

Session 15-01 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:31 p.m. on January 19, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, ROBL, CASTNER AND WYTHE

DESIGN TEAM: DALE SMYTHE, STANTEC (TELEPHONIC)

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 December 10, 2014 Regular Meeting
Chair Castner requested a motion to approve the minutes as presented.

PAINTER/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)*

There was no public comment.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported that City Council at the January 12, 2015 meeting approved the recommendations from the committee and amended Resolution 15-007 to include extending the committee until the project was concluded or the committee was otherwise dissolved by Council and expanded the scope of work to include advising Council on all further phasing of design and construction. Council additionally agreed to fund design to 35% but did not designate a funding source.

Mayor Wythe then reported that Council postponed action on Resolution 15-004 to re-appropriate the funding received for Waddell Way Road Construction project for the Public Safety Building due to

recent legislative actions postponing or canceling projects indefinitely by Governor Walker that did not have Federal Funding attached.

There was a brief discussion.

B. Staff Status Reports – Carey Meyer

Chair Castner stated that he believes that they have funds remaining from the original amount funded by Council and that the committee should reassess the budget to get them to 35% design.

Dale Smythe, Stantec, reported that not much progress or work has been done on the project in the past three weeks and he would need to confer with Ms. Noble to confirm funding options that are available.

Public Works Director Meyer provided a synopsis of the memorandum from staff that was included in the packet.

Chair Castner stated he wanted to get right on the drawings and confirmed with Mr. Smythe that Stantec has a civil person in house. Chair Castner continued by reporting he was on site recently and believed that there was going to be more of a “cut” than he first figured so he would like to see civil drawings right away.

Public Works Director Meyer did state that the earthwork was a number that they just threw in by gut feeling. Mr. Smythe agreed that real survey data was needed even if it was just building corners. Mr. Meyer further noted that a couple of bore holes were needed. He also commented that the weather being what it is they should get that done right away taking advantage of the break in the weather.

Mr. Smythe responding to a question regarding costs from Mayor Wythe stated that a site survey would range \$7000-10000 as it depends on what it exactly was being asked for such as the number of holes; the survey could be done in house, but geo-technical would be approximately \$15,000 so total costs could be \$25,000. Stantec cannot perform geotechnical. Mr. Smythe is waiting for direction from the City and also stated this was the time to get with Cornerstone also.

WYTHE/ROBL - MOVED THAT THE COMMITTEE DIRECT STANTEC TO MOVE FORWARD AND PROCEED WITH GETTING THE SURVEY AND GEOTECHNICAL WORK STARTED ACCESSING THE REMAINING FUNDS PREVIOUSLY ALLOCATED.

There was additional discussion on the costs to perform the survey and geotechnical bores and negotiating those costs.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Meyer then asked the committee about the funding for Waddell Way stating that he is prepared to start that project. Mayor Wythe implied that he should bring that question before Council but from the

committee's perspective they still planned on getting those funds transferred to the Public Safety Building project.

A discussion supervened between staff and members of the committee regarding the Waddell Way Project and funding.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Public Involvement Plan and Strategies Discussion

1. Supplemental Strategies
2. Project Contact List

Mr. Smythe provided a status report on the efforts of Ms. Noble and Ms. Doyle regarding a list of potential funding sources and with some of the pros and cons. He noted that there were several items that were not performed or bypassed by the group. He will request that his staff update the chart and forward to Ms. Krause for the next meeting.

Mayor Wythe requested a copy of the information regarding the funding as she has not seen any of that information. Mr. Meyer responded that he did not see a silver bullet that would solve our funding problem.

A brief discussion ensued regarding the information compiled by Katie Koester and Meredith Noble and Mr. Meyer apologized that the information did not make the packet will locate the memorandum and forward to Ms. Krause so she could distribute to the

Chair Castner asked about demolition of building used by City of Homer Maintenance personnel and for storage. A brief discussion on the demolition and abatement costs that may be involved in the demolishing of that one building plus the occupancy of the HERC by city personnel.

Mr. Smythe stated that they have personnel whom reviewed the cost for abatement and previously did some research on the abatement costs involved. This amount included trucking since Homer did not have a landfill. Mayor Wythe questioned if the cost would be minimal to get those details for disposal and abatement. Mr. Smythe responded that the costs would be nominal.

WYTHE/PAINTER - MOVED THAT STANTEC PROVIDE A DEMOLITION AND ABATEMENT COST ESTIMATE FOR THE BUILDING CURRENTLY OCCUPIED BY CITY PERSONNEL FOR THE NEXT MEETING.

There was a brief discussion on details of the costs to demolish the smaller building.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

In reference to the drawings showing the departure area across the wetlands for the Fire Department, Chair Castner would like some discussion since there has been discussion on opening up the creek by other groups.

Discussion ensued with an appropriate and cost effective method of crossing the creek that would hold up to the weight of the fire apparatus and heavy use and could be part of the 1% for Art; previously anticipated public involvement process, updating the supplemental strategies chart and obtaining additional civil drawings before getting involved with bond preparation.

Mayor Wythe apprised Mr. Smythe that a separate group was looking into separate solution to the recreational needs and desires of the community with the City being the main funding source.

NEW BUSINESS

A. Memorandum from Dan Nelsen, Project Manager re: CM/GC Progress Update, Conceptual Cost Estimate and Updates to Conceptual Design Drawings

Discussion by the committee included the following:

- Civil drawings will depict utilities location
- The structure wall will act as the retaining wall on the south side of the building
- There would be no additional retaining wall needed
- Prisoner access was on the north easterly side of the facility while the public entrance was located on the south westerly side of the facility
- The building location would shift toward the south eastern corner of the property moving it closer to Pioneer/Sterling Highway corner.
- Minimum fill material if any would be needed. It was described as more of a “flip”
- Drainage issues would be addressed by implementing retention/drainage ponds and directing drainage to the creek

There were no comments or questions on the memorandum as presented.

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

The committee discussed not having a meeting in February but after review of members schedules it was determined that Tuesday, February 17, 2015 at 5:30 p.m. in the Conference Room would be the best date. Mr. Smyth agreed that he could have the requested documents and information ready for the meeting. Packet deadline is Wednesday, February 11, 2015.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Resolution 15-007(A) Approving the Recommendations of the Committee
- D. Memorandum 15-007 to City Council re: Project Status, Recommendations on How to Proceed and Conceptual Design Status Report
- E. Resolution 15-004, Requesting Reappropriation of the Funding for Waddell Way

There were no comments on the informational items.

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 remarked that he will be attending the next Rotary meeting with Chief Robl and speaking about the project. He is hoping it will kick off some community enthusiasm for the project.

COMMENTS OF THE COMMITTEE

Chief Painter stated that he took exception to the inclusion of any reference or suggestion regarding a combined or reorganized Fire/EMS response duties in Memorandum 15-007. He stated that this item was not before the committee and felt it was inappropriate to even comment on the issue. Just the fact the City Council has directed this committee to research a Public Safety Building is a confirmation in itself that they are quite satisfied with the services provided by the Fire Department and suggesting that something is amiss or other alternatives is counterproductive to trying to get this funded by the public when it may look like the city is trying to dump the fire department or not provide or combine the services with the Borough. He acknowledged that supporters of the Borough have talked about it in the past but he did not feel there was any notion for the city to change the way they deliver fire services and he did not believe it was fair to the residents of Homer or the Borough. He has been approached by a few people asking what is going on, he was blind-sided by this memo.

Chair Castner responded that he was surprised that Chief Painter did not have this on his radar since he has been approached by a number of people several of them being firefighters not necessarily volunteer fire personnel. He added that the memorandum did note that it was outside the committee purview. He believes that this is a policy matter that should be decided by Council.

Mayor Wythe commented that the only thread she has heard was from Walt right before he left that there was some talk from the Borough Mayor but she does not recall Council ever talking about the issue.

Chief Robl had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:42 p.m. The next regular meeting will be **TUESDAY, FEBRUARY 17, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 15-02 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:38 p.m. on February 17, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS MIOTKE, ROBL, AND CASTNER

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

ABSENT: COMMITTEE MEMBERS WYTHE AND PAINTER

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the January 19, 2015 Regular Meeting

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

ROBL/MIOTKE – 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)*

Tim Yarborough, city resident, stated that his comments go along with the Censure that is later on tonight; he was present during the comments of the committee at last month's meeting and during the exchange between Chief Painter and Chair Castner and as a citizen he felt that Chair Castner was disrespectful and rude, he felt that Chair Castner owed Chief Painter a public apology and the Homer Volunteer Fire Department as well.

Chair Castner responded to Mr. Yarborough that he has included a document of Censure on the agenda for the Committee to act on tonight. He further noted that he had received 6 maybe 7 different people who spoke to him about this subject.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

B. Staff Status Reports – Carey Meyer

Mr. Meyer provided a summary of the actions taken by staff since the last meeting. He provided full size drawings for review of the committee noting that they were included in the packet. He elaborated on some of the following:

- Field Survey Completed
- Utilities Located
- Excavated two test holes under proposed new wing of the building
 - Test hole dry and clean
 - Brownish layer in the first 7 feet
 - Darker materials beyond that, no peat or clay observed
 - Further test hole to the west did have water in it
 - did not appear that it will cause problems
 - Full report will be forth coming
- Site Drawings provide a more definitive solution on how water and sewer will be extended to the site.
- Additional memos on Hazardous Materials and Public Involvement

Mr. Smythe summarized the memorandums on the hazardous materials in response to the demolition and requirements were clarified along with options and clarifications for public involvement and Ms. Doyle was available for questions. These items with Public involvement would require tailoring by the group.

Chief Robl inquired about the existing pedestrian path and the installation of a security fence may conflict. It was pointed out that the one line was the fence and not another. The buildings were shifted a bit south. The turn-around was a dedicated cul de sac and could not be used for parking.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Public Involvement and Funding Strategy Recommendations

1. Memorandum from Katie Koester, Economic & Development Coordinator dated January 19, 2015 re: Possible Funding Options for the Public Safety Building

Chair Castner introduced the item. He noted that everyone was aware of City Council was grappling with finding a way to convert an appropriation for Waddell Way to the early efforts of this project but they do not want to lose it either so are being very cautious on how they are going to proceed.

The City Manager has suggested taking part of that appropriation to perform the engineering for Waddell Way and perform a swap with HART Funds then they could use those remaining funds of the appropriation for this project. He further noted that Council has approved funding although they do not know where they will get those funds.

Mr. Meyer responded that they are only fully funded through 10% and they have “tip toed” in to 35% because they had some funding left over. Council would need to appropriate funds by ordinance to proceed to 35% design and they have not done so.

Chair Castner countered that Council approved the recommendation to proceed to the 35% Design level. Mr. Meyer, and Chief Robl agreed, that Council may have approved the recommendation by resolution but until Council appropriates the funding by ordinance the Design Team/Committee really could not proceed much further. Chair Castner agreed, adding that Council said they were going to do it they just didn't where the money was going to come from "that we were to just take this thing and they would figure it out later, this make it a horse of a different color." Chair Castner further noted that Council will have to act in early March if they are to proceed any further. Mr. Meyer agreed that they will be coming to a standstill pretty quick here.

