very comprehensive document and appreciated the 20 year outlook. He inquired about a redundancy regarding the shooting range in this proposed building and in the Capital Improvement Plan. Chief Robl stated that if a shooting range is constructed in the proposed building the CIP project would be a redundancy.

Chief Robl commented that he is very pleased with the report as presented; he believes it to be accurate, complete and satisfied with how it concluded.

Chief Painter did not find any holes in the assessment. They did use the middle of the road design size options for the office space.

Both Chiefs agreed that the needs assessment addressed the required training spaces for the departments.

Mr. Jack Berry came on telephonically at 5:40 p.m.

Chair Castner confirmed that they were reviewing the 2034 scenario for the space needs which results in a 50,000 + building requirement and 4.5 + acres site requirement as follows:

- Fire Department (includes ancillary services) 23, 766 sf
- Police Department (includes ancillary services) 31,914 sf
- Fire Department Site Facilities (Parking Public, Staff and Storage) 34,873 sf
- Police Department Site Facilities (Parking Public Staff and Storage) 39,192 sf

Mr. Berry strongly supported the 2034 assessment because if they built according to the 2014 space needs the design would be antiquated when they moved in.

A discussion ensued on the pros and cons of a one story facility versus a two story facility. It was noted that a one story facility would be a very dense facility with little window space but a two story building would allow for a more uniform shaped building but would also require an elevator since it was a public building. There would be economy in heating a two story structure compared to the one story. It would not necessarily require a hose tower due to the type of hose in use by the fire department but would offer a more economical means to drying the hoses as required. This would be easier to build into a two story structure.

Chair Castner stated that it appeared they were at the site selection period and believed they should discuss the economic effects are of this, that this project was larger than expected and requested input from Mayor Wythe on the economic reality on raising the money for a new facility on a different site.

Mayor Wythe responded that the "Need" is the "Need" and the need is for a new facility. She further opined that after hearing from the Chiefs and others throughout this process, trying to retrofit the existing facilities is not a realistic objective and she further stated, how they get there is the legwork and hard work for the council to determine.

Mayor Wythe further opined that because the "Need" appears to be more than what they estimated is not the time to back off. When you know the costs are escalating that means you should move forward more quickly to get it done so it will result in a cheaper project. Every year this is postponed it will be more expensive.

Mayor Wythe stated that the committee should move forward until Council says to stop. She further stated that if the Chair would like information or direction from Council then the Committee should submit a memo to council regarding those requests.

Mayor Wythe reiterated that she did not feel that it would stop the project just because of the higher cost.

Chair Castner responded that he did not want to field questions from the public regarding what this committee discussed and the response would be no they did not so his intent is to field every possible action. He believed that a \$15 million dollar project was doable, that Katie could find \$10 million and then they could bond \$5 million but once they get over into the next echelon then Gary Stevens is going to have to deliver from the Senate sort of thing, he did it for Kodiak but whether he can do it for us – he did not know- it is a different climate down there (Juneau).

Mayor Wythe responded that she did not want to wait until funding was found but wanted to do as much as possible to show the serious intent the City had in this project. She further cited that was the process for the Harbor Projects and look what they got - everyone was willing to jump on board and they received the funding.

Chair Castner said if the Chiefs said they did not want to ever walk into those buildings again they can check off that box. Mayor Wythe is confident that the message expressed by Chief Robl that there is no usable function to the existing building. Chair Castner requested a motion to that effect.

WYTHE/ROBL - MOVED THAT THERE IS NO UTILITY TO THE EXISTING BUILDING CURRENTLY USED FOR THE HOMER POLICE DEPARTMENT DUE TO THE INABILITY TO CORRECT STRUCTURAL DEFICIENCIES SUCH AS: SPACE LIMITATIONS, HVAC, INADEQUATE PRISONER FACILITIES, AND LIMITED STAFF ACCOMMODATIONS.

There was a discussion on the following: assurance that the growth projections in the assessment were adequate for each department; if they are going to do this project then do it all, not part; is 20 years a long enough projection for this community and area; were all future potential federal and city requirements considered in relation to this assessment; studies conducted on growth potential, current size of existing facilities compared to assessment; increase the life span to 35 years.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Discussion ensued on expanding out 35 years and the following points were noted: making the project too much; too large of a scale; build the same as the schools; affordability in 20 – 25 years; growth will not push 3%; very specific expansion items according to the chiefs; buildings are projected for 50 years; design of site can be accomplished to allow future expansion. A discussion was entertained on the longevity or durability standards which will be defined by budget.

The committee agreed by consensus that the proposed facility will be durable for 50 years and has an occupancy life of 20 years.

Chair Castner requested confirmation that the existing fire facility has potential for future use. Chief Painter confirmed that there was value in the building itself. He noted that in 1991 there was consideration of increasing the 2nd floor and the cost was around 2 million dollars but it still would not meet the needs of the department. He went on to elaborate that with all the federal mandates and requirements the building has outlived its usefulness as a fire department.

Further discussion included scenarios of using the existing facility as a satellite fire station or turning it over to Public Works and moving their administration offices and building maintenance departments which would be an option thus addressing a critical need for Public Works too.

Chair Castner then announced that he was approached regarding buying Kachemak Center however if the existing building doesn't work then there is no point to discuss that option.

The committee agreed by consensus that the current fire department building does have further utility however does not meet the future needs of a Fire department.

Mr. Berry responded to Chief Robl query regarding the building size being comparable to other towns the size of Homer.

Mayor Wythe inquired where Chair Castner was on the agenda reminding him about the Open Meetings Act and the necessity of following the agenda.

Chair Castner called for comments from anyone in audience including staff.

Carey Meyer inquired about the comment regarding satellite stations and why not builds a station at the end of West Hill and one at the end of East Hill. Chair Castner stated that they will address those options soon enough. This was not on the agenda tonight but he will get that idea on the agenda.

Next Mr. Meyer stated that they should be planning the open house and requested some direction on how to set up the September meeting.

NEW BUSINESS

A. Scheduling the Next Meeting Date and Agenda Deliverables

Chair Castner read the title into the record and stated that the next meeting should be fairly soon. He inquired how everyone's schedule looked for two weeks. There was a brief discussion on availability of the committee.

The committee discussed dates and determined that September 10th, Wednesday, at 6:00 p.m., was agreeable for the majority; Chiefs Robl and Painter would have representatives attend as they would both be out of town.

Next the committee and staff discussed the actual set-up and staff provided an example of a recent and very successful open house held by DOT on a local project.

Staff would like the Needs Assessment posted on the website separate from the packet/meeting materials. They suggested separating the document and having committee members and staff at each table that can explain and answer questions. Ms. Wilson-Doyle noted the tasks as outlined on page 227 under Task 2 pertinent to the Open House Public Meeting as follows:

- Create Public Displays that summarize team findings to date and illustrate the need for a new facility using rough planning level parameters (size, adjacencies, order of magnitude costs, etc.)
- Create an agenda and input form and a public presentation for open house #1
- Conduct outreach for open house #1 to the public contact listing.
- Facilitate open house #1 and gather input from participants
- Summarize meeting proceedings and input in written memo

Discussion was entertained on keeping the event more of an open friendly discussion that allows for a drop in format with as many committee members available to mingle and answer questions. The committee agreed by consensus to have story boards and laydowns instead of PowerPoints presentations.

Mr. Berry stated that they could also have a sample building plans ready for this meeting that the public can see a visual of this is what the building could look like; it was agreed that it could be at the last table.

Further discussion on presenting the information on each level to the public so that they are on the same page as everyone else as this project progresses ensued. Chair Castner wanted any information and discussion held by the committee before presenting to the public.

Chair Castner requested Ms. Krause to send out a go to meeting request. He will provide agenda deliverables at that time during his comments.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Supplemental Strategies Chart – Updated and Revised as of August 19, 2014
- E. Project Contact List – Updated and Revised as of August 19, 2014
- F. Resolution 13-087(A), Adopted the 2014-2019 Capital Improvement Plan and Established Legislative Priorities
- G. Memorandum 13-124, from Katie Koester to City Council dated August 21, 2013 re: CIP Projects Public Safety Building and East West Transportation Corridor
- H. Memorandum 13-131, from Katie Koester to City Council dated September 4, 2013 re: Public Safety Building Site Assessment
- I. Resolution 13-095, Keeping the HERC Gymnasium Open for Pickleball
- J. Resolution 14-084, Viable Site for a Community Center
- K. Sample Site Analysis and Site Recommendation

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

Chair Castner did not bring this item to the floor for comments.

COMMENTS OF CITY STAFF

Chair Castner did not bring this item to the floor for comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that they are on track and wanted to encourage the team to get the public meetings on calendar and continue forward, she has been very vocal and is a strong supporter of this project, she noted that the city has three essential services: fire, police and roads and at this point in time they have identified that they have inadequate facilities and not to address that now is unacceptable. She likes the idea of a joint facility and being able to add on to in the future. She is confident that the space needs will last longer than 20 years.

Mayor Wythe responded to Chair Castner regarding the selection of the HERC- that in the documents that went to the legislature it was stated as the preferred site, however if this committee comes up with something different then Council can very well accept the committee recommendation. She further commented on Council's actions.

COMMENTS OF THE CHAIR

Chair Castner commented that there are two policy matters that council must make a decision on and one of them is the HERC and if they have already decided that they that is their decision. He further noted that the decisions were made during a worksession. So there really was no resolution on the selection. Chair Castner stated that this will attract a lot of attention.

Chair Castner said the other issue is that the issue of leasing is off the table, which Mayor Wythe has stated that as well, and he knows that Walt has told one person the same. He further stated that if that is true then he would like to see it as a resolution from the Council.

He commented that at the next meeting they will be talking about sites including the HERC and some of these other alternative things and hopefully they will have something from the Council before the next meeting at the end of September.

COMMENTS OF THE COMMITTEE

Mr. Crane apologized for dropping the ball on the media tour/open house but he would like to get a date from the Chiefs that works well for both of them.

Chief Painter responded that next week, the 15th or the last week of September will work for him. Chief Robl agreed with the first week but would have to look at his calendar.

This will be during the regular work hours. Ms. Wilson-Doyle requested a plug for the open House if scheduled next week.

Chief Painter responded to Mr. Meyers question regarding satellite departments and he believed that they needed to get a base station established first that had the training facilities; if they were a full paid department they could then assign personnel to a satellite station; 20-25-30 years down the road if

Homer grows in size as well as population then it may be time and worthwhile to discuss establishing satellite stations to cover those outlying areas of the community to improve the response times.

Chair Castner interjected that the Chief was willing to discuss those options even in conjunction with this project. Chief Painter attempted to respond that they had in the past discussed satellite stations but Chair Castner stated they can talk about it and come to some resolution at the next meeting.

Chief Robl had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:00 p.m. **THERE WILL BE AN OPEN HOUSE SEPTEMBER 10, 2014 FROM 6:00 P.M. TO 8:00 P.M.** at City Hall Cowles Council Chambers. The next regular meeting will be **WEDNESDAY, SEPTEMBER 24, 2014 AT 5:30 P.M.** and will be at the City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-10 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:45 p.m. on September 24, 2014 at the City Hall Conference Room Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CASTNER AND WYTHE

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

TELEPHONIC: STANTEC - SARA WILSON-DOYLE AND DALE SMYTHE

ABSENT: COMMITTEE MEMBER RALPH CRANE (EXCUSED)

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for August 26, 2014 Regular Meeting

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

ROBL/PAINTER – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the committee.

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

Chair Castner invited the audience to speak and to please sign in and that they have roughly three minutes to speak.

Deb Lowney, city resident, commented on the use of the HERC site for the project. She focused her comments on the loss of a recreational center and emphasized that the committee should focus on the existing location and makes it work. The overall price tag for the project is scary. She opined that recreation is being pitted against Public safety and it should not be. She brought up the Needs Assessment in progress too.

Ms. Wythe arrived at 5:51 p.m.

Jeanne Parker city resident commented on the removal and cost of the asbestos; it is contained now but becomes expensive and dangerous, if that comes, she will be screaming to be extremely careful; Council is focused on being fiscally sound and expending funds on core services and “Taj Mahal” public facilities are not being fiscally sound; she supported the comments of Ms. Lowney regarding use and examination of the existing site and the HERC site.

Carol Shuler, city resident, work with Special Olympics which have used the HERC site, commented on keeping the existing uses at the HERC and finding a different site for Fire and Police Services; she doesn't believe that they have to decide between a new public safety building or having a recreation site, there should be another solution that works for both; she supported those services getting what they needed but not at the expense of the one recreational facility they have.

Brian Ormond, works with Special Olympics, commented on considering repurposing the existing fire hall for a gym but the need is now not in 5 years. There should be conversation on other uses for the existing buildings.

Ruth Mitchell, not a resident, coaches bocce ball for Special Olympics, they use the field at the HERC site, commented on the uses of the Skate Board Park and the field and stated the future is the children. The children need to have a place to go that is safe. She believes it is a good area and a safe environment.

Chair Castner advised the audience that they will be able to comment at the end of the meeting and they will be later speaking about setting a public hearing on the Site Selection and he believed that Council will also hold a public hearing when they receive the recommendation.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Design Team Reports

Chair Castner asked Dale Smythe to provide the status report for the committee.

Mr. Smythe provided a synopsis of the progress completed by the design team noting the following:

- Three tasks included in the scope of work
 - Task A – Fire and Police Station Building Programming included were
 - Info gathering
 - Space standards
 - needs projection
 - Adjacencies diagrams
 - Site selection criteria
 - draft presentation
 - Open House (Meeting 2)
 - Task B – Site Selection and Concept Design
 - Little done
 - gathered information on three original sites
 - Size and GIS data
 - Task B – Public Involvement
 - One major public meeting
 - Two more meetings left

B. Staff Status Reports

Chair Castner invited Mr. Meyer to provide a status update for the committee.

Mr. Meyer noted that staff has been supporting the design team activities. He stated that in review of the schedule and contract when first starting this project; meeting #2 they were to be providing a public input on several sites evaluated on a decisional matrix and then the following meeting the recommended site. He noted that at this time they have the information on the building size, and the longer that they withhold from making a decision impacts costs.

Chair Castner offered a summary of committee actions for the audience. Some points made were as follows:

- breaking down the project into three departments
- The space required is accurate in regards to the space needed to take them 50 years into the future
- What the design will look like is to be decided
- The required space needed requires over 4 acres
- The HERC parcel is the only parcel that large
- City Council was asked to address leasing which they are not interested in doing

Ms. Wythe commented in fairness to the review and the process as initiated explained that in going after funding the city must have a matching contribution and what the city could bring was a location. She went on to explain that Council discussed the sites and ultimately they were excluded for a variety of reasons.

Ms. Wythe explained that Council reviewed it last year with a broad brush overview but stepped back to allow the recommendation to come from the committee, assured that the committee would evaluate the proposed sites. The committee is doing that and the Council is waiting the recommendation of the committee. The fact that the footprint is the size of that property is not surprising.

Ms. Wythe also noted that every new or different facility built in Homer has had the moniker of "Taj Mahal" attributed to it except to the people who live and work in those facilities. The High School was called a "Taj Mahal" but was inadequate when it opened its door for the number of students that went there.

Ms. Wythe provided comments on the responsibility of council to the community regarding the functionality of the building, the fiscal responsibility, the pros and cons of leasing compared to bonding the project to build the facility; the city will be providing fire and police services for the duration of the city; recreation is important to the city and council is aware of the importance and need, they expended \$40,000 for the Needs Assessment, they are not ignoring that conversation, they are reviewing that over a much longer period, she is doing personal legwork outside of council to provide that but that does not mean they should ignore that the city cannot provide adequate jail services or fire services now. Prudent fiscal management means we move forward until we cannot move forward anymore.