Mr. Smythe reported that out of the three tasks contracted the remaining dollars amounts were as follows:

Task A - Fire and Police Programming, \$0.
This Task was completed and billed out in full.

Task B. Site Selection and Concept Design, there is \$37,600 remaining.

Task C. Public Involvement there is \$19,685 remaining.

Chair Castner inquired if the committee would like to discuss expending those funds. He admitted to being taken by surprise that Council would need to pass an ordinance appropriating funding before they could proceed.

There was no further discussion.

B. Design Process for Reaching 35% Schematic Design Level

Chair Castner was hoping that the Design Team could develop with the Committee a Check list so that they know what direction they would be going. He again acknowledged that Council will be required to make some policy decisions this spring on how they will go about doing this, because they will be tumbling right into summer and if they are going to do a bond proposition they need to start planning that soon.

Chair Castner thought that now was the time to talk where they are at getting to 35% Design and what they would look at once they are at 35% Design; his understanding of 35% is beyond conceptual, a schematic design of the whole project and location and then they will decide where to go from there; do they start tearing the building down or do they start building as they go or do they go on dwell until they come up with the big package to do it all together. From here to 35% they are proceeding to 100% design.

There was no disagreement from the committee members or design team members attending.

So once they reach 35%, they will have a better idea on how to run the utilities, the bones of the building, the site plan is pretty much figured out and 35% Design, this was a place that he hoped they would be in a future that was predictable and if they don't have the money to get to 35% then it is no longer predictable. In his mind they would then have something to take to the public here are the options this is what it will cost.

Mr. Smythe responded that for getting to 35%, the survey and geotech was absolutely required, but to move the design forward to 35% and how that rolls in to any kind of public involvement or bond proposition issues and sharing with the public which is its own project, Ms. Wilson-Doyle could speak more about; but to move forward efficiently will require the confirmation of how much of the HERC building they are reusing, that floor and are they doing a phased project or just one. If things change in the design you can accommodate it at some level.

Chair Castner responded that he thought they had previously agreed to reuse the foundation of the HERC building on the upper level no matter if they used a phased approach or not to save on the cost of concrete and that they could structurally reinforce the existing foundation if necessary as opposed to tearing everything out of the ground.

Mr. Smythe responded that at issue was where the two buildings would join making the design aspect difficult. Chair Castner stated that at this point without a full committee present they cannot discuss the phasing and there are certain things that they are not going to be discussing; there are a number of things that need to be drug out on the table at once and phasing is one of those issues.

He further noted that public policy discussions need to be initiated at the council level and until they say here are the public policy considerations he is kind of frozen on that deal and the issue of phasing he chooses not to talk about tonight. Mr. Smythe stated that to move forward they will need to confirm those points he stated. He further stated that they will want to lock down several things before moving forward.

Chair Castner reiterated that he feels that everyone agreed to reutilize the upper level slab with any necessary reinforcement in that portion of the HERC building. He further noted that phasing would not affect the decision to reuse that portion of the HERC.

Discussion ensued on the following:

- delivering drawings of the project at 35%
 - included would be details such as HVAC
 - Interior and exterior finishes
- reviewing actual work spaces and adjacencies to include natural, ceiling height, etc.
- review of processes as they work toward the end

C. Demolition and Abatement Costs for Hazardous Materials

Mr. Smythe reported that in house expert; Dennis Morris provided a summary of what would be required. He suggested a new report be completed since the condition of the building has changed. He also provided a rough order of magnitude costs. A suggestion of what could be done to move it forward was also provided.

Mr. Smythe is not sure he can provide assistance with any questions but would get answers to anything he could not answer for the Committee.

The pricing for abatement was listed over \$900,000 due to the trucking costs. Mr. Meyer in response to the Chair explained that there are possible options for disposal of materials locally and that there is no City Code preventing them from filling a lot with the materials. Chair Castner stated for this price they could purchase a lot locally and fill it even if they never used it again or re-sold it. Mr. Meyer

stated that they could locate a steep lot that would benefit from fill to make it buildable. They could locate additional ways to save on costs.

Chair Castner inquired if there would be any objection to having Public Works keep an eye out for a lot that the city can purchase for \$80,000 locally. Mr. Meyer stated that theoretically they could look for a lot, purchase it, fill it then resell it making their money back for the project; they could look into that and would do it without a motion.

Chair Castner stated he likes having a motion for the record.

ROBL/MIOTKE – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Meyer then commented on the cost estimate provided to demo that building and until testing and a real evaluation are completed on that building they will not have an accurate cost. He would like to do that evaluation to find out. Chair Castner replied that when he was provided a cost estimate and report from Ron Drathman years back the cost was estimated at \$200000 +/- and the amount of asbestos will not change from then to now. He then added that the solution to pollution is dilution, if the amount of waste stream is greater, then the amount of asbestos becomes incidental.

NEW BUSINESS

A. Public Safety Building Civil Site Plan

Chair Castner introduced the item and provided the background of the request from the last meeting and the changes made as follows:

- Removed the Split Level on the back of the Police Station
- removed the retaining wall
- Security fence issues with pedestrian path
- Concern with only one dumpster and location is not convenient to proximity of building
- Public, employee and detainee entrances and access are separated
- Optional automatic security gates available at entrance to parking off Pioneer Avenue and along the side of Fire Station garage
- the space next to the garage is separated from general public usage – no through traffic
- Public Parking for the Facility is located off of the Sterling Highway there will be no public access off of Pioneer Ave

B. Notice of Censure

Chair Castner included the censure since he did not believe the committee would know what steps to take to voice extreme disapproval of an action.

ROBL/MIOTKE – MOVE TO DISCUSS THE CENSURE RECOMMENDATION.

Chair Castner stated he will sign it if the committee passes it and then they can have a discussion on his role on this committee. He further added that if they feel having written the paragraph was prejudicial to the Fire Department and Chief Painter then the committee should censure him for his actions.

Mr. Miotke asked if they could take action on this with only the two of them present.

Chair Castner stated he will tell Ms. Krause that it is approved if Chief Robl and Mr. Miotke voted in favor of it.

Chief Robl stated he was present and it appeared that it bothered Chief Painter more than it bothered him and he could not vote on it.

Chair Castner inquired if Mr. Miotke was given "marching orders" Mr. Miotke expressed a wish to postpone the action until the other members were present.

Chair Castner asked the Clerk to postpone the action until the next scheduled meeting.

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

Chair Castner noted for the record that he was unavailable to attend a meeting the month of March.

Chair Castner stated that he would attend the February 23, 2015 Council meeting and let them know that they will need the funding to reach 35% and he further stated that they will have to reach a point determining where they are going. He related his experience recently attending the Rotary meeting with Chief Robl and they were asked questions, they need to engage the public and make this a community project. They are floundering out there not knowing where the money is coming from; plus some other items. Chief Robl heard his patter regarding not living in fear and was receptive to it. Their community is rapidly aging and will be taking the senior exemptions and will not be voting for bonding. He believes that they are heading to a deflationary period and that is not good. He is convinced that they can come up with a plan.

Discussion on the next meeting date ensued and was determined that March 17, 2015 would be good for those present. Ms. Krause will contact Chief painter and Mayor Wythe to confirm that the date was good for them.

(After the meeting and additional review of the clerk's calendar the meeting date selected was not good and the room was not available so was changed to Wednesday, April 1, 2015 at 5:30 p.m. in the Conference Room upstairs.)

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Resolution 15-007(A) Approving the Recommendations of the Committee
- D. Contact List and Strategies Chart
- E. Public Involvement Plan dated June 23, 2014

There were no comments on the informational items.

Chair Castner requested comments of the audience and commented on a candidate for city manager position dropping out.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Mr. Meyer commented that they will be holding fast until questions posed tonight can be answered. If they are to stick with the schedule and proceed with a bond issue they are going to need some funding pretty quickly to keep the ball rolling. There is a window of opportunity for construction and they could lose a year if they do not take advantage of the season. But he they should not spend the rest of the money until they see a little more light at the end of the tunnel.

Chair Castner responded that they need to get the light lit, because if they don't ask the questions and they don't push for decision they are going to just sit here in "dwell" and he doesn't believe it serve either department well to go into dwell. It especially doesn't do for the police department to go into dwell; they need to do something; they need to act like a city here and step up and get going. They need to make decisions points and if the decision is to wait until oil is back up to \$100 a barrel then that is a public policy decision and Council needs to involve the public and have some discussion about it but from the committee viewpoint, as the guys wanting to get thing done to him they need to be pushing, they are the ramrods of the project and need to push to get some decisions made; if Stantec wants to send Meredith to lead Council in a worksession to show them the options, an independent third party that doesn't have a dog in the fight we need to do it soon and before the gas assessment comes out in June to start talking about the next hit on the taxpayers.

Mr. Meyer reiterated that as Dale indicated there is money left in the public involvement portion and at the next meeting if not before, and as some of the memos in the packet lays out the thoughts on public involvement and that may be part of this project that they can follow through on the original intent of that money being in the budget; they will come back with a specific recommendations for the next meeting and will try to identify some other things within the scope of the work in support of the public and this decision.

Chair Castner asked if he has agreement with the committee that he will go before Council on Monday and ask the following:

- To designate the money to get the project to 35%
- What is Council's process to get them to construction?

He noted that construction and funding go hand in hand. He will not say anything about phasing.

Ms. Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

There were no Council members present.

COMMENTS OF THE CHAIR

Chair Castner stated that when he attended the Rotary meeting with mark he had someone approach him and state he had 3 points to give them:

1. You should never tell us that the equipment is broken because then we are going to have concern on how you are going to maintain a \$30 million dollar building.

The equipment was an air to air handler that was designed for residential use.

2. You should never show us wiring that is improperly wired.

That wiring was com cable and antennae s and there were no chase-way or conduit designed into the building to handle that type of wiring.

3. I helped build the firing range at Blackwater and what's wrong with that.

He could not respond to that point. Chief Robl responded that there is no indoor range facility. The person was talking about a backdrop that was constructed.

Chair Castner then stated that he would not talk about phasing, not talk about the consolidation of the fire department, not talk about public participation in the project because the Mayor doesn't want to talk about that, not going to talk about using the Permanent Fund for the project because the Mayor doesn't want to talk about that and not going to talk about the firing range because Chief Robl doesn't want me to talk about that. These are the five subjects he will not discuss. Eventually he will have to free himself to talk about them because he is a public member and they are public policy decisions that people deserve to talk about and want to have discussed, people call him up and want to talk about these issues with him; he wants to be on the team but needs to be able to process that information; not just tell them, yeah, it's a good idea and to take it to the city council; at some point they are going to have to give some; he really wants the fire department to have the training facilities that are needed, he doesn't know when they would be built but wants the fire department to really have them; Chair Castner believes it is a higher priority to get the people who are working in the police department out of that place that they are so that is where is heart is right now. But he really believes that everyone working for the city needs be properly trained and have the best facilities so they can give us the best level of service. That's what he would say to Chief Painter if he were here.