Ms. Wythe mentioned the property dedicated to recreation in the town center; every day they wait to get a new police and fire facility will cost more and having the HERC site brought into this as a roadblock is not the answer.

Chair Castner stated that Ms. Wythe made it very clear that the top five priorities for Council will be the top five priorities until completed and there were no recreation items on that list, referring to the Capital Improvement Projects for the city. Ms. Wythe responded that was a true statement and went on to explain that they do not have the financial aspects of the HERC building from keeping it open with no budget, occupying the building without Fire Marshall approval and having to expend funds to bring it up to code plus all the other lack of financial where-with-all regarding recreation and the HERC.

Chair Castner and Ms. Wythe offered more comments regarding the project and the HERC building.

PUBLIC HEARING

There were no items for Public Hearing.

PENDING BUSINESS

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

Chair Castner brought the item to the floor for discussion. There was no report provided due to Mr. Crane was the only member in attendance and he did not provided a written report.

Mr. Meyer was interested in hearing how this tour went with the media he has heard that it was well received. There was only one representative from the Homer News at the Fire Department.

B. First Open House – overview on the success and what can be done better or differently including the items presented and results from questionnaire.

1. Open House Posters
2. Input Forms and Sign-in Sheets

Chair Castner brought the item to the floor for discussion. He thought the event was well attended by Homer standards. He also mentioned a comment/request of separate entries for police and fire.

Chief Painter explained that it was an issue that had been discussed and agreed upon to have separate entrances.

Ms. Wythe felt it was well attended that there were several good discussions and many on recreation too.

Chair Castner commented on the comments and input received and thanked those in the audience who attended and provided comment.

NEW BUSINESS

A. Review of Council Actions Taken Since the Last Committee Meeting

Chair Castner noted that the Clerk's office researched and found no previous actions from council other than that done at a worksession.

It was noted that council approved Resolution 14-100 regarding Leasing a Building for the facility at the meeting on Monday, September 22, 2014. They were not going to approve leasing any facilities.

Ms. Wythe noted that the Council discussed the resolution before the Borough regarding deed restrictions on that property but no action was taken on that.

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.

Ms. 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.

C. Scheduling the Next Meeting Date and Agenda Deliverables

Chair Castner then introduced the next item to the floor for discussion.

There was a brief discussion on what the next meeting would contain in relation to the Task A, B and C as outlined. It was determined that since there is only one appropriate size site that it would be redundant to expend more time on discussion.

Chair Castner wanted to schedule a discussion on cost, including the mitigation cost and possible revenue sources to support this and he wanted to also talk about what their participation could be.

A brief discussion on committee availability ensued to establish the next meeting along with a Public Hearing on the Site Selection. It was agreed by consensus for October 8th at 5:30 p.m. in Council Chambers.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Supplemental Strategies Chart – Updated and Revised as of August 19, 2014
- E. Project Contact List – Updated and Revised as of August 19, 2014

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

Jeanne Clark asked why they did not discuss or evaluate any of the other sites. She noted that 2.A referring to the Matrix Spreadsheet is only one of the criteria on the whole list. She did not understand why it was a deal breaker being just under 4 acres. She stated again that she could not understand why they did not evaluate any other site because of one criterion. Ms. Clark appreciated the Chair bringing up the other points of displacement and she was asked if the committee could evaluate the other sites now at the end of the meeting. She asked if they could not design the building slightly smaller and two stories, that there were lots they could do with the design.

Chair Castner responded that it does not matter since this is the site, referring to the HERC site, the form for that policy decision is the council, he tried to expand what the council was willing to look at and they contracted it so really ever since he was asked to be on this we've been, and Beth objects to me saying this, but we have been crowded onto this site. So now they are bringing it into sharp focus by saying here is the site, here is the pluses and here is the negatives it is your job as a citizen to push back.

Ms. Wythe added for the record of the committee, these sites were all on here, these sites were discussed independent of getting to "oh we have to rate them", there was no discussion that they had to rate them; every site on here was reviewed and discussed and some were brought up that were not even in the original discussion and they were considered and dismissed for various and sundry reasons by the committee, not by council.

Chair Castner added that they would not place a public safety building in a tsunami zone. Ms. Clark agreed with the comment. Ms. Wilson-Doyle mentioned the fatal flaw grading in this type of site selection and Ms. Clark questioned if size was considered a fatal flaw. Ms. Wythe responded that size would be a fatal flaw if you need a larger size. Chair Castner stated that there are other sites he has liked as well as this one, and they have been dancing around the issue long enough.

Ms. Wythe commented on fatal flaw in regards to the existing parcel stating that to plan on building a road that has not been discussed by Council, not even been brought forward to Council that they are thinking of building this road, only because it is in the transportation plan; purchasing a piece of property that has existing infrastructure on it, banking on that you can do that; redesigning and taking properties so you can do that is a fatal flaw in her mind. All the plans regarding roads that the city has

depend on acquiring property and the city has no ability to ensure that it does go through; it was discussed some time ago and Council did not want to do it.

Deb Lowney stated that this process was all academic.

Chair Castner countered that from the beginning it was a forgone conclusion on the site in his opinion but as of today this is what he believes they have to do.

Ms. Lowney responded that they have heard that loud and clear and again she is very frustrated with the process; because again will go back to the Needs Assessment; they haven't waited for that to be completed and she knows that adds time to the process. People are encouraged to speak to the Council and she has heard only people who have spoken to council are those opposed to it going into that site; she has not heard comments from the other side unless she missed those comments. A two story complex that has viability on that site, she thanked Mr. Meyer and wanted to pat him on the back, he relieved some of her frustration tonight, big time, because he addressed the issues that so many people wrote about on their questionnaires, he addressed them. Ms. Lowney acknowledged Ms. Wythe passion but was so saddened that the recreation passion is still just getting lost in this whole picture, she knows it is being heard but there is no road map in this picture they are just losing. She has concerns with it being placed next to a middle school and it is not right next to the high school there is a big parking lot between them and the high school and most high school students drive while middle school students are dropped off; on field trips there is a great amount of foot traffic past cutting right through there, there will be sirens and a lot of distractions that you will be asking teachers and students to put up with. There was a lot more than what was discussed here tonight. She will also not be able to attend the next meeting.

Ms. Wythe stated she would be able to see the memo and submit her comments on it to the clerk.

Chair Castner confirmed that Ms. Lowney would see recreation as a conflicting use.

Mary Griswold, city resident, felt that the facility will be obsolete long before 50 years and better off planning for 20-30 years; she further noted that 4 acres may be the ideal building but she knows many public construction projects that they've adapted to a smaller footprint, they do it all the time, so 3.6 acres is very accommodating. She would like to keep the existing station because it is serviceable, and that is her biggest objection in this, obviously the police department needs a new building, she has toured it, it is a wreck, she doesn't know how anyone works there; the fire hall is not ideal but it is very functional, it is not perfect and doesn't live up to the NFPA standards but 6 months after any building or apparatus is done is out of compliance, NFPA, those are goals that you work towards; no one can comply with all of them; leave the fire station, tear down the police station, build a two story structure that the bottom floor floor that come outs level with the back parking lot of the existing fire hall and you can put the police and shared needs and the new needs for the fire department in the new building, it is not worth adding on to the old fire hall but keep it there its very functional it's a very nice place, been added on to for a long time, very organic and it's too functional to tear down or abandon. She hopes that they would have the design team at least study the feasibility of building on the existing site and maintaining the existing fire hall.

COMMENTS OF CITY STAFF

Mr. Meyer stated that he would like direction on what to task the design team for the next meeting. Had they followed the plan they would be plopping down a 60,000 sf building on the different sites and evaluating the items on the decisional matrix and he was wondering if the committee has any guidance for staff. He believes that they should be plopping the 60,000 sf building on each site to prove that the decisional factors are true. Such as does the wetlands affect the building site, how would access be provided to Pioneer Avenue and that would be provided at the next open house.

Chair Castner responded that he wanted to hold the public hearing first since all the uses, accesses and wetlands can be mitigated. He wants to have all the issues mitigated before they are plopping buildings down. Then they can send it on to the Council and give the team their marching orders.

10:30

COMMENTS OF THE COUNCILMEMBER

Ms. Wythe stated that at this time they do not have anything (regarding funding sources) to bring with them to do this project, they have not increased the mil rate and they don't have the bond. It may be that they do have to do something like that but at this time all they can bring to the table is the location.

COMMENTS OF THE CHAIR

Chair Castner stated that he did not personally believe that the participation was just going to be a site; he clarified that "our" meant community. He believed that the mil rate would have to be increased or go out to bond. He believed that the community would have to come together to get that done. He further stated that they may be in the position of Bethel and have to do this sooner rather than later; there was an item in the newspaper where Bethel took action long before they received funding for the new community pool and we may have to do that same thing. He then thanked the audience for coming and offering comments to the committee.

COMMENTS OF THE COMMITTEE

Chief Robl commented he believed they discussed it all however he wanted to say that in the meetings they have had they looked at all the sites and they had good reasons why they were not selected; the combined site, fire and police, at one time he thought they could make it work with some additional room, but he felt that the 4 acres was a pretty absolute number they should stick with and right now he questions how they can make the existing site work, knowing the footprint that they need and it seems they would have to demolish both buildings before they could get anything done and how the heck are they going to operate in the interim, they have a jail and dispatch center, we have hundreds of thousands of dollars in just trying to move dispatch somewhere. It would be very problematic.

Chief Painter agreed with Chief Robl, they have looked at remodeling the fire station, the city spent several hundred dollars in the 1990's to bring it up to seismic code and repair the damage wrought on the building due to insufficient planning and construction when it was built by the volunteer corporation. There are major issues with the building use as a fire station; apparatus design, the weights, they are limited to the parts of the building that they can use for specific apparatus because of the design of the building; and that increase cost not only the facility uses but in vehicle design as well. They have looked at the lot and they have talked about maintaining the building while it was being constructed then tearing the existing building down.

Chief Painter believes that the building is viable for other uses; it could be used by Public Works Maintenance personnel who are being displaced and there may be other commercial uses for the building that do not put the demands on the building that the fire department has; they have looked at redesigning the building and remodeling it and just the lot size for the fire station and passed on that 20 years ago; Mark and he have had separate projects on the CIP list for several years until they were taken off because they were getting anything done. Mark and he have decided to combine the departments after looking at where they provide savings having facilities both departments can use. This will present

a savings having joint use facilities and that is where the project has come from; they presented the idea to Council, they liked it. That started the ball rolling and in the long run it will save the tax payer money.

Dale Smythe stated that he wasn't sure of the other information people attending might have but once they (committee and design team) obtained the knowledge from the space needs assessment especially the requirement for 4 acres, even if all the other efficiencies were gained and the entire square footage could not be built, none of the other sites offered anything that was even viable. They did a comparison on those other sites.

Sarah Wilson-Doyle commented on the public question regarding future uses of the existing buildings could provide for the community and she was wondering if it would be beneficial at this time to have the design team review those existing buildings for recreational purposes that would provide an interim solution until the funding could be found. There may be a way that these buildings could provide for the next 20 years with minimal changes and improvements. These buildings could also be sold too providing the necessary funding needed to start the recreation project in the land next to the library.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:35 p.m. The next regular meeting will be **WEDNESDAY, OCTOBER 8, 2014 AT 5:30 P.M.** and will be at the City Hall in the Cowles Council Chambers at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-11 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:32 p.m. on September 24, 2014 at the City Hall Conference Room Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, CASTNER AND WYTHE

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

TELEPHONIC: STANTEC - SARA WILSON-DOYLE AND DALE SMYTHE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF SYNOPSIS

A. Synopsis for September 24, 2014 Regular Meeting

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

ROBL/WYTHE – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the committee.

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

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

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

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

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

A. Design Team Reports

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

B. Staff Status Reports

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

PUBLIC HEARING

A. Public Safety Building Project Proposed Building Site

Chair Castner opened the Public Hearing.

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

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

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

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

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

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

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

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

PENDING BUSINESS

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

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

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

There was nothing further.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Castner invited comments from the remaining committee members.

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

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

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

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

Ms. Wythe had nothing further to add.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

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

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

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

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

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

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

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

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

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

B. Scheduling the Next Meeting Date and Agenda Deliverables

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

Chair Castner requested that date to be penciled in.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Supplemental Strategies Chart – Updated and Revised as of August 19, 2014
- E. Project Contact List – Updated and Revised as of August 19, 2014

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

COMMENTS OF THE AUDIENCE

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

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

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

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

COMMENTS OF CITY STAFF

There were no comments from city staff present.

There were no comments from those participating telephonically.

COMMENTS OF THE COUNCILMEMBER

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

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

COMMENTS OF THE CHAIR

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

COMMENTS OF THE COMMITTEE

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

Chief Robl and Chief Painter had no comments.

ADJOURN

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

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

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

Session 14-12 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on November 10, 2014 at the Cowles Council Chambers at City Hall located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, CASTNER AND WYTHE
DESIGN TEAM: DALE SMYTHE, STANTEC

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

STAFF: DAN NELSEN, PROJECT MANAGER
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 October 8, 2014 Regular Meeting

The minutes were approved as presented 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, he questioned that the site selected is 3 times the size of the existing parcel and asked if they needed that large a fire hall since they have a number of firehouses, and he understands needing to get the site locked down for funding reasons but he did not think that this site (HERC) would be all that great since pulling out onto Pioneer would mean that you have to open up that area and asked if additional locations were considered.

Chair Castner responded to his comments regarding the increased size of the building and the locations that were considered and why they were not chosen. Chair Castner further stated that this particular location adds value that will make the new building less expensive if they can repurpose the existing foundation it will save a substantial amount of money.

Roger MacCampbell, city resident, commented in total support of the new facility and stated that this community is going through growing pains. The community needs to treat the police and fire like the professionals that they are and he is not opposed to this site; however he would like to see a new recreation center too.

Kevin Walker, non-resident, commented on the proposed location of pedestrian and bicyclist access on the proposed site and asked for direct access to the front door and not across a lot of parking lot or roadways for those pedestrians and cyclists.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Design Team Status Report – Dale Smythe
B. Staff Status Reports – Carey Meyer

Chair Castner invited Mr. Meyer and Mr. Smythe to come forward and provide a report on what was accomplished to date on the project.

Mr. Meyer and Mr. Smythe summarized the following:

- The committee request to put a conceptual design on the proposed site leaving the recreational uses of the site in place as long as possible.
- Various design layout increased costs and was very difficult due to the site restrictions
- they provided drawings that showed the build out in phases to accommodate this request to leave recreational use in place as long as possible by building the Police Department first. This would move the City personnel into the HERC offices on the upper floors.
- The second phase would then be the Fire Department which would be reusing the foundation of the HERC building
- The first phase would include some Fire amenities
- The design does include some contingencies since there were many unknown

Chair Castner restated that they were recommending a Phased project.

Mr. Meyer responded that they were not necessarily recommending a phased project but that it could be done as a phased project. He did note that the classrooms could be utilized as storage and office space. The smaller building would be demolished to allow the building of the police and some additional construction.

The following were discussed or commented on by the committee and staff:

- The scheduling a phased project, what departments, amenities would or could be constructed first and the increase of cost
- The use of the classrooms was not included in the Fire Marshall review and would require additional renovations.
- building occupancy was only provided to 47-49 for the gym portion of the existing building
- The Fire Department would be built over the existing foundation of the existing building saving tens of thousands of dollars in concrete work
- phasing the project could push the total costs to \$28.5 million dollars
- Further discussion was required on occupancy and usage of the HERC classrooms
- it is not viable to construct needed Fire and Police amenities in the first phase then expand or phase in the expansions in the future as shown in the projections of the space needs report.
- Mitigations on the site that will need to be accounted for

C. Council Report – Mayor Wythe

Mayor Wythe reported that Council approved Resolution 14-110 regarding the Site Recommendation at the last meeting. This was the only action taken regarding this project since the last Committee meeting.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

There was no pending business on the agenda.