COMMENTS OF THE COMMITTEE

Chief Robl commented that he has been following what has been going on in the legislature the last couple weeks and there are a lot more negative and pessimistic outlook with the budget than he expected; they are in the slashing and gashing mode down there; he added that they wanted to cut the jail contract but believes that they fought that back fairly well, he doesn't know that they lost the probation officer yet for sure. They have cut back AST on several fronts. It is just a real negative climate and the chance of getting any money out of them is slim to none and Slim just left town. He related that state funding for Kodiak which was a larger facility was over \$2 million dollars and they also recently contributed to Haines for their new facility, so they do have a track record for contributing but this is just bad timing.

Mr. Miotke commented on the Fire Department perspective for the decisions on the shooting range and different parts for phasing should be by consensus of this committee and has been done that way and continue. As far as funding they should be optimistic that oil prices could change and that they should be ready with 35% for when things do change.

Mr. Smythe commented that within the Public Involvement memo in the packet there is a rough order of magnitude of costs that could be beneficial right now.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:47 p.m. The next regular meeting will be **WEDNESDAY, APRIL 1, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

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

PRESENT: COMMITTEE MEMBERS PAINTER, ROBL, WYTHE AND CASTNER

DESIGN TEAM: DALE SMYTHE, STANTEC (TELEPHONIC)

ABSENT: COMMITTEE MEMBER CRANE (EXCUSED)

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the February 17, 2015 Regular Meeting

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

The minutes were approved by consensus of the Committee.

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

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

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

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

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

B. Design Team Status Reports – Dale Smythe, Stantec

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

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

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

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

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Notice of Censure

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

NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

C. Next Meeting Date and Deliverables

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

INFORMATIONAL ITEMS

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

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

There were no comments.

COMMENTS OF THE COUNCILMEMBER

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

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

COMMENTS OF THE CHAIR

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

COMMENTS OF THE COMMITTEE

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

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

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

Chief Painter stated he believed it was 1 mil.

ADJOURN

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

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 15-04 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 1, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, WYTHE AND CASTNER

DESIGN TEAM: DALE SMYTHE, STANTEC (TELEPHONIC)

ABSENT: COMMITTEE MEMBER CRANE, ROBL (EXCUSED)

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the April 1, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

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

Mary Griswold, city resident, pointed out that if the city chooses to stop providing fire protection which she believed was unlikely, the service could not just be handed over to KESA as indicated at the Council meeting on Monday, expanding the borough service area would require assembly action and a vote of the residents of KESA and the city, or by the city council on behalf of the city residents, more importantly she objects to moving to 35% Design at this time. This project began when state coffers were flush and the city was confident that they could get the generous state funding for public safety infrastructure, even a couple months ago the city expressed confidence in a reappropriation of the funding for Waddell Road Improvements for this more critical project. This financial situation is more different now and according to the experts is not likely to change in 3-5 years. Rep. Paul Seaton recently speculated that few Capital Projects will be funded by the state and those would require the municipalities to provide a huge portion of the project. The current design is top of the line and counting on a large population increase and a large staff increase. Ms. Griswold believes that before they move to 35% Design it is imperative that they step back and reevaluate the assumptions underlying this assessment to see if the cost can be reduced without compromising essential services. The existing 10% design documents are sufficient to engage public and city staff discussions to develop a more reasonable project that will garner public support for the inevitable bond question.

Scott Adams, city resident, did not support construction of this \$30 million dollar project and commented on the police force's reduced numbers in the last couple of months due to non-funding, he emphasized that the city needed to support the police force we need at this moment, he expressed concerns with regards to affording the additional staff after the building is completed, let alone how we are going to fund the project in the first place. He believed that the project was way too big for the

community. He has heard previously that this city provides police, fire and roads now he hears that they are not going to provide those services, he has issues with the going back and forth, he's heard that the existing buildings are needing repair and cannot be used and questioned how the city could sell those buildings if there is no worth. Mr. Adams reiterated that the project is too costly and suggested the City should look into leasing a building; he is against the whole project and believes it can be revamped into a smaller project which would fit Homer better.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe commented on the Pending Business item being postponed to the July 27, 2015 Council meeting. She stated that they were unable to get the funding re-appropriated and the funding for the jails contract has been cut by the state by 40%.

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

Mr. Meyer reported that the project status is in a holding pattern until approval of additional funding for the project.

PUBLIC HEARING

There were no items for public hearing scheduled.

PENDING BUSINESS

A. Funding for the Project to 35% Design

1. Ordinance 15-18(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$613,000 \$621,500 from the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design

Discussion ensued on the amount being requested in the ordinance with Mr. Smythe explaining the types of line items being covered and that it was standard practice to make sure there were more than enough funds available to cover possible unforeseen expenses. Mr. Smythe stated that the amount was a result from initial planning with the General Contractor that included everything a worst case scenario number; it included contingencies that included added square footage, estimating, and a 10% design fee which is standard and since it was done so early, a guess at the number of a percent complete assuming that to get to a 35% complete you would use more than the 35% design fee. He commented that he believed they would not spend this amount to reach the 35% design as long a decision was made early in the direction. Chair Castner responded that with a CMGC Contract they are never going to 100% Design which was part of the pitch with Cornerstone and everything like that; they will probably get to DD, there will be documents sufficient enough for Cornerstone to begin construction and he thought they were looking at more like 71/2 - 8% of construction not 10.

Mr. Smythe explained that may be true but the consensus was the higher number was more appropriate in this case.

Chair Castner came back with the perception and comments heard from the public on this project. Mr. Smythe stated that the worst thing that can be done in any project is not plan in enough for costs and that they are very early in the process and without even actually a phasing plan determined to even guesstimate a cost is very premature and these were all numbers used for discussion purposes and most folks are confusing that fact with a complete design estimate and that is not where we are at in that process. He continued that the purpose is to get the most accurate costs for this project and they are not doing bid documents, they are doing permit documents since they are not putting this project on the open market for bid but working with a contractor which reduces costs. Due to the conditions of existing buildings they should get the most accurate costs as possible.

Chair Castner added that it would appear that they will end up with almost complete documents for the project which would lend a cost savings in itself to the project. He has always stated that he wanted to see the fully designed facility before they made a decisions on phasing or any decisions and if they are a very short time away from a product that would allow Cornerstone to construct they may have gone too far. He further commented that they could also state that the costs in the future are further reduced since they have done everything up front.

Mr. Smythe commented on the definition of 35% Design and that it varies greatly on industry from AIA to states to Federal standards. The goal of 35% would provide the most accurate costs that he could then communicate to the Police Department, Fire Department and the City what they will be getting, what spaces and what they will have and what they can support and then again with the contractor derive a realistic and practical price. Chair Castner appreciated those efforts from a professional standpoint.

Mayor Wythe had questions regarding the GANTT chart but since it was not included in the packet she withheld her questions. Chief Painter had no questions or comments.

Chair Castner wanted to discuss a Plan B and have that in place as he did not want to wait till the fall and then be at a point they are saying now what. He added that he was not sure what Plan B would look like but maybe they can define that by the end of the meeting. He did not want a yes/no matrix because everyone if those binary situations need if yes then what and if no then what, but he did not want to go into September saying “now what?”

Mr. Smythe wanted the committee to consider that those costs were developed in a rough order of magnitude and he did not believe that the project will cost \$600,000 to get to 35% design. Those were typical accepted numbers accepted in the industry, if \$30 million is not an acceptable decision then someone needs to make that decision. The City needs to decide the specific dollar amount they want to spend. There will be trade-offs but it is not a \$600,000 or nothing.

NEW BUSINESS

A. Stantec – Updated Public Involvement and Funding Strategy Recommendations

Mr. Smythe provided the committee with a revised Public Involvement and Funding Strategy Recommendations. They added the resume of the Consultant based on some earlier discussion on two different fire service areas and he helps resolve conflict between parties involved.

There was a brief discussion on the amount being requested in the Ordinance contained the remaining funds previously appropriated so they were waiting on additional funding.

Mayor Wythe noted that the amount was reduced by the funds that remained.

B. Skagway Public Safety Facility Request for Proposals

Chair Castner provided this information to show the CMGC project from Skagway. He noted that at the beginning of the project he testified it was too early to go into CMGC but he did not want to revisit that; Skagway just went out to bond for \$12 million dollars based on the one drawing and the public approved it. he has provided this as informational.

He did not want to end of spending a lot of planning and get way ahead of the population and get disappointed later on, he is currently working on a \$78 million dollar and just went to CMGC today but it has been fully funding.

The funding mechanism concerns him a lot because it is so “perspective” at this point and he knows that there is thinking that it will work out but he would like to see some public commitment. He would like to have more public discussion on where they will go with this project if they do not get a majority vote or the Mayor can break tie on the ordinance for additional funding.

Mayor Wythe was unsure what information she could provide as she could not speak for the council but they did postpone the Ordinance in order to have a full council available. She further added that in her experience the more ready you are the more probable your success. They have put in a lot of time, effort and money into forward momentum on this project and she gets that there are a lot of people out there who do not support the project and quite a few still smarting from the fact that they are buying Enstars’ gas line for them, there are a number of people repeatedly stating they support this project and what we are doing.

Chair Castner stated he supports this project too and would like to see it succeed sooner than 10 years. He stated that there are other ways to make this project succeed.

Mayor Wythe noted that Funding Strategy that has not been discussed.

Discussion ensued on the funds available that would cover the recommendation in the updated Public Involvement and Funding Strategy recommendations submitted by Stantec. They could spend those funds continuing the public outreach as they go along. Further discussion on the standstill of the committee waiting on council action for additional funds, conducting meetings for the benefit of the public to come and voice their opinions even though the committee may have no items on the agenda for discussion, meetings being canceled and Chair Castner explained he settled the cancelation issue with the Clerk’s office. Further discussion by committee members and clarification from Mr. Smythe on the updated recommendations ensued. It was determined that the remaining amount was \$57576 less a minor amount for his a minor staff.

Chair Castner commented that Council as defined the site and there is no debate where the project will go, he has suggested removal of the first building and doing some site work which would be a step forward too.

WYTHE/PAINTER - MOVED TO REQUEST STANTEC MOVE FORWARD WITH ITEMS A. SEEK ADDITIONAL INVOLVEMENT AND INPUT, ITEM B. FUNDING FEASIBILITY REVIEW and ITEM C. COMMUNITY-BASED FUNDING STRATEGY.

Discussion on the remaining funds would cover those actions, further discussion on the 35% design documents, schedule on completion of that item was a conservative 6 months but probably could be reduced if decisions were made and investigation into abatement, phasing, etc. It would require a rework of the connections to the buildings if the project is phased.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Next Meeting Date and Deliverables

The committee members present agreed to a meeting on Wednesday, July 29, 2015 at 5:30 p.m. Mr. Smythe will provide an updated GANTT schedule related to the Public Involvement processes approved at this meeting.

INFORMATIONAL ITEMS

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

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

Scott Adams, expressed concerns regarding continuing this \$30 million dollar project with no concern for the size of the project; he wants to see the funding obtained before the project is started; he wouldn't build a house before getting the financing in order. He believes that Homer is going to be strapped as it is and would hate to see more employees laid off. He believes that it needs to be a smaller project. He did not believe they needed some of the components that are being included in the project either such as an indoor gun range.

COMMENTS OF CITY STAFF

There were no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented in regards to public comments on the number of new employees that would be required when the new public safety building is constructed is actually the number of employees that would be hired over a 20-30 year period depending on the growth of Homer and the building is planned to have a useful life over 50 years; Mayor Wythe understands that there is processes in place and cannot move services unilaterally. In regards to providing services, her understanding was that there were services that the city had a responsibility to provide but she has found that the City is not

required but permitted to provide those services under Title 29 and there is nothing that says you shall but you may, and the city chose to provide services and to the extent that the community is unwilling or unable to provide those efforts then your alternative becomes looking at what your alternative is and today they are hearing is the community does not want to pay more taxes, we don't want to buy this, we don't want to buy that, we don't want to pay for anything, however we don't have any resources but tax dollars, and so if people don't want to invest tax dollars into the city providing services then then the alternative is for the city to divest itself of those services and for the citizens to contribute those tax dollars to someone else to provide those services. So the alternative is if there is no city police is the state troopers and for fire is KESA. That is what she was saying if they elect to discontinue funding these services. On the other side is that as an employer it is their responsibility to provide a safe and healthy work environment for the employees and they are not doing that, so as for the buildings, the fire could be repurposed but the police should be demolished and never sold for any purpose. The police station just needs to go away and the fire station could be re-purposed and resold. The committee has had these discussions on the buildings. The community needs to decide if the city should provide these services and that is one of the questions they will be posing to the community. They need to decide what they want. It is always assumed that if you are a city you provide certain services such as fire and police, then water and sewer came along, so we had to expand the question and since revenues are not keeping up with the costs of providing services then we need to ask the community what direction do we want to go. It's a question on who they finance anything.

COMMENTS OF THE CHAIR

Chair Castner commented that he is in a path and there are many paths to the top of the mountain. As he stated Monday, they have a duty to replace aging facilities and has pointed out that the Police force is the number one social agency in town and the fire protection and EMS provide the ability for them to live fairly economically here with a high level of security. No one is going to outdo him as far as in providing new facilities for these forces, on the other hand, just given his background he knows there are different ways to construct things. He believes the public knows there is a need to replace things but they do not believe there is an open check book to do it. He does not believe they have convinced the public. He also commented that there comes a time when there is not enough zeros behind it and then they start reducing and cutting the things. He agrees that they are not at that point yet but people have seen that they have taken the attitude they are proceeding to \$30 million dollars, but he assured them they will not proceeding anywhere that there is not the funding. The only other thing is the \$3 billion dollars they just spent has to be repaid and there could be a complete change of tide but he is sorry that this is the time and place and they do not have much expectation for state funding but they can do this if it's done right and it may be distasteful to both of you.

COMMENTS OF THE COMMITTEE

Chief Painter agreed with the Mayor regarding the requirement or obligation to provide services but there are other types of obligations. As early as 1984 a recommendation was submitted by Mike Daughtery to take over the fire and EMS services to Homer and the surrounding area. In 1991 an agreement was entered into by the City and HVFD, Inc. where the city agreed to take over fire and other services and he believes that goes beyond what a first class city provides and he does not recall

any end date in that agreement. While there may not be a legal requirement he believes there is a moral agreement.

There was a brief discussion on the potential contractual requirement to provide EMS and Fire Services. The Mayor requested those records to be pulled and submitted to her.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:38 p.m. The next regular meeting will be **WEDNESDAY, JULY 29, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 15-05 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on July 29, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, WYTHE AND CASTNER

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

ABSENT: COMMITTEE MEMBER CRANE, ROBL (EXCUSED)

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the July 1, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

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

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

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

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

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

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

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

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

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

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

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

The Committee agreed with the recap as presented.

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

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

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

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

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

PUBLIC HEARING

There were no items for public hearing scheduled.

PENDING BUSINESS

A. Funding for the Project to 35% Design

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

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

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

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

Further discussion followed regarding the following aspects of the project:

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

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

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

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

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

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

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Updated GANTT Project Schedule

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

The committee discussed the following points:

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

B. Stantec Work Fee Proposal

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

There was no further discussion.

C. Next Meeting Date and Deliverables

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

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

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

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

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

INFORMATIONAL ITEMS

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

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

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

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

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

COMMENTS OF CITY STAFF

There were no comments.

COMMENTS OF THE COUNCILMEMBER

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

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

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

COMMENTS OF THE CHAIR

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

COMMENTS OF THE COMMITTEE

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

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

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:24 p.m. The next regular meeting will be **WEDNESDAY, AUGUST 26, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 15-06 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:40 p.m. on August 26, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

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

STAFF: RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the July 29, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

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

There were no comments from the audience present.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported that Council has taken no further action on the project. Mr. Castner provided a report to Council on the actions taken by the Committee at the last meeting.

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

Mr. Meyer was not in attendance at the meeting.

C. Stantec Project Report – Dale Smythe and Sara Wilson-Doyle

Ms. Wilson-Doyle provided a summary of the work completed to date to bring the newest committee member up to speed.

- The Homer Fire and Police stations are obsolete and the City of Homer has not upgraded these facilities even though they have been on the Capital Improvement Plan for a number of years.
- The Committee has been working to address this by assessing the current and future needs and by planning for a 50 year return on these investments, and trying to gain cost efficiency through

combining the Fire and Police services, by using Design-Build methods and utilizing a city owned building site.

- For a number of reasons city residents will still be asked to vote on a municipal bond to fund at potentially significant costs.
- The Police and Public Safety, Fire and EMS were voted the highest priority and most important essential services that the city provided and is the least interested in cutting to correct the deficit.
- In order to pass a bond the community will have to have some consensus on the value, design and the price tag regarding the project.
- When residents were asked about further cuts to correct the budget deficit, 24% of the responses expressed negative concerns with the current project. This is a high percentage considering the number of responses. This information was gathered for the Closing the Gap Survey question #3 results posted on the City Website. This was not representative of all the voters.
- To gain community buy-in they need to clear the air and create a dialog that will enlighten the community regarding their choices, this committee has had a lot on their plate, if voters cannot see the comparative value there is a high risk that voters will vote no to a bond thinking there is a cheaper or better option available
- Bringing in Don Bivens, a consultant with 40 years' experience in Fire Service and experienced working with communities since the U.S. economic down turn, working on collaborative funding and funding feasibility reviews often with multiple jurisdictions, to work with the community and the committee exploring the cost avoidance strategies suggested by the public to clear the misconceptions.
- Addressing the questions now are less likely to end up being a rallying cry to keep the community dividing and reduce the chance of addressing the real issues to the city having a new police and fire building

PUBLIC HEARING

There were no items for public hearing scheduled.

PENDING BUSINESS

A. Updated GANTT Project Schedule

Mr. Smythe stated they have modified the schedule quite a bit working with Ms. Wilson-Doyle on the Public Involvement dates, they are not under contract yet to start the Hazardous Material Survey or continuing the design.

Chair Castner will contact Mr. Meyer to reiterate the note to self on getting those items done. He reported that status to Council as well. He also would like to get elevations to assist in the presentations to the public.

He further noted that sometime in February they will achieve the 35% drawing and engineering. There will be interim decisions to make this fall as they move ahead regarding abatement and what to do with the two buildings.

B. Stantec Draft Fee Proposal

Chair Castner noted that Mr. Meyer did most of the heavy lifting on this fee proposal. He inquired if there were any questions, none were forthcoming.

C. Tentative Public Project Information Meeting Dates

Chair Castner noted that these proposed dates should be cleared with the Clerk. Ms. Krause confirmed that Ms. Wilson-Doyle and herself had spoken; Ms. Wilson-Doyle offered that after approximately five telephone calls the schedule before them is the result of their coordination efforts.

Chair Castner inquired about the content and timing of the proposed meetings.

Ms. Wilson-Doyle explained that certain meetings are scheduled as casual, individual, face to face meetings, those meetings are scheduled during the day, at City Hall and since the city facilities are busy in the evenings some of the meetings will be conducted at Islands and Ocean Visitor Center. There will be an online survey available for a month. The October 23rd, Friday is worksession scheduled for 10 a.m. to 4:00 p.m. It would be best to have the committee available and key players, possibly up to 40 people to come up with 3 alternatives from all the public input, the survey and focus groups to present at the November 19th public meeting.

Mayor Wythe commented on the online survey and stated that she wanted the committee to view the contents before going live with the survey. Ms. Wilson-Doyle assured Mayor Wythe that the committee will have it to view at the September 16th committee meeting for comment and input.

Mayor Wythe then commented on the involvement of KESA, in that she recognized they were a stakeholder from the perspective that they were a dissenter to the concept potentially, they have spoken with the Borough Mayor, the Fire Chief and the Fire Department, the conversation is not coming from the Borough, it is coming from the Board itself, and while she recognizes that KESA may be a potential alternative, it is certainly not the most desirable perspective and the community has very strongly come out and stated that public safety, Fire and Police are their number one priority and she did not believe they were saying that in the terms of that they need to contract it out to someone else. She does recognize the need to review that possibility in the context of financing just not that KESA is the alternative that they prefer and there seems to be a growing perception that it is the top preference and nothing could be further from the truth.

As they are walking into this they are not looking for an alternative to provide services but the most cost effective manner to provide services at the existing level of service that is provided.

Chair Castner requested clarification. Mayor Wythe stated she would like to see the content of the survey and make sure that everyone on the committee feels comfortable with the content of the survey.

Ms. Wilson-Doyle added further that the survey will also include a few open ended questions about what improvements, level of funding, and what priorities the community feels comfortable with, and break it down focusing a lot more on specifics of the project. Ms. Wilson-Doyle commented that the list of comprehensive list of the needs of the community that create the sticker shock that has really been the driver for some of these community conversations and it will be important for people who are moving this project to the next design level to highly prioritize needs to come up with a few different funding alternatives and she further recommended reviewing the 50 year cost window and when they start reviewing the costs over the 50 years the savings is not really true savings.

Chair Castner requested that they include with the survey the cost information on what a percent of sales tax is worth and 1 mil is worth. Mayor Wythe noted that the information will be available. Ms. Wilson-Doyle commented that one of the benefits of bringing in Don Bivins is that he has worked with other communities on a number of projects and the community believes that there is a cheaper alternative only to find that it takes twice as long and cost twice as much. During the economic down in the Lower 48, a number of communities who were looking to lay off a number of staff to right size the service for the community and assisted in maintaining the local leadership and key people really meaningful to the community. So the numbers they get from the city will assist Mr. Bivins as well.

Chair Castner reiterated that he would like an information sheet to be issued with the survey as well, they would like to have the party responsible for the meeting such as Stantec, Public Works or the Committee listed next to the meeting dates.

Ms. Wilson-Doyle will contact each person to establish a time for the one on one discussion that will be schedule for September 24th Stakeholder interviews. These will be led by Stantec with Mr. Bivins.

Mr. Smythe requested that any reviews be set up through Mr. Meyer or the committee.

Mayor Wythe requested Deputy City Clerk Krause to double check with the City Clerk to see if a worksession can be set aside during the Council meeting on November 23rd or if a special meeting is required.

The Committee liked the flyer and approved it as is. No changes.