NEW BUSINESS

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

Chair Castner clarified that the trade-off for phasing the project would allow the gym to remain until the second phase but not building the project out as one would increase the project by an estimated 4% each year.

B. Updated Construction Project Schedule

The project schedule was reviewed by the committee members. Chair Castner commented that he wanted some events on here that needed to happen if they were to construct in 2016.

Mr. Meyer stated that one task was added in October 2015 Bond Proposition. It is generally the same calendar as the design team presented during their interview. He further stated that it was apparent that they knew the funding fairly quickly or they will be pushing back the schedule farther back. In December they should be completing this phase of the schedule and if they want to keep going they will need funding next year. If they want to continue with the design they will need more funding 2015. Waiting for the Legislature will mean no funding until late next year.

Chair Castner inquired if the committee had any opposition to adding the Bond Issue to the schedule. It was acknowledged that Council has the final say and approval.

Chair Castner inquired from Mr. Smythe how far ahead of construction do they need to put out construction ready documents. Mr. Smythe responded that in putting in contingencies he believed it could be done within 3 months. He believed that would not be a problem obtaining 65% documents. It was agreed that demolition could be completed prior. Site Development, utilities and demolition can be added to the schedule and as they progress costs could be quantified for utilities, demolition, and site development as well.

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

Chair Castner would like to talk about the recommendation to Council at the next meeting. He appreciated the phased approach and believed to be a good approach while waiting for funding from the Legislature.

Mayor Wythe commented that she still preferred building out the whole project. She added that if Homeland Security wanted to give them money they would take it; in the initial discussion they determined that the cost in 2015 would be around \$1 million dollars (looking to Mr. Smythe with Stantec) to keep the project moving forward and requested confirmation. Mr. Smythe confirmed that Stantec still owed the concept level design (35%) and costs to build. This would carry through to September of 2015. Mr. Smythe also stated that they had included an 8% Design fee as a round number to use which would more closely represent Design Bid Build process but as a whole project cost to represent everything. Mayor Wythe further stated that they haven't had a discussion on things in the design that could be built and completed at a later time or forestalled to a later date. Mayor Wythe agreed with Chief Painter that the Fire Marshall did not approve to use for the rest of the building and only approved a specific portion of the building for a specific population base so did not believe they could just move city personnel into that building.

Chair Castner stated that they do need to have the discussion on what the space needs study such as the covered impound yard, he did not think a covered yard was needed; also the shooting range could possibly be done with a separate funding source by someone who does shooting ranges. He believed

that \$28.5 million dollars was a big number for the city to take on especially if they lose recreational services.

There was a brief discussion on clarification of how long the gym would be available.

Mayor Wythe inquired about Chief Painter's availability for the December 10th meeting. He will not be here but his representative is available for the discussion of the aspects of the facility that are needed now or could be postponed or framed and completed at a later date.

Chair Castner also requested funding to be on the agenda including the \$2 million dollars that is in the City's Permanent Fund in that discussion.

INFORMATIONAL ITEMS

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

There were no comments on the informational items.

COMMENTS OF THE AUDIENCE

Kate Crowley, city resident, commented on the phasing idea and that she understood the final price tag is very important decision but with the idea of phasing makes this easier to swallow for a lot of people and if you are looking for support for a bond issue she believed people would support funding for a police station and somehow not taking away the recreational facility that they do have now. She will take it in and pass it around. Her initial response is this looks pretty good and she appreciates that they are looking at this option despite the price tag and will go a long way to help public support.

Kathy Hill, city resident, she did think that this was at least a compromise regarding phasing and she stated it was unfortunate that recreation has come up in conflict and if they had chosen another location it may not have but at least this gives the city, the community and others time to think where they should be regarding a recreation center since there is no point in going after money for a community recreation center when the public safety is a priority in the city that is a given. She inquired what the cost of demolition would be for the project.

Kevin Walker, mentioned the petition and letters submitted to Council against the HERC site for the project and that it wasn't even discussed and he believes that they should reconsider if it goes to public vote because that is an awful lot of people who spoke against it; he then remarked on the plans, suggesting the city could consider privatizing some of the larger areas such as a gym, cause they could design it as a facility for the public and just schedule the police and fire use or better yet they could use other gyms that are already in town and then they would not need 4+ acres if you take away the gym, all the unnecessary parking, retention ponds, the shooting range; additionally the specs seem tailor made for this site. Mr. Walker thought that the city may be able to utilize some of the existing police and fire buildings and there might be some evidence where some of these things could be compromised or used

and he's not sure if the committee has talked about what to do with the old structures, he acknowledged that the structures are old and that's a problem.

Scott Adams, questioned the combining of the Fire and Police departments, as far as he has ever seen those departments have always been separate; then he questioned where the funding will come from since they have mentioned funding coming from a bond issue or the legislature how are they going to fund continuing this project from now until they get that funding, are they taking it from the general fund or is there a special fund?

COMMENTS OF CITY STAFF

Mr. Meyer responded to Ms. Hill's question regarding the cost of demolition would be about \$500,000 for both buildings. Mr. Meyer requested confirmation on what was expected of the design team.

There was a brief discussion on the recommendations from Chief Robl and prioritization and the input from the design team. Chair Castner also would like to see developed the 35% for the civil elements so the committee starts, because right now everything is lumped into the sf costs. He would like to know the costs if they will need to bring in a larger water line, also if there is discharge lines, gas and electric. He would like to get this fleshed out. Chair Castner added that he believed the public expects them to figure this out before and he would also like to make sure there are no hidden costs or problems since they are at 28.5 million and no one wants to hear 40 million.

Mr. Nelsen and Ms. Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe responded to Mr. Adams that funding for this project was appropriated from the depreciation accounts of both departments.

Mayor Wythe commented that she gets there is financial concern and concern regarding the recreational facility. The Council will perform due diligence on the financial aspects of this project. She can attest from sitting 10 years on the Council that their success rate of not paying better than 50% for anything that has been constructed, in most cases more around the 25% range, has been really phenomenal for many years, so that is the reason that it is not really frightening to her. She also looks at the amount of indebtedness of the City of Homer and it is around \$1.2 million which is really nothing. They have the Library. Port & Harbor pays for itself. She opined that since they are not carrying a lot of debt there should not be a whole lot of concern regarding going out and incurring debt to build a decent Police and Fire Station. Mayor Wythe stated she really likes the idea of figuring this out to construct the whole project at one time because any margin of increase in the cost is a margin they should not have to pay. They need to focus on getting to that place and she is committed to helping support reaching that place. Another aspect is focusing on the long range picture is they want to see this community grow and the community cannot grow much more if they do not do something with Fire and Police Services. There are a certain things that are limiting factors in the growth and development of your community and this happens to be on that list of things. She feels that they need to be focused on it. She is disappointed that people put things in the newspaper that are not necessarily founded in truth.

COMMENTS OF THE CHAIR

Chair Castner responded to Mr. Walker that the gym shown in the drawings was not really a gym it would be office space, the shooting range is actually placed on the second floor and the fact that the

design presented tonight was tailor made; there was a lot work done to include all the required items such as parking, the retention ponds, which will handle the water that is or comes onto the site. The dedicated professionals who work for the city worked with Stantec to come up with the design presented tonight and he is very pleased with what they have designed.

Chair Castner responded to Mr. Adams that the funding will be discussed at the next meeting since Council has not talked about funding beyond this point even in a worksession. He has talked to Finance requesting information on mil rates, percent on a sales tax, what the bond bank is charging which is 3.8% and believe me there will be due diligence on the funding of this thing and he does not believe any more money than already funded will be expended on this project until the proper funding mechanism is in place.