NEW BUSINESS

A. Seating a New Committee Member

Chair Castner explained to Committee member Howard that there is no formal seating of a new committee member but he wanted to make sure that she would be agreeable to working by consensus. He stated that when they started the committee up and he agreed to be chair that the committee agreed to work by consensus which is not how city code is set up. He further explained that this was a very important issue for the city and that there was not going to be 3-2 or 4-1 votes on any issues. He wanted everyone on the same page and the committee agreed starting out that they would work by consensus.

Committee member Howard would not challenge the consensus agreement.

B. Costs for Demolition and Disposal of Old School Buildings

Mr. Smythe did not have any new information. The numbers they had earlier were from work the contractor had in the area earlier. Until they get the abatement study which they will use that information to refine the numbers.

The study will be done in house and there are a few contractors that are very experienced in this type of work. Mr. Dennis Morris, Stantec, will perform the testing, should take two days on site and results would be approximately 2 weeks. The site work is planned for September 4, 2015.

Chair Castner noted that the results should be available for the next meeting scheduled for September 16th. He was aware of the time it takes to get t-clips samples back, it is not unreasonable, but there is not an awful lot going on in the state right now. He then commented on progress slowing until there are known costs.

C. Next Meeting Date and Deliverables

Chair Castner then stated that they will be expecting to have the information on what funding would costs through a tariff through property assessment or some other additional payment.

Ms. Wilson-Doyle commented that they are hoping to add some aspect of breaking down similar assumptions to the mix as well. The second meeting they will have a PowerPoint Presentation that the Mayor would be willing to introduce and they would also like to have committee members available.

Chair Castner also requested some schematic drawings to show how the project fits on the location.

Mayor Wythe also requested if there is a way to show and explain the amount of space is required for the project. Especially if they can show the different turning radius' needed, the water course running through the site, etc.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Ordinance 15-18(S-2)
- D. Comparison of Police and Fire Responses and Services – City of Homer and Borough of Skagway, Alaska

Chief Robl commented that they keep their statistics in different formats than Skagway does so to try to compare them it is like comparing apples to oranges; there is some real significant differences there and they are not really comparable in the type of format that they are presented in.

Chair Castner responded that the Skagway thing was his fault and all he wanted was for everybody to see the type of project they were doing for \$12 million dollars. He never intended it for a apples to apples comparison.

Mayor Wythe commented that was why she said what she said regarding KESA and they really need to develop a high cognition of what is said in these meetings that into the minutes and included in the packet because people see and think because it is in the packet it is gospel.

Chair Castner argued that they need to have the conversation because he receives calls and ask if they have discussed this this and this and he wants to be able to check them off.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that she thanked Stantec for their work on the Community Outreach project and moving that forward and believes it will feather in well on the outreach they are doing in the community on the budget.

COMMENTS OF THE CHAIR

Chair Castner commented that he thinks that everybody looks at these big numbers and goes wow, wow, and he reported to Council that he could not support the \$600,000 plus figure because he could not understand what they were getting for that value and then they brought back a much smaller number, which Council approved and he could support but when he reported that they spent \$190 thousand, Council member Van Dyke asked him to tell them thanks for the good work, that was like a new dump truck, but Carey did all the work.

COMMENTS OF THE COMMITTEE

Chief Robl commented he will be on vacation starting September 7th - 20th, should be back in plenty of time for the meetings on the 23rd -24th. He will also be out for some time in October or November, 2-4 weeks.

Chief Painter commented he will be on vacation starting Friday, August 28th thru September 21st but he will be able to check email so he would like to comment electronically on the survey before going out. He may not be available on the November 4th also.

Mrs. Howard had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:25 p.m. The next regular meeting will be **WEDNESDAY, SEPTEMBER 16, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 15-07 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:34 p.m. on September 16, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHER, AND CASTNER
ALTERNATE MEMBERS HUTT AND MIOTKE

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

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the August 26, 2015 Regular Meeting

Chair Called for a motion to approve the minutes.

HOWARD/WYTHER – 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)

Mary Griswold, city resident, encouraged the City to build two buildings. She advocated for building the Police Station as soon as practical and delay the completion of the design and construction of the Fire Station for 5 to 8 years. The buildings should be situated so construction and maintenance equipment can efficiently work around each one which is not the case now at all. We need a new Police Station immediately. The Fire Station is still serviceable. Many Fire Departments would be thrilled to have a building as good as that one. The two departments are under the umbrella of Public Safety but they are very distinct entities. They are not like the integrated City Hall where various department personnel interact frequently on a face to face basis from one room to another to make being under one roof much more efficient and cost effective, The current public safety building design calls for separate entrances, lobbies, kitchens, living spaces, restrooms, conference rooms, offices, etc. The only common use area is the exercise room which is in the police section. The design team stated at a recent committee meeting that they are having problems joining the two buildings; that it currently is a very awkward junction. It is good to have the two buildings on the same parcel and it is smart to complete the modified 35% design now for both facilities however it is much more practical

for department functions to build separate buildings for these two services; it could also create a financially affordable solution to our urgent need for a new police station.

Mr. Scott Adams, city resident, was looking at the price for knocking down the structure and was wondering if anyone has notified the landfills regarding the amount of the debris; he knows that they are going to 35% and hoping that they are going to get this done within 10 years but he did not see it coming with the way the State is looking for everybody to be taxed; City wants to tax people the State wants to tax people; good luck; he will wait to listen what the committee presents tonight before making further comments.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported no recent actions from Council on this project. Chair Castner asked about significant outcomes from the public meetings in July and the online efforts. Mayor Wythe stated that the function of those efforts were to see what the priorities of the public were and those were Public Safety – Police and Fire/EMS which reinforced the Council’s belief that Public Safety should be the highest priority.

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

Mr. Meyer stated that they now have Stantec under contract as shown in the packet; the Hazardous Material Study was concluded and that report has been provided and is later on the agenda. There is also a Rough Order of Magnitude of Costs for Demolition of the buildings. The Clean landfill can be disposed of at the Homer Landfill offering a savings in trucking.

The reason to move forward to 35% Design is to get a better handle on the costs for the project and by the time they have completed the 35% Design they will be able to address additional line items and could possibly reduce the contingency further.

C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle, Dennis Morris

The overall total square footage is 22,000. The main school building is 13,923 square feet. The shop addition is approximately 800 square feet. The smaller building is approximately 3500 square feet per floor with a total of 7000 square feet.

PUBLIC HEARING

PENDING BUSINESS

A. Updated Public Engagement Schedule – Fall 2015

Sara Wilson-Doyle stated that there were several reiterations on the dates and schedules explaining that there was poor availability of meeting rooms and inquired if the Mayor would be able to take time to be telephonic for the welcome and introductory to the presentation. Ms. Wilson-Doyle

explained that the meeting will start at 5:30. She has made contact with several stakeholders and will be following up individually.

Committee member Howard requested additional space on the flier between the date and the time as it may be confusing to the reader.

B. Updated GANNT Schedule

There were no comments on the schedule as presented.

C. Hazardous Materials Report

Mr. Smythe stated that he was quite proud of the report that Mr. Morris presented and there were several interesting items. Chair Castner noted that a report was completed approximately 10 years ago on the intermediate school building (smaller building). Mr. Morris replied that it was completed in 1998. Mr. Morris responded that it was a very thorough and there was very little that he conducted on that building.

The larger building however very minimal testing was done back then , it was noted that the building was occupied at that time.

There was no discussion by the committee. Mayor Wythe thanked Stantec for completing the Survey as it provided known costs for them and the project.

NEW BUSINESS

A. Draft Online Survey Review and Approval

1. Comments from Chief Painter dated August 27, 2015

Chair Castner noted that the survey is intended for the users only.

Ms. Wilson-Doyle responded that there was enough anecdotal public comment in the recent Town Hall survey regarding the project and the concerns expressed by Chief Painter so she revised the content of the online survey to employee response only from those two departments that will be affected. This will allow them to drill down and share with the decision makers and the public as they move forward.

The intent of the survey is non-statistical. Ms. Wilson-Doyle wanted to make sure that as they go into the funding feasibility review that they have heard and covered the breadth of the issues and they could share that as they go into the public process, in the spirit of transparency and fully airing these side conversations that are distracting from the real issues – mainly that they have obsolete facilities that the community needs to find a solution for at the minimum.

Suggestions from the committee were:

- Use an IP Lock on the survey to require respondents to use a different computer
- Change Question #2 to “How do the current facilities cause problems in performing your duties?”
- Formulate the question that would reflect their opinion on loss or displacement of facilities, activities such as the Skate Board Park, the gym, the basketball court, etc? Should the city rebuild or relocate these facilities?
- Worksession is more of an internal meeting to discuss the responses

- Email could be sent to the Chiefs with a link to the survey, all responses would be accessible only to Stantec
- Assurance that all responses are confidential; can be addressed in the email sent out.

B. Funding Costs

This was requested at the August 26, 2015 meeting regarding information on what funding would costs through a tariff through a property assessment or some other additional payment. Chair Castner stated that this was about the abatement and they already discussed that.

There was no further discussion or action taken by the Committee.

C. Preliminary Schematic Drawings of the Project – Fitting it to the Location

Chair Castner stated that they were no going to have any drawings for a while and referred to Mr. Smythe who responded that they are waiting for any further design aspect until they are finished with this Public Involvement input before they continue the design efforts that they recently contracted for. He inquired if they may present the Hazardous material report at this time.

Chair Castner stated he read through that earlier and believed it was very conservative.

D. Next Meeting Date and Deliverables

Mayor Wythe moved to have the next meeting on October 14th as she was unavailable on October 8th. No objection was voiced by the committee members present. She will schedule with the City Manager to make the opening remarks at the September 30th Public Meeting.

Ms. Wilson-Doyle will provide a stakeholders listing for the committee, including what stakeholders are and the committee will have a discussion at the October 14th meeting.

INFORMATIONAL ITEMS

A. Resolution 14-20 Creation of the Committee and Scope of Work

COMMENTS OF THE AUDIENCE

Mr. Adams stated that he had a few questions that the committee may be able to answer: has the design and size changed any from what was envisioned months ago and the online survey - you have a group of people who work for the city or are contracted by the city, it's like working on a boat and saying that needs to be replaced and that needs to be replaced, oh let's just buy a new boat, the survey that was done by the city and they got 24% as showing that people were in a no position at this time because of the dire financial situation we, not just state but actual local, and so he is sure that you would get 100% positive for a new building but it doesn't seem right. If they want to do a survey they should include everybody and they can allow people to put their comments on it. Mr. Adams then noted that he has been coming to the meetings since April and every time he comes he sees new faces and this disturbs him, because the people are supposed to be represented at the committee are the ones who are making the recommendations to Council; and Council concerns him a lot when

there is no report or questions back from the Council, he has questions about that too, especially since this is supposed to be their number one project on their list he thought they would have more involvement.

Mary Griswold, was reading Ms. Wilson-Doyle's report in the August 26th minutes about bringing in Don Bivins to clear any misconceptions. She has read so many misrepresentations from all sides and sources on the possibility of a combined Borough Fire/Ems service area which would include Homer, Kachemak City and KESA. Central Emergency Services includes a large rural area plus the City of Soldotna up to but not including Kenai which has its own EMS and Fire Department; she is not sure what it has to do with this Public Safety Building, but encouraged city representatives to speak with their counterparts in Kenai and Soldotna on the advantages and/or disadvantages of belonging to a borough service area and how those concepts may or may not apply to Homer.

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe responded to Mr. Adams concerns regarding Council not questioning or responding to the committee. The Council does not report to the committee if they had questions or concerns regarding direction or recommendations the Council would submit those to the committee; in regards to a service area that is the question that has to be had and the question to those at this table is if it is a function of this committee and believes that will come out through the various public meetings and surveys that they do. She believes that they have heard from many people that KESA is interested in Homer coming into that group but when speaking directly with the Borough Mayor he has stated that unless directly requested from Homer that they will not be considering including Homer. She believed there was information coming from both sides as to whether that is valid or not is to be determined and initial blush regarding potential mil rates, the KESA mil rates are 2.6-2.9 and the current cost for the City of Homer run about 1.5; so these are numbers that are being looked but just has not come to that point and looking at the stakeholders information will be very good.

COMMENTS OF THE CHAIR

Chair Castner stated he has had 7 firefighters speak to him over the course of time about what it would mean to the community to have a combined effort and he brought it up and it was one of the five topics that he was forbidden to bring up but now it is subject of public comment so, there are a lot of people who have a dog in this fight and now there are other people who are now asking the question of what is right, how it would it affect this committee would be reflective of what type of building they may build. Such as building a building for a regional effort. He does not really have any skin in that game but when people talk to him and say this is a big public policy question and we should be addressing it now rather than later after they have invested a whole lot of money into a specifically designed building then he believes that it is incumbent on this committee to exercise that a little bit. He has no preconceived notion about it. He had agreed to the 35% a long time ago and he reminded them that they all agreed to it by consensus, they all agreed that the facilities need to be replaced and agreed to the location. But once they get that information out in front of them then the hard questions come about, such as how do we do this and how do we pay for it. How is this whole thing going to come together? Do we phase it? Build one at a time, and get the most pressing needs done? Or wait until they have the money to do it? There are two side of an issue and every side is presented here at the table. They are going to 35% design and understand what it will cost to build

the building at 35% and all these other issues are going to come back for discussion, they will face the reality that Mr. Adams keeps talking about.

(Mr. Adams commented from the audience that was inaudible on the recording and not captured in the Clerks notes.)

Chair Castner responded that they are going with the conceptual design and it is based on the needs to get them through the next 50 years. He referred again to the GANTT Chart and they will know when they get to the end, but just like the hazardous Material Study they will have real information at the end and will make their recommendations to Council and the Police and Fire Departments can say what they want and we will see where it goes, but there is a lot of things happening in the city and a lot of things happening in the State. He believes they are going to have a hard time sticking it all together like they would have done 10 years ago. He stated that no one should feel nervous talking to them.

COMMENTS OF THE COMMITTEE

Committee member Howard responded to the concerns expressed by Mr. Adams regarding new faces assuring him that she has fully read every agenda packet, the minutes and agenda, attending the Open House and as a Council member voted to keep these two projects on the CIP while she is not quite as up to speed as others she hopes that she can add value and as a citizen he will be comfortable with that.

Committee member Hutt commented that he has attended one other meeting but believed that Chief Robl has had consistent attendance at the meetings.

Committee member Miotke stated he is glad to be a part of this committee, the Chiefs are the administrators and they will not be around to use the facility in the future like he and his co-workers will be; he believed that to have their input as employees is important to the project. As far as the stakeholders regarding a service area, he did not think it was as much as a lack of service but the look of the overall demographics of the service area with the response times and inadequacies also being cut in half by the city which does not provide for the smoothest organization and believes that they just want what is best for the community.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:25 p.m. The next regular meeting will be **WEDNESDAY, OCTOBER 14, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 14, 2015

Session 15-08 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on October 14, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHE, ROBL AND CASTNER
ALTERNATE MEMBER(S) MIOTKE

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

ABSENT: COMMITTEE MEMBER PAINTER (EXCUSED)

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the September 16, 2015 Regular Meeting

Chair Castner called for any changes or corrections to the minutes as presented.

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)*

Mary Griswold, city resident, stated that she was sharply disappointed at the September 30th Open House. She expected the Design Team describe design concepts, site, layout, phasing options and funding options which was stated in the Fall 2015 Public Engagement Schedule; the Mayor requested plans reflecting turning radius' for fire apparatus; instead they heard a re-hash of the existing buildings deficiencies; she believed they were beyond this since the team presented this information a year ago on the Space Needs results. The October 22nd meeting looks like more glitter than substance. She looks forward to hearing about tonight about the Funding Feasibility Focus groups that will be meeting from 8:30 - 5:00 p.m. Ms. Griswold stated she has studied the preliminary conceptual plans and recommended paring the project down from desires to needs before progressing to 35% Design. She stated that the Harbormaster project was a good example for this committee. She found one synopsis for the Port & Harbor Building Task Force of December 20, 2013 that spoke about reducing the project revising the conceptual design by reducing the building overall 25%, building it planning for a future 2nd story. They discussed the shop and overslope development and those being important features. They also spoke about costs and funding options. Ms. Griswold urged this Committee to start thoughtful discussion about this project; it gets harder to make design changes the further you get into it. She recommended that the Committee separate the buildings far enough to make for efficient construction. Ms. Griswold believed that building the Police Station hard

against the HERC gym will be time consuming, inconvenient for construction staging, more expensive and potentially dangerous to the public. She requested the Committee scrutinize the office spaces, kitchen and dining areas, a lobby that displays the Fire Engine 1 Jeep, Fire Station Bays longer than requested in the Space Needs Assessment. Further, Ms. Griswold asked the committee to please consider what space can be enclosed now for future expansion, what space can be added later. Please have some lively discussion to scale back this project before going to 35% design.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported there were no recent actions from Council on this project.

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

Chair Castner requested Mr. Meyer to speak about the discussion that was held after the Open House on September 30, 2015.

Mr. Meyer reported on the public efforts conducted by Stantec meeting with various groups, handing out surveys to the general public to get input on the project then culminating in the Open House on September 30th. This meeting was not attended by the public. The attendees were very disappointed in the results.

Mr. Meyer reported that after the meeting waiting on departure flights between Don Bivins, Sara Wilson-Doyle, Chair Castner and himself they agreed that bringing the information to the public would be a better approach instead of expecting the public to attend a meeting. Suggestions were articles in the papers and Coffee Table with the local radio station.

Mr. Meyer reported that they spoke on the following:

- scaling back the project
 - keeping the overall plan consistent for the facility
 - using the Harbormaster Office as an example
- phased approach to construction
- finding a champion from a member of the public

Chair Castner explained that after the meeting they had a general discussion on how they were going to proceed with continued public outreach. Since what he has heard from Ms. Griswold is that the public wants to know that information first.

Mr. Meyer continued that the next public meeting was to pull a couple of options on how they want to proceed. They are hoping that they can stimulate discussion by the committee on these options tonight and that they will be able to participate on October 22nd.

Committee member Howard reported that the PowerPoint presentation was very hard to see from the back of the room, contained way too much information. She would like to have a preview of any slides that are to be used. Further comments on the little to no advertising for the project and the difficulty finding any information on the project, she had to go the Public Works website to find anything on the project.

He continued by opining that the public was not interested in hearing from Staff or the committee since there was the appearance of bias, he agreed that an outside champion or group that supported the project was needed. Mr. Meyer stated his goal would be between this meeting and the next identify some of these groups.

C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle

Ms. Wilson-Doyle reported that Don Bivins and she met with the Kenai Peninsula Borough, Fire Station Personnel, Police Station personnel, and Kachemak Emergency Services Area personnel. They also spent time at local grocery stores to bring awareness to the public about the project. Ms. Wilson-Doyle agreed with the statement that the public wanted more detailed information before voicing opinions and making decisions. Ms. Wilson-Doyle stated they are preparing for the next meeting which is broken down into two groups of fire and police and requesting additional specific groups such as MAPP which she felt was tied into Police.

She pointed out some aspects of the surveys they are receiving regarding service, operational needs, funding and available funding. Ms. Wilson-Doyle would like some input on other groups to invite to the worksession on Friday, October 23, 2015.

Ms. Wilson-Doyle requested that at the worksession and the focus groups that they come up with three options that they might be able to implement a Direct Mail Program.

They will have a deliverable for the November 4th meeting from these meetings and a memo from Don Bivins. They will need to prepare for the November 30th Public meeting.

Chair Castner requested basic civil overlays on the site so they can see how the new bays would sit the site with relation to turning radius'; he then asked about having the information that Ms. Griswold requested regarding the demolition and space between buildings.

Committee member Howard expressed concern regarding having a Public Meeting the night before a Special Election. Chair Castner provided a brief overview of the financial situation of the city and what is scheduled.

PUBLIC HEARING

PENDING BUSINESS

A. Public Engagement Schedule – Status Update Fall 2015

Ms. Wilson-Doyle provided her tentative agenda for the October 22nd, Islands & Ocean, Focus Group Meetings as follows:

- 8:30 a.m. to 10:00 a.m. - Smaller group to discuss economic issues such as price points
 - The invitation list is still a work in progress
- 10a.m. to 12:00 p.m.- Invitations have been extended to Fire Personnel
- 12:00 p.m. to - Homer Police, MAPP discussions on how the Homer Police Department services the overall community
- Time slated as afternoon - Discussion with champions and advocates.

Friday October 23rd, Council Chambers, Worksession:

10am to 4pm - Sharing results of the previous day focus group sessions and brainstorming, funding possibilities and mechanisms and looking at the design details to come up with three distinct alternatives, this could be a line item or space related budget, etc.

The Committee is needed to help guide the discussion asking, What does the public really need in order to make an informed choice, that might reflect something that is actually doable for the community and on what timetable like the next two years, or five years. This will be an open discussion. The City Manager is scheduled to attend this meeting also.

They will need to get down to the nitty gritty and speak about design assumptions, detailed elements. This worksession will be the place to express what the committee wants and can set the framework of the project. Ms. Wilson-Doyle noted that Mr. Smythe will be present to assist the committee with architectural design details. She reiterated the location will be in Council Chambers.

Committee member Howard questioned who the stakeholders were that Ms. Wilson-Doyle was speaking about earlier? She inquired if Ms. Wilson-Doyle has already met with them. Committee member Howard stated that they do have some groups in her opinion that deal with Public Safety Issues and the community and have the information that is very current, she further stated that they would have the level of service required, the community tolerances on what they will inconvenience themselves to have that level of service. Ms. Howard stated that they would be well on their way if they invited such as MAPP, Haven House, Youth Court, Green Dot regarding services funding has to be tied to the need and to get this approved we have to show the value. She further opined that they are too disconnected from the community at this point.

Committee Member Dan Miotke stated that the only numbers they have heard for the project is 30 million, he suggested presenting it as this is the amount per year that a taxpayer will pay, Committee member Miotke further commented on being pitted against pickle ball/recreation from the start and noted that individual departments within the city are not totally on board with this project. How do we provide the project without the full support of all the departments within the City? Committee member Miotke believed that if they can provide alternative recreation space and get the support from city departments the project will fare better.