Chair Castner remarked that Mayor Wythe said they would be saving money once you take down the recreational facility you haven't saved anything; it is a loss of something. They will need to spend money to mitigate the green space and to go in and tear down the skate board park without replacing it is a loss. The Police department will not be replacing the values lost in the skateboard park or the recreational use of the gym or the green space. He is just trading dollars. In response to Chair Castner Mayor Wythe noted that was not under the responsibility of the committee. Chair Castner acknowledged that they do not have a responsibility to what they are tearing down but they have a responsibility to what they are tearing down.

COMMENTS OF THE COMMITTEE

Chief Painter went on record to state that he was not in favor of a phased project. He understood the factors involved and looking at smaller numbers may be more digestible but having the agency pushed back a number of years down the road and have to rely on the existing facility for another 6-10 years was somewhat problematic for him along with the extra cost of a phased approach delaying construction of the inevitable they need what they need now not 6 years or 10 years from now. He agreed with sitting down with the space needs assessment to determine more concrete numbers. There are some numbers such as the apparatus bays and office space were already middle of the road; the training space was based on they required currently and projected out what they will need. They may be some things they could probably do without such as covered storage since the Skyline is almost complete but that will then add time when the equipment is needed. He understood the concept and the attraction to the phased approach but being on the receptive end of phased two he doesn't like at all.

Chair Castner remarked that even using the 50% that Mayor Wythe indicated would represent a cost of \$14 million and then cited that the phased approach would mean something is built in 2016. So do we all get something built today or we all get built in 5-6 years from now. He is willing to talk some more at the next meeting some more. The reality is that people say wrong place, wrong place, wrong time, no money and he believes that it is the right place, right project, right time but he does not have faith in getting the money from Juneau. He would like to see half the money for the pistol range but they are going to really have to look to see what is possible.

ADJOURN

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

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 14-13 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on December 10, 2014 at the Cowles Council Chambers at City Hall located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS MIOTKE, ROBL, CASTNER AND WYTHE

DESIGN TEAM: DALE SMYTHE, STANTEC

ABSENT: COMMITTEE MEMBER PAINTER (EXCUSED)

STAFF: DAN NELSEN, PROJECT MANAGER
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 November 10, 2014 Regular Meeting

Chair Castner requested a motion to approve the minutes as presented.

WYTHE/ROBL – MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 10, 2014 REGULAR MEETING AS PRESENTED.

Chair Castner would like to amend the last sentence in his comments since he believes that it required clarification to read, “stated that while it is not our responsibility to find a new gym to replace the existing gym, it is our responsibility to identify things that are mitigations and losses.”

The amended minutes were approved by consensus of the Committee present.

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)*

Mary Griswold, city resident, encouraged the committee to request the design team to present an optimal site plan design not constrained by the repurposing of the existing foundation or retainage of the gym. She felt that building the police station in such close proximity to the gym will be very inconvenient for equipment access all the way around the new building and thus more expensive. Ms. Griswold believes that they should know and evaluate the trade-offs between the optimum design and the constrained design. If the complex is built all at once instead of a phased approach she did not see the sense in using the design based on the constraints and phasing.

Brenda Dolma, city resident, encouraged the committee to use sustainable qualities and features within the project. She presented for review a drawing of a “Green Roof” by her daughter that was selected in the Caring for the Kenai and pages from Green Roof Design 101 by www.greenroofs.org showing the process. Mrs. Dolma referenced the efforts used in the construction of the Library and wanted to use this as a statement of the community.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Design Team Status Report – Dale Smythe

Carey Meyer, Public Works Director, provided a summary of the Design Team efforts since the last meeting. He reported the following:

- constrained efforts due to holidays
- stronger civil costs estimate which is provided in the packet
- square footage priorities based on a phased approach
- responded to Public comments regarding the conceptual design
- met with the Police Chief and redesigned the accesses to the police building for Public, Staff and Prisoner/Defendant

Mr. Smythe added that they discussed the priorities on different features of the design.

B. Staff Status Reports – Carey Meyer

Mr. Meyer provided a summary report on staff efforts for the expanded cost estimate for the project which included traditional line items provided by Cornerstone. This represents a general representation of costs. They also provided “crayon” drawings that addressed changes in the accesses to the building, sidewalks and parking. Mr. Meyer confirmed that they applied 21st century methods to address storm water drainage although no inclusion of sustainable building measures such as “green roofs” have been considered. Additional issues that should also be discussed is geothermal, solar, and other sustainable methods that could be used, noting it would be more expensive to construct but would cost less in the long run.

C. Council Report – Mayor Wythe

Mayor Wythe reported that Council did not take any actions regarding the project since the last meeting.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Amending the Proposed Construction Schedule for the Project

Chair Castner provided a summary explanation on the project schedule included in the packet.

There were no comments, remarks or changes made to the proposed project schedule as presented.

NEW BUSINESS

A. Project Funding and Financing- What Are the Funding Options for this Project?

Chair Castner read the title into the record. He commented that he felt this was really important and did not feel that this project was going to get any more fundable as they proceeded. He recited the current economic trend with the price of a barrel of oil and the very unlikely chance that the city will receive funding from the state legislature. He was not too optimistic on receiving any governmental funding. He believes that they will be able to bond \$10 million dollars and use the money in the permanent fund and

build in phases and get the police station built and be is prepared to help sell and where his advocacy lays.

Mayor Wythe stated that the Public Safety Building is actually the number one project for the Council acknowledging that Water and Sewer is listed as number one since you do not get funding for that unless it is number one. She stated that they are intending to ask for a reappropriation of the funding the city has received for the East/ West Corridor project since they have not progressed on that project and this project has been stated as their number one priority.

As for the Permanent Fund she does not believe that she agreed to put it there unless it should be left there and hopes that the rest of Council would agree with her, she further noted that Chair Castner knows this and they have had the discussion several times but she is hoping that Council would not support removal of those monies from that savings account because while they feel they may not be making money now they will make money eventually and it is more about the long term needs of the community and not the immediate future.

Mayor Wythe stated she is prepared to sell this project as a whole, citing the costs to phasing the project. Providing the services to the community is of the greatest need and that they will not get the Public Safety Building any cheaper "piece-mealing" the project. The sooner they make this happen the less expensive it will be for the community.

Chief Robl remarked that they are coming into a "Perfect Storm" of bad news regarding funding and that they may attract funding from Department of Corrections for the following reasons:

- expanded jail facilities
- less need to transport prisoners to Wildwood Pretrial Facility

Additional Funding Sources would be:

- Assistance to construct the Firing Range from NRA
 - Funding from Homeland Security since they are a Port and Airport and are an entrance into the country
- There may be other resources that they could approach also.

Dan Miotke commented on the concerns of the Fire Department regarding a Phased Approach as follows:

- the needs of the Fire Department are just as warranted as the Police Department maybe not as desperately, extending out their need only puts them in worse position
- rising costs to finish the project over the years
- Changes in Council priorities in the future
- May obtain community support by separating the two departments since Police tend to have lesser support in a community

Chair Castner responded that he works everyday on projects that have no hope of getting funded. It is heartbreaking on the amount of time and effort people put into these and then sit and wait for the funding. He believed that everyone in this room needs to agree on the approach and he agreed with the increase in funding when phasing but the increase to a \$40 million dollar project to delay the whole project is not smart. He strongly believes that they can convince the community to accept a phased project. He also believes that the money in the Permanent Fund would better suit the needs of the community being used for the Public Safety Building.

Mayor Wythe doesn't disagree that having a phased plan as a backup would be beneficial but that they need to start with the whole project and if they have to step back then they have a place to step back to. She did not believe that they should start with a phased project, she strongly believes that Council believes they can do the whole project.

Chair Castner stated he has no problem supporting that scenario and wanted to propose a third scenario. He provided a brief story on a joint venture between KTUU-KAKM. He urged the committee and Council to explore a public –private venture for this project.

Mayor Wythe responded that she has learned through her recent education and which her term paper is based on a lease scenario or similar partnership means more dollars for a project than to have the city own it and pay for it once. The Federal Government leases property primarily due to the requirement of accounting for the purchase that year instead of amortizing the payments and they have paid for a building multiple times over a lease period of 50 years or more. She has reviewed many different ways to fund a capital project and the least cost to the tax payer is to fund the project once. As the Mayor she is interested in providing the very best services to the community at the very least cost. As a resident she is interested in seeing the project go forward. Mayor Wythe stated that when they get to the final funding discussion they can review that option.

Chair Castner remarked on including depreciation in those figures and they could agree that someone can perform an economic analysis on this project and show us what it means in response to Mayor Wythe.

Chair Castner further recapped the three scenarios spoken about:

- the “All-in” scenario, the “Phased” scenario and the “Public/Private” scenario

Chief Robl and Mr. Miotke offered no further comments.

B. Discussion on Design Features Proposed by the Space Needs Study

1. Memorandum from Carey Meyer dated December 3, 2014
2. Comments received from Chief Robl dated November 6, 2014

Chair Castner introduced the item for discussion. He added a gentle warning that they needed to address the project as a whole to get it going before dealing with the details. He further acknowledged that this was pre-supposing it would be a phased project approach.

Discussion ensued on there being no real items that could be left out since the design was just a bit more space than necessary.

Chair Castner inquired if the design changes addressed concerns that Chief Robl outlined in his email. Chief Robl responded that the amended design changes regarding the entrances and parking/pedestrian public access was acceptable.

C. Discussion on the Committee Recommendation to City Council

Chair Castner read the title into the record and further stated that there were a couple of policy decisions that are not in the committee mandate:

1. Where will the funding come from to support this new infrastructure?
2. Where will the personnel come to support (i.e. facilities maintenance, janitorial, heating, lighting, etc.) the structure.

Chair Castner further commented on the questions he has been asked regarding regional fire service. He has responded to those inquiries that it is a major decision for the city and should be considered when they consider building training facilities.

Mayor Wythe responded that they could submit a recommendation based on the reaching the benchmarks regarding the following:

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 10, 2014

- the Police Station is not usable
- the existing Fire Department could be repurposed/sold
- rough magnitude of construction costs have been determined
- that potentially a phased approach could be used if funding is not available
- proceed to the next benchmark if funding can be made available
- preliminary footprint design
- identified adjacencies

Chair Castner responded that there are some things that could be done in 2015 such as the old school building being demolished, surveying, and site evaluations. He is all for moving forward. They need to discuss what they can do now. He referenced the GANTT Chart and that they have the funding to do it.

Mayor Wythe referred to the packet on what they could submit as a recommendation to Council. All the committee is doing at this time is to approve to continue to the next phase.

Chair Castner stated would like Council to consider the Bond Issue sooner rather than later so they can get that started. Mayor Wythe stated that Chair Castner could include whatever items within the recommendation he felt was necessary and she would support them. She stated what she thought should be in the recommendation to Council: to show them what they have done and what is the next step and they would like permission to proceed.

Mayor Wythe further stated that separate from this committee she will be bringing forth a resolution requesting authorization to have those funds re-allocated from a road project to this project when they are in Juneau next year. Chair Castner reiterated that the committee operates by consensus so whatever they do here will be unanimous, but they need to recommend to Council to make some decisions and Council won't be able to do it in one meeting but believes that this will be the only opportunity before that meeting in January.

Chair Castner continued his remarks stating that the presentation or recommendation should include the three scenarios, where they are in the process and outlining the processes that require the expenditure of funds.

There was a brief discourse on where in Council agenda Chair Castner will be able to speak.

The following questions from the committee followed:

Are they at the point to recommend expending \$28.5 million dollars on this project before proceeding further?

Mayor Wythe responded to the first question that the committee provides the information and Council will determine what action they want to take or they can talk about it more and then proceed.

What numbers do we need or what can they spend money on that can make it look like they are proceeding forward for grant and funding options? Is there any prioritization there for initial steps of the project?

Mr. Meyer responded that one of the purposes of the deliverables is funding, any of the funding agencies will want to see some evidence that they thought this through. Such as how it will sit on the site, sustainability issues, civil documents, and reasonable cost estimates.

He further added that most projects would not have floor plan layout and they do; most projects would have civil drawings that would provide an estimate on what the project is going to look like. What he

would like direction from Council is how do they expend the rest of the money to improve those documents to secure the best funding possible.

Chair Castner added, and if you had some money to tear down the building and do preliminary site work would you want that funding or not?

Mr. Meyer responded that there is something to say about a project gaining momentum and starting site work can do that sometimes, but they don't need construction money until 2017-18, what they need is seed money for the design; if they don't complete the design then they will fall behind on the schedule and it will push construction further back. He would like half of the design money to perform the geotechnical and the survey and reach 35% Design. He elaborated that normally you spend about 50% of your budget getting 35% design. He felt that would also garner support from the community. He also questioned the issues of sustainability that were brought up tonight. These add costs but may offer savings later and they may bring in more public support for the project if they use some of the recommendations of sustainability.

Mr. Meyer reiterated that if they want to stay on schedule they would need \$800,000 they could provide a picture to the community and the funding agencies on what this is and develop momentum and excitement for the project.

Chair Castner remarked that they advertised GC/CM process and he would debate the value of trying to get to bid ready documents when they have the adjacencies, parameters for quality durability and sustainability, he commented on the work between the designers and contractors to iron things out and he was optimistic that if they presented this project in a forthright manner the public will see this and begin to agree with them.

Mr. Meyer responded that the Fire Marshall is required to sign off on the design and they do not have that with what they have now.

Mayor Wythe referencing the GANTT Chart, questioned at what point were they at from Mr. Smythe who responded they are at a 10% Design. Mayor Wythe then stated that the next step was to request from Council authorization to proceed to 35% Design process. Chair Castner added in the request to perform some site development.

Chair Castner also stated that the chart also lists a Notice to Proceed and other dueling activities. This goes back to what Mr. Meyer was speaking about spending money on.

WYTHE/ROBL - MOVE THAT PART OF THE RECOMMENDATION TO COUNCIL INCLUDE A RECOMMENDATION TO PROCEED FROM CONCEPTUAL DESIGN TO SCHEMATIC.

Discussion ensued on the meaning of Notice to Proceed, how far does that take this project, leave design discussion and start talking construction, clarification on what the original appropriation of \$300,000 takes us to the 10% conceptual design, additional monies will be needed to get this project to 35% design status. They discussed the monies needed for design and that the almost \$2 million dollars would get them to a Notice to Proceed for Construction. There was concern that there was only one Notice to Proceed on the schedule. Further discussion clarified that it would be a Phased Notice to Proceed that contains benchmarks to reach before proceeding to the next benchmark. An explanation was also provided on the Contractors role in the process and what they would bring to the table.

Additional discussion on the remaining funds ensued and it was estimated that there was \$60-70,000 unspent and the contract was not for the full \$300,000 so there is maybe an additional \$10,000.

Chair Castner restated the motion.

Chief Robl confirmed that approximately \$600,000 was needed to get through the next phase. Mr. Meyer stated it was a reasonable assessment of the situation.

Chair Castner clarified that will provide more detail drawings of the preliminary design and in addition is the specifications for various things. We would also start seeing master plans for communications, heating, and electrical.

Chief Robl was concerned that the committee would make a recommendation and not know where they are going to get the money to pay for it.

Mayor Wythe stated that is the Council's problem, this committee is tasked with making a recommendation and it is up to council where and how they will fund the recommendation.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WYTHE/ROBL - MOVED THAT ADDITIONAL ITEMS INCLUDED IN THE RECOMMENDATION TO COUNCIL WOULD BE AN UPDATE ON THE PROGRESS WHICH WOULD INCLUDE THE SPACE NEEDS ANALYSIS, THE BUDGET USED TO DATE AND THE REMAINING FUNDS AVAILABLE AND RECOMMENDATIONS ON THE POTENTIAL USE OF THE REMAINING FUNDS; THE PRELIMINARY DESIGN AND THE GANTT CHART, TO VIEW PROPOSED TIMELINE.