Chair Castner provided information on the City of Whittier Public Safety Building/City Hall and they received bids \$2 - \$9 million for a 3 story 34000 sf facility, which doesn't have a jail, but did have a holding facility. He opined that maybe there was some opportunity ahead to get the project since the bidders included some companies that would not have looked twice at the project last year. Since the City of Whittier decided not to have an estimate done they saved money and had \$4.5 million put away for the project.

Chief Robl expressed his disappointment on the lack of public interest. He agreed that there may have been a lack of advertisement for the last meeting but his impression from the public is that they don't care and they don't know; they will care when it comes time to vote on the bond. How the committee can generate the interest and interact with the public he is not sure what they can do. Chief Robl further stated they really need to change the tactic to get the voters informed because when it comes to vote of a bond issue it will not pass.

Chair Castner responded that for several years they had money coming in for these projects and did not have to go to the voters but now they have to; just like the Harbormasters Office he believes he knows the number that they will be able to sell; he advocates for buildings they need to replace; he

believes that they have the correct message to replace the Police Station and believes that people are supportive. We still need to keep the other buildings in mind such as the Skateboard Park and the HERC building regarding replacement. Those people are going to need something to be convinced and should not be forced to give them up.

Committee member Howard agreed with the Chair and then commented on the expectations of the Committee from the Public. We need to provide the back-up materials, the costs and not expect the excitement regarding floor plans. She added a compliment to the Homer Police and Fire for being humble and doing so much with so little and believes that it works well for speaking out on living so long poorly. She acknowledged that they may not like the number but maybe when they break it down on a yearly basis it may be more acceptable.

Ms. Wilson-Doyle has extended personal invitations to the Police Department and Fire Department personnel. Mayor Wythe requested the names of individuals or groups that have been invited to participate in the focus groups. Ms. Wilson-Doyle stated that the following have been invited or will be targeted for invitation:

- Police and Fire Personnel
- MAPP
- Mary Griswold
- Committee Members

Ms. Wilson-Doyle expressed a desire to have input on any additional groups to invite to participate that will willingly take on the roles of champions or advocates for the project. Committee member Howard questioned the availability of these groups being that it is scheduled nine days from tonight. Chief Robl was not aware of any of his personnel that indicated they were aware of the meeting and planned on attending as it was not very clear in his opinion the invite that was included with the in-house survey. Ensuing discussion on inviting MAPP to push the invite out to all their participants on attending the focus group meeting and that the committee should take a bigger lead and direct the design team on what they should do.

The Committee also discussed the following:

- Presenting the design/facility and getting support from more than the employees
- What is doable? What will the community support? What are the priorities?
- Funding Alternatives – Having Finance, Bonding and Banking information for the worksession
 - Availability of Grants to include Federal, State, Local, other agencies and organizations, using more than one to fund the project
 - Bonding – a time honored traditional method used by municipalities to fund necessary projects
- Giving a presentation similar to the Harbormaster’s Office project would be appropriate
- Seniors and Senior Exemptions – Effects on the city and borough resources and revenue
- Project Cost listed in the CIP
- Providing the costs for bonding a project at various price points
- Determining if the project is dire or not and support that need, not waiting for “free money”
- Costs of maintenance and operations for a new building
- Contacting the Voice for Business, Chamber of Commerce, a Local Realtor
- Contacting State (Federal) Representatives
- Verifying and determining spaces in the design to narrow the costs
 - the Design team can provide the drawings they have and the committee can determine what is needed and what can be postponed until a later date.

NEW BUSINESS

A. Next Meeting Date and Deliverables

Chair Castner requested each committee member send the Clerk a list of topics so an agenda can be provided for the worksession with a clear defined purpose and outcome by the close of business Friday, October 16, 2015.

The desire for the focus groups was to try and make sure they are on board and agree they are part of the core services. The committee did not want any focus on the design features. The committee agreed that the October 22nd meeting was poorly advertised and the appropriate groups were not aware of this meeting.

The committee agreed after discussion that due to all the pending issues, lack of advertisement or prearrangement with outside groups and with the city budget being more prevalent on people's minds it would be better to postpone the meetings scheduled for October 22nd, and November 30th until after the first of the year.

Chair Castner in response to Ms. Wilson Doyle's question regarding rescheduling the meetings that he would like to get the budget issues over before wading into the details of the Public Involvement meetings.

It was confirmed that the October 23rd meeting will be an open meeting that will be conducted in a worksession format, noticed in the paper and if the design team can provide some idea of pricing, reasonable expectation of condensing space for discussion purposes.

INFORMATIONAL ITEMS

A. Resolution 14-20 Creation of the Committee and Scope of Work

COMMENTS OF THE AUDIENCE

Mary Griswold, city resident, recommended refining the design and costs before the focus group canceling the October 22nd until after the workshop on October 23rd then invite those folks to the meeting on November 30th. They do not have a design or cost estimate and that is what people need. As the committee has stated the people do not have the expertise to look at space needs but they do want to know what it is going to cost them and she still hasn't heard anything. If you take the square footage of 50,000 and multiply that by \$210 per square foot then the cost is only \$10,500,000 and if you can reduce the square footage down to 35,000 or 40,000 then you're are talking in the ballpark.

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe requested the project website to be updated and should be a front page item.

COMMENTS OF THE CHAIR

Chair Castner responded to Ms. Griswold cost estimate regarding this project including some jail costs that were not included in the Whittier project. Mr. Smythe responded to the costs were being projected high since there are unknown aspects of the project.

COMMENTS OF THE COMMITTEE

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:45 p.m. The next meeting will be a worksession **FRIDAY, OCTOBER 23, 2015 10:00 a.m. to 4:00 p.m.** a regular meeting will be **WEDNESDAY, NOVEMBER 4, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 15-09 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:32 p.m. on November 4, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHE, ROBL AND CASTNER

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

ABSENT: COMMITTEE MEMBER PAINTER (EXCUSED)

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

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the October 14, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

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

Mary Griswold, city resident, presented a map of the site plan for the new facility, and stated she met with Chief Painter on Wednesday, October 7, 2015 and went over her recommendations as follows. She was hoping he would bring her concerns to the Design Team while in Anchorage. Ms. Griswold recommended consideration of optimum building for the public safety instead of optimum use of the HERC foundation. Using a site plan map for visual support Ms. Griswold explained that the apparatus bays are only required to be 56 feet in length instead of 63 feet as shown in the preliminary design. The bays do not need to be drive through and that it would be more efficient to be back in with regards to space and storage. Ms. Griswold also recommended that the Lobby should be next to, or adjacent to the bays since it would provide a barrier or prohibit efficiency when volunteers are reporting for an incident.

Ms. Griswold explained how the current lobby is not only where students congregate for tours but crews receive information from the watch office. In the design for the new building they would have to go outside to reach the apparatus bays or upstairs then across a day room to access the equipment. She pointed out that having the apparatus bays as back in rather than drive through would save space, also having the medic units, brush truck, and utility vehicle backed in can then allow the units to respond to individual calls as required. She acknowledged that there was a grade to contend with but that what she has presented is in her opinion the best overall plan.

Ms. Griswold was sorry that Chief Painter was not in attendance but in speaking with Dan Miotke he agreed on the apparatus bays being 56 feet; she disagreed with Chief Painter saying that this plan is only preliminary and that they will get to the details but she strongly supported getting the details for an optimum plan now. Ms. Griswold apologized for sounding like a broken record and was hoping

that Chief Painter would make these recommendations. She further stated that she has requested an optimum plan since last March and has always advocated for the 56 foot bays.

Chair Castner thanked her for the new insight and that this phase may not play out for a while but within 30 days they may know which way they will be going with this thing; one direction may bring certain results and another direction will bring different results.

There were no other comments.

Mayor Wythe arrived at 5:38 p.m.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported there were no recent actions from Council on this project. She did note that Mayor Navarre was a visitor and mentioned consolidation with KESA but did not delve into any details. She confirmed for Chair Castner that there was no mention on senior exemptions or bed tax either.

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

Chair Castner requested Mr. Meyer to speak about the discussion that was held after the Open House on September 30, 2015.

Mr. Meyer reported on the following:

- The design team appreciated the direction from the worksession
- Teleconferences and face time with Chiefs Robl and Painter regarding the departments needs and giving concessions within each department
- They have made some compromises and believe that they have created plans to stay with the three budgets. They believe they can bring the Police building in at \$10 million and expending \$5 million on renovations to the existing Fire Department facility.

Chair Castner felt that \$5 million was more than needed for a renovation budget to extend the life of the building for 8 years. Mr. Meyer felt that it would be done for less but wanted to make sure they could cover any unknowns.

There was a brief discussion on the total for \$15 million with the bulk of the funds being dedicated for the Police building and renovations to the fire hall such as air handling, storage and exterior paint as was discussed during the worksession in October.

Mayor Wythe and Committee member Howard agreed with the Chair on that point.

Chair Castner stated that tonight the committee would be memorializing what was discussed at the worksession and make any motions that were required. They will not be doing anything for at least a month but that at a meeting in early December he hoped to cement the recommendations to Council for presentation at their (Council's) meeting in December.

Mr. Meyer would hope that the committee will firm up the deliverables at this meeting along with clarification.

Mr. Meyer additionally noted the draft Funding Feasibility Review memorandum which has been provided as a laydown.

C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle

A brief discussion and explanation by Chair Castner and Mayor Wythe regarding the intent of the committee at the worksession in focusing the bulk of the funding on the Police Station and providing remedial renovation funding for the Fire Department to get through approximately eight years ensued prior to any reports provided by Mr. Smythe or Ms. Wilson-Doyle.

Mr. Smythe reported that they focused on the efficiencies and redundancy within the space needs.

- removed the second floor fitness and training
- 10,082 square feet to 4,159 sf
- total reduction in phase one of 7600 sf
- reductions would be included in all options
- reductions do not dramatically limit future function
 - square footage removed and office uses removed
 - ability to add on to each department in the future
- Performed square foot cost ranges- \$300-\$500 per sf for Police Phase one only 23897 sf \$7-11 million
- Very preliminary project cost - does not include site costs such as covered parking, evidence storage/impound or other unknown site related costs

They have not taken the reductions to the fire side and put them into the floor plan to see what affect they have on the square footage. The next thing would to apply those costs to the square foot space on the police side to each space to get a more accurate idea on what those reductions mean to costs. Also they will need to get the higher end, specialized costs related to the jail, etc.

Chair Castner noted those steps are not necessary for the \$15 million scenario. They will need to come up with a new scope for renovations on the fire side. The committee will provide some input later at this meeting. He did note that the other two are comprehensive scenarios that the design team was tasked with.

Ms. Wilson-Doyle wanted to speak on the schedule but it can wait till later on the agenda.

Chair Castner speaking to the audience provided a breakdown on the proposed plan of action and that materials would be provided on the three different proposals that will be reviewed prior to the December 7th Council meeting.

Committee member Howard questioned when that meeting was to be and Chair Castner noted that they will discuss the issue later on the agenda.

PUBLIC HEARING

PENDING BUSINESS

A. Worksession Results – What was discussed, What Happened, What Next?

1. Revised Scope of Work
2. Summary Notes
3. Survey Results

Chair Castner read the title into the record and requested a motion on the three scenarios and deliverables required.