Mr. Miotke requested dollar amounts to be placed on the GANTT Chart in order to assist in understanding. Chair Castner responded that they are at 10% and in some respects at 20% but some of the items that make the project reach 35% may change numerous times.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was further discussion on who performs or conducts the Guaranteed Maximum Price Reconciliation and it was suggested that there is a real reconciliation performed since this is going to be a larger dollar amount project. Chair Castner noted that his expertise will offer some assistance with that process.

Chair Castner still wanted to discuss the general funding picture which he can present at Council and would be willing to put it in writing. His major concern is that the public realizes they have done a thorough examination for this project.

D. Discussion on the Approval by the Kenai Peninsula Borough to Remove the Deed Restrictions

Chair Castner opined that this was a significant event and opens the way for a number of things and hopes that no one decides that they should just sell the property however he did not believe that was ever the intent. Setting aside the whole public private thing this does open up other options on financing.

E. Next Meeting Date and Deliverables

The recommended date from the Clerk was January 14, 2015 at 5:30 p.m. After a brief discussion and review of Committee schedules the next meeting was scheduled for Monday, January 19, 2014 at 5:30 p.m. in the upstairs conference room at City Hall.

Ms. Krause will distribute a written report to the committee from the Chair for review prior to the January 12, 2015 Council meeting and any comments or remarks can be directed to Ms. Krause and she will disseminate.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Supplemental Strategies Chart
- E. Project Contact List

There were no comments on the informational items.

COMMENTS OF THE AUDIENCE

Francie Roberts, city resident, thanked the committee for their work, she commented on the amortization schedule for a bond that they did not discuss and was wondering if they had discussed implementing the winter food tax which could pay for this loan they are thinking about; she also cited the fact that the Homer Police Department serves residents outside city limits so this would be a source and also the Homeland Security grants and if the phased approach or the whole project would provide more opportunity for grants over another.

Chair Castner responded that an email from John Li, Finance Director stated that a projected 1 mil rate increase would provide \$624,000 in additional property tax revenue at the current value and a 1% sales tax increase would generate approximately \$1.6 million assuming that shopping behavior doesn't change.

Mary Griswold, city resident, the original preliminary plans were called very preliminary and it appears that they are becoming set in stone. She expressed concern that it is the best layout for the property or is it what you are going to go with regardless of how you build out and what has to come down. Ms. Griswold feels that it is very important to evaluate the best use of the property for something that is supposed to last 50 years and this was one idea that she thinks has lots of problems. Ms. Griswold continued by stating that it sounds like the committee is progressing to 65% on this concept and that the committee hasn't evaluated the best concept for the property it seems important to her that you would evaluate the best option before getting beyond 10% and hopes that someone will consider that option and provide that answer for her.

Chair Castner responded that with the acreage they have here they were provided the optimal way out from the architect for a one level building then they had certain characteristics of the property such as the creek added and tried fitting it but were unable to fit it as one level so they changed it to two levels and he cannot state that they tried every option to fit it on the property but they did try some different ways; it was worked on by several very qualified staff and members of the design team over several hours and this is what they came up with that accounted for all the needs of the departments. He responded that the design asked for leaving the existing gym intact.

Mr. Meyer agreed that they spent half a day with four people to come up with the best design that left the gym and reused the foundation. They had drainage to consider which lent to the location of the building being placed to the eastern side and consideration for the location of existing utilities, entrances, etc. He will look forward to seeing the results of the testing on the foundation and if it turns out that the concrete is not suitable for the intended use then that will allow them to reconsider the location of the building.

Mayor Wythe restated Ms. Griswold question regarding a discussion on the best layout if the existing infrastructure is not used.

Dan Nelsen, Project Manager, commented on other aspects of the project that have not been mentioned and he wanted to bring those to the table now. The existing neighbors would have no view, if the building is positioned parallel to the property then it will eliminate any view shed those property owners currently have; another issue is the creek, there is a reason that the HERC was built parallel to the creek so drainage was not disrupted. The Fire Station can be backed up to the property line which lends itself to same issues they have currently – backing the trucks into the station. In order to have pass through access it requires being placed in the location that is shown in the preliminary drawings. In these buildings using terms in the hotel industry as front of house which is what the public will be presented and have access to and back of house which the public will not have access to. The fire department equipment is quite heavy and is not something that the general public has interaction with which they do now and we are supposed to be bettering ourselves. So they will be able to pull into the back of house and clean and prep for the next event out of the public interaction. Mr. Nelsen continued to elaborate on the following points for placing the police station to the far east of the parcel presenting front house access to the highway frontage they did not have to do much of rework to the existing land which can increase costs considerably. Placing it here results in minimal disturbances and with Mr. Smythe present they were addressing the location on site more of does it function here.

Mr. Meyer added that to take a review placement on the parcel would cost approximately \$2000 and he believes that they have the best option possible.

COMMENTS OF CITY STAFF

Mr. Meyer clarified the deliverables from the design team as a packet of information that includes the drawings, the schedule, a cost estimate, space needs study along with a memorandum with the recommendations.

Chair Castner stated he would appreciate a memo with the cost estimate of those two motions that were made tonight that he could deliver to Council on January 12th.

Mr. Meyer further stated that there is a law of diminish in return when there is still questions to be answered, where the mechanical room needs to go, should not spend time on that but they should spend some time on the Civil drawing to bring it further along and then focus on trying to conserve the funding they have but still give the committee what they need to move forward with Council.

Mayor Wythe clarified that Chair Castner is looking for items prior to the next meeting on January 19th.

Chair Castner would like to see an updated plan reflecting the elevations, and what it is going to mean to get them to NTP, he not sure how to define that at this time. Mr. Meyer believes that it would be beneficial to explain some things such as the timing and GC/CM and conserve as much of the budget as

possible. Chair Castner agreed that some clarity of GANTT would be a good thing and it would be nice to say this is how much it will cost us to get this far down the schedule so if that can be tightened up that would be great.

There was further dialogue between Chair Castner and Mr. Meyer regarding status of actions of the project so far.

Mr. Nelsen commented on the phasing of a project noting that there is not much affect in the design part but when it comes to construction it is another whole story, as a contractor looks at a project and figures out logistically where he will locate things on the site and when a project is phased it adds to the difficulty then you add in the public use of part of the project area and have to add in the costs to make that area or areas safe for the public. Phasing also increases the contractor costs when having to mobilize and demobilize to a jobsite.

Mr. Meyer added comments regarding the costs of those risks accommodations to the project regarding phasing.

Ms. Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe will speak with the City Manager to confirm it will be on the January 12th agenda and she will also have a resolution reappropriation request and also a resolution to accept these recommendations. She would also like the GANTT chart discussion and a discussion on the PIP and what they are going to do with the public involvement.

COMMENTS OF THE CHAIR

Chair Castner thanked the public for coming out and appreciate the public participation. He has said that they are not going to get anywhere until everyone agrees that the project needs to get done. They will talk about what they might do and want to do over and over again.

COMMENTS OF THE COMMITTEE

Chief Robl commented that they will notice that he is against building the range in phases because it is a vital need to the necessary training and they miss out on so much without that facility. He will write a memo that can be included in the next packet. There was a brief commentary on the placing it as not high priority to high priority. He further commented on being against phasing since that would mean background checks and clearances for all contractors or making sure they were accompanied by personnel.

Dan Miotke commented that the fire department has similar views required about phasing that you move into the building then have to accommodate for additional changes and the inconvenience to the local neighborhood plus the possible changes in priority within the city council.

Dale Smythe commented on the time expended to come up with the preliminary design regarding placement on the location. He is very comfortable that given the parameters of reusing the foundation and the several parameters that they had to accommodate there is not much more they could have done.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:35 p.m. The next regular meeting will be **MONDAY, JANUARY 19, 2015 AT 5:30 P.M.** and will be at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____