WYTHE/ROBL – MOVED TO ACCEPT THE THREE SCENARIOS PRESENTED AS THE NEXT STEP SCOPE OF WORK, ONE BEING A PLAN FOR A COMBINED FACILITY \$15-30 MILLION DOLLARS, THE SECOND BEING A PLAN FOR A COMBINED FACILITY AT \$20 MILLION DOLLARS AND THE THIRD BEING A PLAN FOR A POLICE FACILITY AND FIRE FACILITY UPGRADES FOR \$15 MILLION DOLLARS.

Chief Robl wanted to give the Design Team flexibility due to recent discussions and reviews which found spaces that were clearly larger than needed on the police side, and square footage costs which brought the estimate up to the \$25-30 million dollar figure. He believed this would allow them to build the police side for \$11 million or less and if they are able to come up with a combined facility for substantially less, he questioned needing the three scenarios. There was further discussion on the external structures were not included in the figures, that the fire could manage for a time without covered parking, etc. However the police would need some exterior storage and facilities. Chief Robl did not want to limit the design team with these numbers. Further discussion by the committee that the amounts in all three scenarios are classified as “up to amounts”, and if the design team can present a combined facility design that can be scaled up or scaled down for less that would be great. Mr. Smythe offered that they have the original design concept which has not been changed; this can be one scenario. The Design Team can make revisions and come up with two additional design options. Additional comment by Mayor Wythe on the questions posed so far by the community was if a facility of that size was actually needed and that so far savings found were related solely to reductions in square footage of certain spaces. Ms. Wilson-Doyle pointed out that it was up to the committee to determine the number of scenarios.

Chair Castner stated that the third scenario may remove the building from this site as there may be a preference not to build right up next to the building so it may be relocated on the site. He then asked if additional clarification was needed on the motion on the floor.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner then stated that the third scenario, to reiterate, the intent from the worksession was painting the building, improving the air quality of the building, and provide additional storage. Mayor Wythe agreed and added that the air handling system could also be repurposed into the new building.

Chair Castner then stated that the deliverables would be a conceptual floor plan, conceptual civil site plan and cost estimates for the three scenarios and requested a motion.

WYTHE/ROBL – MOVED THAT THE DELIVERABLES TO BE PROVIDED WERE A CONCEPTUAL FLOOR PLAN, CONCEPTUAL CIVIL SITE PLAN AND COST ESTIMATES FOR THE THREE SCENARIOS.

Discussion was conducted on the feasibility of the design team having the time needed to produce those materials.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner then brought up the question regarding a date for the next meeting any time during the week after the election on the first. Deputy City Clerk explained the availability of the room and her services or the Clerk's Office for that week.

Discussion ensued on a preference to having a meeting in Council Chambers especially if the Committee planned to hold a Public Hearing, that the Committee can record the meeting. Committee member Howard and Mayor Wythe questioned the need to hold a meeting so quickly. The following points were discussed:

- There was no urgency to present the three scenarios and it could wait until after the first of the year
- Waiting would allow the Design team to thoroughly review and vet each design for savings
- Allow for proper advertisement of meeting and public hearing
- Availability issues
- Worksession discussion on giving a presentation to Council was after the December meeting due to budget discussion. Committee members notes from the worksession slated January.
- Preference to schedule a presentation for a special meeting or Committee of the Whole then a consolidated presentation during the regular meeting for Council. Will need to check with the Clerk regarding Council schedule.
- Stantec to provide the draft documents mid-December to the Deputy City Clerk Krause, who will post to the website so the public can have ample opportunity to review and distribute to the Committee
- Presentation to Council in January

WYTHE - MOVED TO REQUEST DRAFT DOCUMENTS NO LATER THAN DECEMBER 20TH; FINAL DOCUMENTS NO LATER THAN JANUARY 11TH AND PRESENTATION DOCUMENTS EARLY FEBRUARY FOR A MID TO LATE FEBRUARY PRESENTATION FOR THE PUBLIC.

There was no second to the motion or discussion by the committee.

There was a brief discussion on the options and that the notes accurately reflected the prioritized order. Mayor Wythe further added that the content and the dollars are the same; going back to the theory of a main project and a scaled down project and a renovation, the police station should not be substantially different than doing the whole project.

Chair Castner noted that there was uniformity in opinion from the committee on that too.

B. Public Involvement Plan – Review and Update

Chair Castner stated that between now and December the committee will be on hiatus, he stated that they are waiting to have things fleshed out and the committee has provided some guidance on what

they would like to see. He requested everyone to review the information when the Clerk distributes notification of it being on the website. He requested everyone to note the pluses and minuses for each of the plans so that they can discuss in January.

Mayor Wythe requested the briefing be moved to the Council meeting in January; referencing the Public Engagement Schedule in the packet on page 51, dates to be determined and the third Public Meeting will be scheduled in February.

Committee member Howard stated she has prepared a draft Public Outreach Program and inquired if the committee could discuss it now or at a later meeting. Chair Castner agreed now would be appropriate and Mrs. Howard distributed the draft Public Safety Building Community Outreach Program. She noted the following:

Assumptions

- Need funding which would require voter approval
- Council to put on the ballot
- Requires outreach funding in the amount of \$5,000

Facts about the Project

- Demonstrated needs and safety for employees and customers
- Current Buildings not suitable for remodel
- Best Location is the HERC site
- Need is now

Program Calendar to Reach a October 4, 2016 Election Date

- Select Chair for outreach program
- Earnest search for federal and state funding – January – May 2016
- Schedule meetings with Legislators Murkowski, Sullivan and Young over the holidays
- Schedule meetings with State Legislators – February 2016
- Present 35% Drawings and Cost Estimates to Council – May 2016 (or earlier)
- Joint Public Hearings – Council and Committee – May 2016
- Council to Approve Ballot measure – June 2016
- Council Authorizes funding for Ballot Measure Education – June 2016
- Training Ballot Measure Messengers – June – July 2016
- Schedule with various organizations to present on the Ballot Measure – July 2016
- Presentations during August – September 2016
- Public Service Messages in September 2016
- Articles on the Ballot measure in papers last two weeks – September 2016

How we deliver the Message

- Posters around town with factual info and contact information – July-September 2016
- Presentations to Service organizations – August –September 2016
- PSA's on ALL radio Stations beginning in September 2016
- Coffee Table September 2016
- Presentations at all Board/Commission and Committee meetings August – September 2016
- Each Council meeting under Committee Reports a 3 minute information statement/update
- Point of View Articles in each newspaper in September 2016

- Insert in the newspapers in September 2016
- Meet with Council/Mayoral Candidates to educate in mid-August/September 2016

Committee member Howard stated that timing is very important and is concerned with fatiguing or confusing the citizenry.

Chair Castner responded that this schedule with the exception of May 2016 timing for 35% fits with everything they talked about tonight and that is a minor change. He thanked Mrs. Howard for taking the time and preparing this schedule. He would like this to be addressed after the January meeting and the delay won't affect the schedule she has presented. He also believed that they had the funding for the purpose within the current allocation. Mrs. Howard stressed that it was required for the influencing the vote in accordance with APOC.

Chair Castner commented on the public comments received and would like to reach the mid-January point before launching the program part. Mayor Wythe requested clarification on the meeting with the legislators and Mrs. Howard felt that they need to get on their calendars since they would be going back into session in January. Mayor Wythe noted that they will need to contact their staff as soon as possible to get on their schedules in December.

Chair Castner requested this to be included in future packets after Mrs. Howard amends the document and the Clerk will provide a copy to Ms. Wilson-Doyle.

Mayor Wythe clarified that this schedule will be implemented after the one in the packet. She would like to revise that schedule to reflect the January 11th Council meeting for the City Council Briefing and February 10th will be the Public Meeting #3 after a brief consult with the Clerk on availability.

WYTHE/ROBL – MOVED TO ESTABLISH A COMMITTEE MEETING ON JANUARY 6TH, COUNCIL BRIEFING WITH THE THREE SCENARIOS AT THE JANUARY 11TH REGULAR COUNCIL MEETING AND FEBRUARY 10TH FOR THE PUBLIC MEETING NUMBER THREE COST ALTERNATIVES.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Draft Funding Feasibility Memorandum

Chair Castner suggested postponing discussion on this item until the next meeting since it was received as a laydown and that will allow the committee to disseminate the contents. He commented that there is great insight but the final analysis states there would be no substantial change. Since there is no design change he would like to make sure that everyone has a chance to thoroughly read the information.

There was no objection to postponing the memorandum until January 6, 2016 committee meeting.

B. Next Meeting Date and Deliverables

Chair Castner reviewed the next meeting dates as previously discussed.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Contact List as of October 30, 2015

COMMENTS OF THE AUDIENCE

Mary Griswold, requested correction of the contact information for design team.

COMMENTS OF CITY STAFF

Carey Meyer appreciated the direction provided by the committee tonight. He requested clarification on the displacement of the skateboard park and other amenities and if they should include a line item in the cost estimate.

Chair Castner responded that those issues fall under the plus and minuses that he requested everyone to consider when reviewing the designs and it is not under the prevue of this committee however it would be okay to make a note of the cost to relocate or replace those amenities being displaced. He appreciated Mr. Meyer asking the question.

Mr. Meyer then commented on the effect to the existing contract with Stantec which was a reinvigorated public involvement effort and limited "35% design." Mr. Meyer noted that they have gone outside the scope on option two and option three. There was a short debate between Mr. Meyer and Chair Castner on the expenditure of efforts in relation to the contract between the City and Stantec. Mr. Meyer responded that they can keep track of the time expended on the additional work outside the original scope of work and base it on time and materials. He agreed with Chair Castner that a lot of the work is within the original scope of work but there is some work outside the contract and he wanted to make sure that Council was aware of these costs.

Chair Castner reiterated that Stantec would not be doing preliminary structural, electrical or mechanical, no elevations and believed that they were still far away from a true 35% design. They need something to show the public what the facility will look like as a phased approach, then what the project would look like \$5-6 million less. Mayor Wythe stated that if it is needed Stantec can present an invoice for the revised scope of work. The remaining Committee members nodded in consent.

Mr. Smythe stated that they will track their efforts regarding the three options including the conceptual drawings requested. Most of the previous efforts were involved in the Public Involvement which is pretty much expended.

There was further brief discussion on the worksession and public comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked Committee member Howard for doing the Public Outreach program, she appreciated the outline starting from the end result and working backwards; thanked Stantec and Staff for all their hard work on the joint worksession, it was very productive and there was a lot of good input received; Mayor Wythe stated she had the opportunity to speak with Don Bivins after he had visited the two departments and received some very good insight on the whole process; She appreciated the Chiefs for working together and finding modifications and alternatives to reduce the footprint and costs of the facility. Mayor Wythe looks forward to seeing the additional savings that may be developed on the fire side of that; she really believes that if they can find reductions in the project and can reduce the cost to \$20 million or less that they can take the whole thing to the community and be successful. Mayor Wythe wished everyone a Happy Holiday.

COMMENTS OF THE CHAIR

Chair Castner reported that at the last Council meeting on the participation of staff, City Manager and Council for the whole day in the worksession.

COMMENTS OF THE COMMITTEE

There were no comments from the committee members.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:45 p.m. The next regular meeting will be **WEDNESDAY, JANUARY 6, 2016 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____